

CITY OF BELMONT
PLANNING COMMISSION
SUMMARY MINUTES

TUESDAY, OCTOBER 5, 2010, 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, Mercer, Parsons, Mathewson, Horton
Commissioners Absent: Reed, Mayer

Staff Present: Community Development Director de Melo (CDD), Senior Planner DiDonato (SP), Associate Planner Gill (AP), City Attorney Zafferano (CA), Recording Secretary Turning (RS), Chief Building Official Nolfi (CBO)

2. AGENDA AMENDMENTS

Chair Frautschi moved item 5B to be heard before item 5A.

3. COMMUNITY FORUM (Public Comments) – None

4. CONSENT CALENDAR

4A. Minutes of September 7, 2010

Chair Frautschi asked for a motion to continue item 4A to the next meeting, due to the absence of two of the four Commissioners who were present at the September 7th meeting.

Motion: By Commissioner Parsons, seconded by Commissioner Mathewson, to continue the Minutes of September 7, 2010 to the next meeting. Motion passed 5/0/2 by a show of hands.

5. PUBLIC HEARINGS:

5B. PUBLIC HEARING - 909 Anita Drive

To consider Single Family Design Review to construct a 581 square foot addition to the existing 2,281 square foot single family residence for a total of 2,862 square feet that is below the zoning district permitted 3,500 square feet for the site.

(Appl. No. 2010-0029)

APN: 044-142-460; Zoned: R-1B - Single Family Residential District

CEQA Status: Categorical Exemption per Section 15303

APPLICANT: Walter Collins, Architect

OWNER: Larry & Sandy Edwards

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

AP Gill summarized the Staff Report, recommending approval subject to the conditions attached to the draft Resolution.

Responding to Commissioner Mathewson's question as to how this house would compare in lot size and square feet to other residences in the neighborhood, AP Gill estimated that lot sizes in the neighborhood are between 6000 to 8000 square feet with 2500 square-foot residences. Commissioner Mathewson suggested that that information would be helpful to have for future projects.

Commissioner Mercer's request for clarification of the proposed change to the concrete exterior entry steps was deferred to the applicant.

Walter Collins, project architect, explained that the entry steps to the front door and where they intercept with the driveway are a bit smaller, that a step has been added for safety reasons and a stoop has been added to the office area. Responding to Commissioner Horton's question, Mr. Collins stated that the pavers for the patio are set in pervious gravel.

Responding to Chair Frautschi's questions, Mr. Collins explained that: 1) a fireplace is being added to the master bedroom, thus requiring that two flues be incorporated into one element at the top of the chimney, 2) the gentle slope at the far right side is outside the plane of the stucco wall, 3) the arches are eliminated because the neighborhood is not typically of Spanish or Hispanic design, and 4) they are not removing the existing tile roof due to the expense and since it did not need to be removed for functional reasons.

Responding to Commissioner Mathewson's question regarding the possibility of planting a tree at the corner of Anita Court and Anita Avenue, Mr. Collins stated that there is a fairly large tree there now that does not show on the pictures.

Chair Frautschi opened the Public Hearing. There were no speakers.

MOTION: By Commissioner Parsons, seconded by Commissioner Mathewson, to close the Public Hearing. Motion passed 5/0/2 by a show of hands.

Commissioner Parsons called attention to the appearance of the bathroom wall from across the street, stating that as long as it is screened by a hedge it will not look so bad. He could approve the project as long as they come back with a landscape plan that replaces and enhances the materials that are lost during construction. He liked that the house will be more modern but suggested the addition of trim around the windows on the front of the addition.

Commissioner Horton felt that it is a great transformation for the neighborhood and complimented the owner on the back yard.

Commissioner Mathewson mentioned that he understands that tile roofs could cause more earthquake stress because of the weight but did not object to it, and he concurred with Commissioner Parsons about making sure the landscaping is at an absolute minimum replaced and hopefully enhanced.

Commissioner Mercer liked the design and combination of textures, but called attention to the two different renditions of the slats over the garage. She preferred the horizontal version because it carries the

look all the way around. She suggested that the bedroom window on the right side of the house could use the same horizontal treatment. She was concerned about the landscaping, stating that she concurred with staff that the concrete parking pad on the left needs to be removed with perhaps the addition of a tall tree or extra landscaping to help soften façade on the left. She felt that the success of the horizontal wooden wall depends on it being softened with landscaping and wants to see what they intend to plant there, and felt that the right-hand corner of the house needs something equally tall and bushy to soften that corner.

Chair Frautschi felt that the proposal is a well-integrated addition to the house. He concurred with staff that the paving along the left side of the driveway should be replaced with permeable material and agreed that with they need to return to the Commission with a plan for replanting the areas where the existing landscaping is being removed.

