

**PLANNING COMMISSION**

**ACTION MINUTES**

**TUESDAY, FEBRUARY 7, 2006 7:00 PM**

Vice Chair Horton called the meeting to order at 7:00 p.m.,

One Twin Pines Lane, City Hall Council Chambers.

**1. ROLL CALL**

Commissioners Present: Horton, Marshall, Gibson, Long, Wozniak

Commissioners Absent: Chair Parsons

Staff Present: Community Development Director de Melo (CDD), City Attorney Zafferano,  
(CA), Recording Secretary Crouse (RS), Associate Planner Walker (AP),  
Zoning Tech Gill (ZT)

**2. AGENDA AMENDMENTS**

Regarding Item 5D, 2884 Wakefield Drive, CDD de Melo stated that Staff recommended this be continued due to a request from the applicant for modifications, and suggested there be no Commission discussion at this time.

**3. COMMUNITY FORUM - None**

**4. CONSENT CALENDAR**

**4A.** Action Minutes of: 12/6/05 and 12/20/05.

**MOTION: By C Long, seconded by C Wozniak, to accept the Action Minutes of December 6, 2005 and December 20, 2005 as presented.**

**Ayes: Long, Wozniak, Gibson, Horton**

**Noes: None**

**Abstain: Marshall**

**Absent: Parsons**

**Motion Passed: 4/0/1/1**

## **5. PUBLIC HEARINGS:**

### **5A. PUBLIC HEARING – 1040 Lassen Drive**

To consider a Single Family Design Review to construct a 1,532 square addition to the existing 1,931 square foot single-family residence for a total of 3,463 square feet that is below the zoning district permitted 3,500 square feet for the site. (Appl. No. 2005-0060)

APN: 043-152-050; Zoned: R-1B (Single Family Residential)

CEQA Status: Categorical Exemption per Section 15303

Applicant: James Neubert, Architect

Owner(s): Wilson and Amy Liao

ZT Gill summarized the Staff Report and recommended approval.

Pete Goldsmith, Neighborhood resident, spoke in opposition in regards to loss to privacy.

Applicant/Jim Neubert(Architect), was in attendance to answer questions and responded positively to having some permeable pavement as part of the driveway, has been working with the Goldsmiths on the privacy issue, and responded positively to increasing the pitch of the roof.

Margaret Goldsmith, Neighborhood resident, spoke in opposition in regards to loss of privacy.

**MOTION: By C Gibson, seconded by C Long, to close the Public Hearing. Motion passed.**

**MOTION: By C Long, seconded by C Gibson, to adopt a Resolution approving a Single Family Design Review for 1040 Lassen Drive with a condition of permeable pavement on the**

**hammerhead area of the driveway and reviewing the pitch of the roof.**

**(Appl. No. 2005-0060)**

**Ayes: Long, Gibson, Marshall, Wozniak, Horton**

**Noes: None**

**Absent: Parsons**

**Motion Passed: 5/0/1**

This item can be appealed to the City Council within 10 calendar days.

5B. PUBLIC HEARING - 1633 Ralston Avenue

To consider a Single Family Design Review to remodel and expand the existing 1,939 square-foot single-family residence to 3,899 square feet, which is below the maximum zoning district permitted 4,500 square feet for this site. (Appl. No. PA2005-0062) APN: 045-090-580; Zoned: R-1H (Single Family Residential)

CEQA Status: Recommended Categorical Exemption per Section 15303

Applicant: Daniel Biermann

Owner(s): Robert and Sophie Luna

AP Walker summarized the Staff Report and recommended approval.

Applicant/Daniel Biermann was in attendance to answer questions.

**MOTION: By C Wozniak, seconded by C Long, to close the Public Hearing. Motion passed.**

**MOTION: By C Gibson, seconded by C Marshall, to adopt a Resolution approving a Single Family Design Review for 1633 Ralston Avenue. (Appl. No. 2005-0062)**

**Ayes: Gibson, Marshall, Long, Wozniak, Horton**

**Noes: None**

**Absent: Parsons**

**Motion Passed: 5/0/1**

This item can be appealed to the City Council within 10 calendar days.

5C. PUBLIC HEARING – Public Right of Way Adjacent to 1999 Notre Dame Avenue

To consider a Conditional Use Permit and Design Review to install a Cingular Wireless Telecommunications facility, consisting of two panel antennas and one equipment cabinet mounted on an existing 30-foot tall utility pole.

