

**CITY OF BELMONT**  
**PLANNING COMMISSION**  
**SUMMARY MINUTES**

**TUESDAY, JUNE 18, 2013 7:00 PM**

Chair Parsons called the meeting to order at 7:00 p.m. at One Twin Pines Lane, City Hall Council Chambers.

**1. ROLL CALL**

Commissioners Present: Parsons, Herbach, Mercer, Frautschi, Hold, Goldfarb, d'Souza

Staff Present: Community Development Director de Melo, City Attorney Rennie, Recording Secretary Turning, Senior Planner DiDonato, Associate Planner Gill, Management Analyst Walker

**2. AGENDA AMENDMENTS – None**

**3. COMMUNITY FORUM (Public Comments) – None**

**4. CONSENT CALENDAR**

**4A. Planning Commission Minutes of 5/21/13**

**MOTION: By Commissioner Mercer, seconded by Commissioner d'Souza, to approve the Minutes of 5/21/13.**

**Ayes: Mercer, d'Souza, Herbach, Frautschi, Hold, Goldfarb**

**Noes: None**

**Abstain: Parsons**

**Motion passed: 6/0/1**

**5. NEW BUSINESS:**

**5A. Resolution Determining General Plan Conformity – Disposition of City-Owned Bishop Road Property – APN's 043-021-010 and 043-021-380**

Community Development Director de Melo summarized the Staff Report recommending approval. Discussion ensued, staff responded to questions of the Commission.

**Motion by Commissioner Herbach seconded by Commissioner Hold to move the Resolution of the Planning Commission of the City of Belmont Determining that Proposed Disposition of City-**

**Owned Property on Bishop Road (APN'S -43-021-010 and 380) Conforms to the General Plan as amended with the added condition read into the record:**

*Whereas: adopted with facts contained within the Staff Report dated 6/18/2013, and*

*Whereas: The Planning Commission finds that the sale and eventual development of 2 acres of HRO-1 land as low density residential, to finance the permanent conservation of 33 acres of open space conforms to the Parks and Open Space Element Goals 1 and 2, and Policies 7 and 10, and also conforms to the San Juan Area Plan Policies 1,2 and 14*

**Ayes: Herbach, Hold, Parsons, Goldfarb, Mercer, Frautschi, d'Souza**

**Noes: None**

**Motion Passed: 7/0**

**6A. PUBLIC HEARING – 1140 Irwin Street**

**To consider a Single Family Design Review to construct a 593 square foot addition to the existing 1,391 square foot single family residence for a total of 1,984 square feet (2,648 sq. ft. maximum building size permitted for this site). (Appl. No. 2013-0012)**

**APN: 040-341-100; Zoned: R-1C – Single Family Residential**

**CEQA Status: Categorical Exemption, Section 15301**

**APPLICANT/OWNERS: Frank & Gabriella Heil**

**PROJECT PLANNER: Rob Gill (650) 598-4204**

**Chair Parsons determined that no Commissioner had any ex parte communication with anyone involved with this project.**

**Planner Gill summarized the staff report answering questions of the Commission.**

**Applicant Heil, provided further clarification on the project.**

**Chair Parsons opened the Public Hearing. There were no requests to speak from the public.**

**MOTION: by Commissioner Frautschi, seconded by Vice Chair Herbach, to close the Public Hearing.**

**Motion passed 7/0 by a show of hands.**

**Discussion ensued.**

**MOTION: By Commissioner Frautschi, seconded by Commissioner d'Souza to move the Resolution of the Planning Commission of the City of Belmont Approving a Single Family Design Review at 1140 Irwin Street (App. No. 2013-0012).**

**Ayes: Frautschi, d'Souza, Hold, Herbach, Parsons, Goldfarb, Mercer**

**Noes: None**

**Motion passed 7/0**

**Chair Parsons stated that this item may be appealed to the City Council within 10 calendar days.**

**6B. PUBLIC HEARING – PUBLIC RIGHT-OF-WAY adjacent to 1999 Notre Dame Avenue**

**To consider a Conditional Use Permit and Design Review to modify an existing wireless telecommunications monopole facility located in the public right-of-way adjacent to 1999 Notre Dame Avenue. The requested modifications include removal and replacement of ancillary pole mounted equipment. (Appl. No. 2013-0026)**

**APN: Not Applicable (Public Right-Of-Way)**

**CEQA Status: Categorical Exemption, Section 15303**

**APPLICANT: The CBR Group on behalf of AT&T**

**OWNER: City of Belmont**

**PROJECT PLANNER: Jennifer Walker (650) 595-7453**

**Chair Parsons determined that no Commissioner had any ex parte communication with anyone involved with this project.**

**Management Analyst Walker summarized the staff report answering questions of the Commission.**

**Applicants, Mark Peter and Shiyama Clurrie from CBR Group and AT&T provided further clarification on the project.**

**City Attorney Rennie provided clarification regarding Code Enforcement and State/Federal Communication Regulations.**

**Chair Parsons opened the Public Hearing. Two residents spoke in opposition of the project, and two additional statements of opposition were read into the record.**

**MOTION: By Commissioner Frautschi seconded by Vice Chair Herbach, to close the Public Hearing. Motion passed 7/0 by a show of hands.**

