

CITY OF BELMONT
PLANNING COMMISSION
SUMMARY MINUTES

TUESDAY, FEBRUARY 1, 2011, 7:00 PM

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

1. ROLL CALL

Commissioners Present: Frautschi, Reed, Mercer, Parsons, Mayer, Horton

Staff Present: Community Development Director de Melo (CDD), Interim City Attorney Kane, (ICA), Recording Secretary Turning (RS)

2. AGENDA AMENDMENTS – None

CDD de Melo introduced Kathleen Kane, Interim City Attorney for the City of Belmont.

3. COMMUNITY FORUM (Public Comments) – None

4. CONSENT CALENDAR

4A. Minutes of January 4, 2011

Motion: By Commissioner Parsons, seconded by Commissioner Mercer, to accept the Minutes of Tuesday, January 4, 2011, as presented.

Ayes: Parsons, Mercer, Reed, Frautschi

Noes: None

Abstain: Horton, Mayer

Motion passed 4/0/2

5. OLD BUSINESS:

5A. Request for Extension of Approval – 2708 Monte Cresta Drive

CDD de Melo summarized the staff memorandum, concluding that staff believed the three findings for granting an extension valid until January 19, 2012 could be made in the affirmative.

Gurpreet Sachdeva, property owner, thanked everyone for their support and stated that the construction drawings are completed and that they plan to build as soon as financing can be arranged.

MOTION: By Commissioner Horton, seconded by Vice Chair Reed, to adopt the Resolution approving an extension of a Variance and Single-Family Design Review for 2708 Monte Cresta Drive (Appl. No. 2011-0002)

Motion passed 5/0/1 by a show of hands, with Commissioner Mercer abstaining.

6. PUBLIC HEARINGS:

6A. PUBLIC HEARING – Zoning Code Amendments

To consider Zone Text Amendments to Sections 2.94, 2.96, 8.2.6, 8.2.8, and 8.3.2 of the City of Belmont Zoning Code as follows: the “*Parking Area, Private*” definition, the “*Parking Space*” definition, the “*Location of Required Parking Facilities*” and “*Access*” Sections as related to the disposition of circular/semi-circular driveways and access to parking spaces within Residential Districts. (Appl. No. 2010-0004) CEQA Status: Categorical Exemption per Section 15308 - Actions of Regulatory Agencies for the Protection of the Environment. Applicant: City of Belmont.

PROJECT PLANNER: Carlos de Melo, (650) 595-7440

CDD de Melo summarized the staff memorandum, recommended approval of the Resolution recommending City Council approval of the zone text amendments/additions, and answered questions from the Commission.

John Bunzel, Belmont resident, congratulated Community Development staff for the work they are doing. He had concerns about enforcement that he will discuss with the proper department and hoped that the Commission’s action will move the recommendations forward.

Charles Rinaldi, Belmont resident, thanked the Commission for what they are doing and recommended that whatever occurs they get more specific so homeowners who come to them with a project will know exactly what is allowed.

Margaret Jadallah, Belmont resident, asked for the rationale for why they are not allowed to use the space park on the side of their driveway. CDD de Melo explained that the 1996 ordinance prohibiting parking outside of the required driveway and parking area is exactly the reason this amendment to allow for semi-circular driveways came to be. He agreed to meet with the speaker at a later time to discuss the issue.

MOTION: By Commissioner Parsons, seconded by Commissioner Horton, to close the Public Hearing. Motion passed 6/0 by a show of hands.

Chair Frautschi asked for discussion by the Commission on a section-by-section basis. Following discussion, the Commission recommended minor edits related to Section 2.94 – Parking Area, Private definitions and Section 8.2.8 – Semi-circular Driveways. The Commission requested that staff return to confirm the appropriateness of the maximum allowed hardscape for the subject property. This item was continued to a date uncertain.

MOTION: By Commissioner Parsons, seconded by Vice Chair Reed, to continue this item to a date uncertain. Motion passed 6/0 by a show of hands.

7. REPORTS, STUDIES AND UPDATES:

CDD de Melo reported as follows:

7A. Ralston/US-101 Landscape Project

Will start after the bike bridge is completed. Discussions with Redwood City will be reactivated within the next month or two.

7B. San Mateo Development – North Road/43rd Avenue

No update at this time.

7C. Parking Study – Downtown Village Areas

No update at this time.

7D. Emmett House

The Emmett House is finished. A ribbon-cutting ceremony is planned for either Saturday March 12th or 19th.

7E. US-101 Pedestrian/Bike Bridge Project

Span has been installed across the freeway. Project continues to be on track and is going very well. Vice Chair Reed added that parents are very excited about this project.

7F. High-Speed Rail (HSR)

Ad hoc committee continues to meet and do research. There is a delay in the release of the Draft EIR. Commissioner Mercer added that the ad hoc committee is going to be focusing on community outreach and education and on building enhanced communication between the Authority and CalTrain and the City.

Other Items

Commissioner Parsons asked that Public Works Department improve the striping and dots on Old Country Road north from Ralston to Masonic. It is dangerous as they are almost non-existent.

Commissioner Parsons stated that he intends to bring up a problem at North Road to 43rd Avenue in the next few months. Commissioner Mercer said that she noticed that the dumpsters are in the street at this site.

Chair Frautschi noted that the application period for Planning Commissioner appointments was extended to February 5th. He was assured that interviews will be completed in February and the new Commission will be seated by the first meeting in March.

Chair Frautschi added that this was his last meeting after eight years. He thanked staff for all of their hard work over the years, adding that he has served with 15 Planning Commissioners, four of whom went on to serve on the Council. He thanked each Commissioner for the roles they have played over the years.

8. CITY COUNCIL MEETING OF TUESDAY, FEBRUARY 8, 2011 – 7:30 P.M.

Liaison: Vice Chair Reed

Alternate Liaison: Commissioner Mercer

9. ADJOURNMENT:

The meeting was adjourned at 9:20 p.m. to a Regular Planning Commission Meeting on Tuesday, February 15, 2011 at 7:00 p.m. in Belmont City Hall.

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.*

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