

CITY OF BELMONT
PLANNING COMMISSION
SUMMARY MINUTES

TUESDAY, MARCH 20, 2012, 7:00 PM

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

1. ROLL CALL

Commissioners Present: Reed, Parsons, Horton, d'Souza, Herbach, Frautschi, Mercer

Commissioners Absent: None

Staff Present: Community Development Director de Melo (CDD), Intern, Julia Nelson, City Attorney Rennie (CA), Jozi Plut, Deputy City Clerk

2. AGENDA AMENDMENTS- None

3. COMMUNITY FORUM (Public Comments) - None

4. CONSENT CALENDER

4A. Minutes of February, 7, 2012

MOTION: By Vice Chair Mercer, seconded by Commissioner d'Souza, to accept the minutes of Tuesday, February, 7, 2012 as presented.

Ayes: Mercer, d'Souza, Reed, Horton, Parsons

Noes: None

Abstain: Frautschi, Herbach

Motion passed: 5/0/2

4B. Minutes of February, 21 2012

Vice Chair Mercer asked for the following edits:

- Page 8, 3rd bullet point, change to read: found the encroachment to be excessive, ten foot rise over a ten foot run which results in a 100% slope.

- Page 15, under 6C there is a typo that repeats the word “could not vary”; the second sentence should read “who could not verify any plan reduction or elimination of services”.
- Vice Chair Mercer noted she misspoke on page 7, fifth bullet point, there are 26 homes that are downhill and 22 homes that are uphill from the Talbyrn property for a total of 48 homes. Deputy City Clerk Plut stated that the correction can be noted in this meeting’s minutes.

Commissioner Frautschi requested the following edit:

- Page 6, third paragraph, second sentence, there is a typo. The sentence reads “the thought” when the sentence should read “they thought”.

MOTION: By Commissioner Parsons, seconded by Commissioner Horton, to accept the minutes of February 21, 2012 with the above corrections.

Ayes: Parsons, Horton, Reed, Mercer, d’Souza

Noes: None

Abstain: Frautschi, Herbach

5. PUBLIC HEARINGS:

5A. PUBLIC HEARING: 2619 Read Avenue

To consider a Single Family Design Review to construct a 536 square-foot addition to the existing 1,893 square-foot single family residence for a total of 2,429 square feet, below the zoning district maximum for the site.

(Appl. No. PA 2012- 0009)

APN: 040-241-010; Zoned: R-1B (Single Family Residential)

CEQA Status: Categorical Exemption per Section 15301 Class 1(e)(2)(a&b)

APPLICANT: Andrew Morrall, Architect

OWNER: Kris Hartandi

PROJECT PLANNER: Intern, Julia Nelson, (650) 598-4204

Chair Reed confirmed with the Commission that no one had any ex parte communication with anyone associated with this project. Intern Nelson summarized the staff report, recommending approval of the project.

Vice Chair Mercer noted that the siding appeared to only be in two places on the drawings and asked for clarification. Applicant, Andrew Morrall noted that he estimated that 50 percent of the front of the house would be Cedar siding.

Commissioner Frautschi inquired as to why the roof line appears to be cut off. Architect Andrew Morrall noted the roof line was a custom architectural design intended to off set the stair tower.

Commissioner Herbach inquired if the windows would be high efficiency. The applicant responded in the affirmative.

MOTION: By Commissioner Frautschi, seconded by Commissioner Horton, to close the Public Hearing. Motion passed 7/0 by show of hands.

Commissioner Parsons could make all the findings. He noted that it would be nice to add a decent size tree to offset the building bulk of the addition. He also commented that for privacy purposes, the applicant might want to rethink the material used in the long windows in the stairway.

Commissioner Horton could make all the findings.

Commissioner Herbach could make all the findings.

Commissioner Frautschi could make all the findings but he did want to add a Condition of Approval that there be photographic documentation of the landscaping before construction begins.

Commissioner d'Souza could make all the findings.

Vice Chair Mercer could make all the findings however she would like to add a condition for the addition of a large tree to help mitigate the building bulk.

MOTION: By Commissioner Parsons, seconded by Vice Chair Mercer, to adopt the Resolution approving a Single Family Design Review at 2619 Read Avenue (Appl. No. 2012-0009) with the conditions attached plus the photographic documentation of landscaping prior to construction and the addition of a large tree to mitigate the building bulk of the addition.

Ayes: Parsons, Mercer, Reed, Horton, d'Souza, Frautschi, Herbach
Noes: None

Motion passed 7/0

Chair Reed noted that this action can be appealed within 10 calendar days to the City Council.

6. NEW BUSINESS

6A. Election of Planning Commission Chair/Vice Chair

Commissioner Parsons nominated Vice Chair Mercer for the position of Chair of the Planning Commission.

Ayes: Reed, Mercer, Parsons, Horton, d'Souza, Herbach, Frautschi

Noes: None

Nomination passed: 7/0

Commissioner Horton nominated Chair Reed for the position of Vice Chair of the Planning Commission. Commissioner Frautschi nominated Commissioner Parsons.

Nomination for Commissioner Reed:

Ayes: Reed, Horton

Noes: Mercer, Parsons, d'Souza, Herbach, Frautschi

Nomination failed: 2/5

Nomination for Commissioner Parsons:

Ayes: Reed, Mercer, Frautschi, Herbach, d'Souza, Parsons, Horton

Noes: None

Nomination passed: 7/0

7. OLD BUSINESS

7A. General Plan Update- Continued Discussion (meeting will recess to the Emergency Operations Room, 2nd floor)

Meeting Adjourned to the EOC Room at 7:30 pm

8. REPORTS, STUDIES AND UPDATES:

CDD de Melo stated that items 8A-C would be continued to the April 3rd Planning Commission meeting.

8A. North Road Right-of-Way

8B. Caltrain Modernization Program/High Speed Rail

8C. Ralston/US-101 Landscape Project

9. CITY COUNCIL MEETING OF TUESDAY, MARCH 27, 2012- 7:30 PM

Liaison: Commissioner Parsons

Alternate Liaison: Commissioner Reed

10. ADJOURNMENT:

The meeting was adjourned at 7:30 p.m. to a Regular Planning Commission Meeting on Tuesday, April 3, 2012 at 7:00 p.m. in Belmont City Hall.

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Noes: None

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Nomination failed: 2/5

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