(Appl. No. PA2005-0065)

APN/ZONING: N/A (public right-of-way)

CEQA Status: Recommended Categorical Exemption per Section 15303

Applicant: NSA Wireless for Cingular Wireless

Owner: City of Belmont

AP Walker summarized Staff Report and recommended approval.

Applicant/Heide Appe, Cingular Wireless, addressed one issue from a nearby resident that had come up regarding possible interference on her landline telephone and said this was getting resolved with replacing her existing telephone with new telephones at the 5.8 GHz frequency.

Steve Christiansen, is Ms. Appe's associate at Cingular Wireless, who answered more technical questions; specifically in reference to RFs and the instance of interference with landline telephone use. In Mr. Christiansen's opinion, there was no direct link that Cingular's equipment on the pole had caused the interference with the resident's landline telephone; however, they were working with her to resolve the issue.

Mr. Christiansen addressed the question about a Ground Lease/Pole Lease and advised that Cingular's lease is with PG&E, who has the lease with the City of Belmont. Cingular Wireless has electrical permits and a Temporary Encroachment Permit from the City of Belmont and is part of the Joint Pole Association. He stated that the Erickson 2108 equipment is self-contained and that the maintenance is usually done between 7-10 p. m. by using a ladder to reach the equipment, which is 9 ft. off of the ground.

Tom Watson, Neighborhood resident, spoke in favor of the project.

June Lombardi, Neighborhood resident, stated that the cell tower was installed July 2004 and spoke about interference with her cordless telephones that Cingular Wireless is assisting to resolve.

Walter Frederiksen, Neighborhood resident, spoke in opposition and expressed his concerns about the electro-magnetic fields.

Jan Frederiksen, Neighborhood resident, spoke in opposition in regards to a possible health hazard.

George Kranen, Neighborhood resident, spoke in favor of the project.

**MOTION: By C Wozniak, seconded by C Long, to close the Public Hearing. Motion passed.**

Steve Christiansen responded to a question regarding whether or not the site is “live”. To the best of his knowledge, the temporary power has been turned “off”. He agreed to obtain the necessary documentation regarding Cingular’s lease. As far as an alternate location for the facility, Steve stated that Cingular did not look at the water tower on Mezes Avenue. The engineering firm, BMS that Cingular is working with chose this utility pole because of Cingular’s request for a residential location to take care of a specific coverage area.

**MOTION: By C Long, seconded by C Marshall, to Continue a consideration of a Conditional Use**

**Permit and Review for the Public Right-of-Way adjacent to 1999 Notre Dame Way,  
with Revised Conditions of Approval, until March 7, 2006 (Appl. No. PA 2005-0065).**

**Ayes: Long, Marshall, Gibson, Wozniak**

**Noes: Horton**

**Absent: Parsons**

**Motion Passed: 4/1/1**

#### **5D. PUBLIC HEARING – 2884 Wakefield Drive**

To consider a Tentative Parcel Map, Conditional Use Permit, and Single Family Design Review to create two parcels from a 17,712 square foot site and construct a new two-story 2,660 square foot single family home on the new lot. The proposed minor subdivision would create a 10,110 square foot parcel containing an existing single family residence. The proposed new single family dwelling would be located on the smaller 7,602 square foot parcel. (Appl. No. 2000-1055)

APN: 045-441-540; Zoned: PD (Planned Development)

CEQA Status: Recommended Categorical Exemption per Section 15303

Applicant/Owner(s): Marvin and Mitra Bergloff

**MOTION: By C Gibson, seconded by C Long, to Continue the Public Hearing to date uncertain.**

**Ayes: Gibson, Long, Marshall, Wozniak, Horton**

**Noes: None**

**Absent: Parsons**

**Motion Passed: 5/0/1**

#### **6. REPORTS, STUDIES, UPDATES, AND COMMENTS - None**

**PLANNING COMMISSION LIAISON TO CITY COUNCIL MEETING OF  
TUESDAY, FEBRUARY 14, 2006.**

Liaison: Commissioner Gibson

Alternate Liaison: Commissioner Wozniak

**7. ADJOURNMENT:**

The meeting was adjourned at 9:34 p.m. to a regular meeting on Tuesday, February 21, 2006 at 7:00 pm at Belmont City Hall.

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Carlos de Melo

Planning Commission Secretary

*CD's of Planning Commission Meetings are available in the  
Community Development Department.*

Please call (650) 595-7416 to schedule an appointment.