**Discussion ensued.**

**MOTION: By Commissioner Mercer, seconded by Commissioner Goldfarb to Continue this item to date uncertain to allow the applicant to look for alternative solutions to the concerns addressed by the Commission.**

**Ayes: Mercer, Goldfarb, d'Souza, Parsons**

**Noes: Hold, Frautschi, Herbach**

**Motion passed 4/3**

**6C. PUBLIC HEARING – 2130 Ralston Avenue**

To consider a Conditional Use Permit and Design Review to remove three antennas, relocate three antennas, and install three new antennas and associated equipment on the roof and within the equipment room of the subject property office building. (Appl. No. 2012-0036)

APN: 044-274-120; Zoned: E-1 Executive Administrative

CEQA Status: Categorical Exemption, Section 15303

APPLICANT: Modus Inc., for AT&T

OWNERS: David & Leslie Vallergera

PROJECT PLANNER: Rob Gill (650) 598-4204

Chair Parsons determined that no Commissioner had any ex parte communication with anyone involved with this project.

Associate Planner Gill summarized the staff report answering questions of the Commission.

Chair Parsons opened the Public Hearing. There no requests to speak from the public.

**MOTION:** By Commissioner Frautschi seconded by Vice Chair Herbach, to close the Public Hearing. Motion passed 7/0 by a show of hands.

Discussion ensued.

**MOTION:** By Commissioner Mercer, seconded by Commissioner Goldfarb to move the Resolution of the Planning Commission Approving a Conditional Use Permit and Design Review to Allow Modifications to an Existing AT&T Communication Facility at 2130 Ralston Avenue (PA2012-0036).

Ayes: Mercer, Goldfarb, d'Souza, Parsons, Hold, Frautschi, Herbach

Noes: None

Motion passed 7/0

Chair Parsons stated that this item may be appealed to the City Council within 10 calendar days.

**6D. PUBLIC HEARING – 1971 Bishop Road**

To consider a Single Family Design Review to construct a new 3,540 square foot single-family residence, which is the below the maximum 4,500 square feet permitted for the zoning district.

Appl. No. 2013-0002)

APN: 043-010-710; Zoned: HRO-1 – Hillside Residential and Open Space

CEQA Status: Mitigated Negative Declaration

APPLICANT: William Leddy, LMS Architects

OWNERS: Rodney K. Young & Kristin S. McAlister-Young

PROJECT PLANNER: Damon DiDonato (650) 637-2908

**Chair Parsons determined that no Commissioner had any ex parte communication with anyone involved with this project.**

**Senior Planner DiDonato summarized the staff report answering questions of the Commission.**

**Architect, Bill Leddy provided further clarification to the Commission on the project.**

**Chair Parsons opened the Public Hearing. There were no requests to speak from the public.**

**MOTION: By Vice Chair Herbach seconded by Commissioner Mercer, to close the Public Hearing.**

**Motion passed 7/0 by a show of hands.**

**Discussion ensued.**

**MOTION: By Commissioner Mercer, seconded by Commissioner Frautschi to move the Resolution of the Planning Commission Approving a Single Family Design Review at 1971 Bishop Road (Application Number 2013-0002) with the added amendment to return to the Planning Commission with a Landscape Plan to a date uncertain.**

**Ayes: Mercer, Frautschi, Goldfarb, d'Souza, Parsons, Hold, Herbach**

**Noes: None**

**Motion passed 7/0**

**MOTION: By Commissioner Frautschi seconded by Commissioner d'Souza to move the resolution of the Planning Commission Adopting a Mitigated Negative Declaration of the Environmental Significance and a Mitigation Monitoring and Reporting Program for a Single Family Design Review of a 3,540 Square-Foot Residence at 1971 Bishop Road (App. No. 2013-0002)**

**Ayes: Frautschi, d'Souza, Mercer, Goldfarb, Hold, Herbach, Parsons**

**Noes: None**

**Motion Passed: 7/0**

**Chair Parsons stated that this item may be appealed to the City Council within 10 calendar days.**

**7. REPORTS, STUDIES AND UPDATES:**

**7A. Caltrain Modernization Program/High Speed Rail – Commissioner Mercer provided an update on the High Speed Rail Law Suit.**

**7B. Ralston/US-101 Landscape Project – Nothing to Report**

**7C. Summer Vacation Schedule – No Planning Commission Meetings will be cancelled at this time.**

**8. CITY COUNCIL MEETING OF TUESDAY, JUNE 25, 2013 – 7:30 PM**

Liaison: Commissioner Frautschi  
Alternate Liaison: Commissioner Parsons

**9. ADJOURNMENT:**

**Special Planning Commission Training Meeting: Thursday, June 27, 2013 – 9:00 am – 11:00 am  
Belmont City Hall - Suite #360**

**Adjournment To: MONDAY, July 1, 2013 - 7:00 PM for a Planning Commission Meeting at  
Belmont City Hall.**

**10. ADJOURNMENT:**

The meeting was adjourned at 10:55 p.m. to a Regular Planning Commission Meeting on Tuesday,  
July 1, 2013 at 7:00 p.m. in Belmont City Hall.

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Carlos de Melo  
Planning Commission Secretary

*Planning Commission Meetings are **Audio Recorded and Video Taped.**  
CD's of Planning Commission Meetings are available in the  
Community Development Department  
Please call (650) 595-7417 to schedule an appointment.*