

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

**TUESDAY, SEPTEMBER 18, 2012, 7:00 PM**

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

**1. ROLL CALL**

Commissioners Present: Mercer, Parsons, Reed, Horton, Frautschi, Herbach, d'Souza  
Commissioners Absent: None

Staff Present: Community Development Director de Melo (CDD), Associate Planner Gill (AP),  
City Attorney Rennie (CA), Recording Secretary Turning (RS),

**2. AGENDA AMENDMENTS - None**

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

**4. CONSENT CALENDAR – None**

**5. PUBLIC HEARINGS:**

**5A. Public Hearing - 2130 Ralston Avenue**

To consider a Conditional Use Permit and Design Review application to remove and replace existing Sprint/Nextel Wireless antennas. The project includes the removal of three antennas and the installation of six new antennas and associated equipment on the roof and within the existing equipment room of the subject property office building. (Appl. No. 2012-0005)

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

CEQA Status: Categorical Exemption per Section 15303, Class 3(e)

APPLICANT: Modus Inc., for Sprint/Nextel

OWNERS: David & Leslie Vallerga

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

AP Gill summarized the Staff Report and responded to questions from the Commission.

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

Discussion ensued, which CDD de Melo summarized as follows: 1) EBI would be called out specifically in Condition 6 instead of just that an EMF consultant prepared the report; 2) Model the existing condition with the three AT&T antennas that were not modeled a year ago November; and 3) Require a post-

installation EMF modeling all the way around the perimeter of the property, the results of which would be placed in the City file and provided to Commissioners.

The Commission requested a correction on page 4 of the proposed Resolution, Item D, where it refers to AT&T antennas rather than the applicant's.

**MOTION:** By Commissioner Parsons, seconded by Commissioner Horton, to adopt the Resolution approving a Conditional Use Permit and Design Review to allow modifications to an existing Sprint/Nextel Communication facility at 2130 Ralston Avenue (PA2012-0005) with the Conditions attached, as well as modifications to Condition 6 on page 2 of 6 of the Conditions of Approval, to indicate EBI Consulting as the consultant of record for preparing the revised EMF report for all existing antennas onsite, and the added condition requiring the preparation of a reading that would be added to the public file with all antennas operational at the perimeter of the property.

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

**Motion passed 7/0**

## **6. REPORTS, STUDIES AND UPDATES:**

**CDD de Melo reported as follows:**

### **6A. North Road Right-of-Way**

No report at this time.

### **6B. Caltrain Modernization Program/High Speed Rail**

There had been a meeting that day of the Caltrain policy group with discussion about project plans. The technical working group, which includes City staff, will be meeting on September 26<sup>th</sup>. Commissioner d'Souza reported on his attendance at the policy group meeting.

### **6C. Ralston/US-101 Landscape Project**

No report at this time.

### **6D. Monte Cresta Hillside Roadway Improvement Plan Update**

Staff has met with the project applicant, who is exploring alternatives to the project, the key one being to seek direct access to the property via the current terminus of Monte Cresta Drive and not build any Hillside improvement road.

### **6E. Notre Dame De Namur (NDNU) – Koret Field Update**

A condition of approval for the project that allowed two community sports groups to use Koret Field requires that a report be issued after one year. CDD de Melo stated that he will be emailing the report to Commissioners and if a Commissioner wants to agendaize the report they can let him know. He noted that there had been only one complaint during the year. He added that the NDNU/City/Community working

group will be meeting in the near future, and since there were no other volunteers, Commissioner Parsons will continue to represent the Commission on this group.

**Other Items**

The **November 20<sup>th</sup> Planning Commission meeting** has already been cancelled, and since the **first scheduled meeting of the new year occurs on a day that City Hall is closed**, he asked for input on whether the Commission wants to meet later in that week. Chair Mercer recommended that this decision be postponed until a later date.

The **Tree Board** will meet on Wednesday, October 3<sup>rd</sup> from 6 to 7 p.m. prior to the Parks & Recreation Commission meeting.

Commissioner Frautschi stated that he will be attending the Notre Dame High School community meeting, and asked for any Commission comments he could relay at the meeting.

**7. CITY COUNCIL MEETING OF TUESDAY, SEPTEMBER 25, 2012 – 7:30 PM**

Liaison: Commissioner d’Souza  
Alternate Liaison: Commissioner Horton

**8. ADJOURNMENT:**

The meeting was adjourned at 8:25 pm. to a Regular Planning Commission Meeting on Tuesday, October 2, 2012 at 7:00 p.m. in Belmont City Hall.

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Carlos de Melo  
Planning Commission Secretary

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Community Development Department  
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