MOTION: By Commissioner Parsons, seconded by Commissioner Mathewson, to adopt the Resolution approving a Single-Family Design Review at 909 Anita Drive (Appl. No. 2010-0029) with the conditions as attached and the added conditions requiring the return of a landscape plan that includes additional trees and shrubs and removal of the hardscape to the left of the driveway.

Ayes: Parsons, Mathewson, Mercer, Horton, Frautschi
Noes: None
Absent: Mayer, Reed

Motion passed 5/0/2

Chair Frautschi informed the applicant that submittal of the landscape plan can be coordinated with staff, and announced that the project and the decision of the Planning Commission can be appealed within ten days.

**5A. PUBLIC HEARING – 2847 San Juan Boulevard – Continued to Date Uncertain
CHANGED TO STUDY SESSION**

To consider Single Family Design Review to construct a new 3,237 square foot single family residence, which is the below the maximum 3,285 square feet permitted for the zoning district.

(Appl. No. 2010-0006)

APN: 043-322-270; Zoned: R-1B - Single Family Residential District

CEQA Status: Categorical Exemption per Section 15303

APPLICANT: Patrick Flanders

OWNER: Ahmad Dababo

PROJECT PLANNER: Damon DiDonato, (650) 637-2908

SP DiDonato informed the Commission that, subsequent to advertising this item as a Public Hearing, staff found it difficult to make the findings for approval of the project based on the latest submittals, and recommended that the Commission continue the Public Hearing to a date uncertain and instead use this opportunity for a Study Session to review the project. He continued by summarizing the project as described in the staff memorandum, and asked that the Commission comment on the proposed project and on staff's interpretation of the findings.

Patrick Flanders, architect, reviewed the history of the property and stated his desire to make the home meet the owners' needs and their desire to build as many square feet as possible, and also to assure that the community is pleased with the final project.

John Boykin, Belmont resident, addressed the Commission as he wanted to make the following points: 1) this is virtually the only lot on the entire street that nobody has ever tried to build on because of the extremely steep slope, and he hoped that the project will be completed before the owner runs out of money; 2) the ell Niño of 12 years ago caused a significant landslide at the area near the window on the right side, resulting in a coating of mud about a foot deep on San Juan Blvd.

Commissioners expressed their views on the project, after which Chair Frautschi urged the applicant to follow staff's recommendations on page 10 of the staff memorandum. He further informed the applicant that a completion assurance bond and a separate bond to mitigate the projected removal of more than 5 trees will most likely be required by the City prior to initiation of this complicated project.

6. REPORTS, STUDIES AND UPDATES:

CDD de Melo reported as follows:

6A. Ralston/US-101 Landscape Project

No new report at this time.

6B. San Mateo Development – North Road/43rd Avenue

Meeting scheduled with Planet Granite folks the following week to review the placement of the dumpster and landscape modifications to accommodate the move. Also, staff has conducted some site inspections on the two properties on the north side of 43rd Avenue and is following up with the project applicants.

6C. Parking Study – Downtown Village Areas

No new report at this time.

6D. Emmett House

No new report at this time.

6E. US-101 Pedestrian/Bike Bridge Project

No new report at this time.

6F. Green Building Ordinance Presentation

Responsive to a request from the Commission, CBO Nolfi presented an overview of the California Green Building Standards recently adopted by the State to go into effect January 1, 2011, highlighting the differences between the State's standards and the recently adopted Belmont Green Building Ordinance and similar ordinances passed by other local jurisdictions. Discussion ensued regarding Commission and staff roles in carrying out the new green standards and ordinances.

Commissioner Horton asked that the City's contract with the waste company allows the segregation of trash as it is required in LEED, or allows other trash haulers into town, because she believes there is not enough documentation if it is sent to the dump for sorting.

6G. High-Speed Rail (HSR) Presentation

Commissioner Mercer gave an overview of the High-Speed Rail program to date, the processes the High-Speed Rail Authority goes through, the alternatives that are proposed for Belmont and the newly formed Belmont HSR Ad-Hoc Committee. She concluded by saying that the intent of staff is to have Council review and approve the makeup of the Committee at their October meetings so that by the time the HSR Authority releases its EIR in December there will be working groups ready to analyze it. Chair Frautschi thanked Commissioner Mercer for her work on this presentation, and asked that the video tape be attached to the HSR information link on the City’s website. CDD de Melo invited all viewers to keep themselves informed by accessing the website.

Since it was not mentioned in the report, Commissioner Parsons added the comment that additional land will be required for temporary lay-down of a new set of tracks for CalTrain to keep operating during the construction process; the 100’ right-of-way may become 150-200’ and would be devastating to Belmont. Commissioner Mercer added that the Public Works staff has prepared an aerial view of the CalTrain right-of-way, adding an 80’-wide path down the track just for the sake of argument. CDD de Melo advised that these photos may be displayed in the lobby area and on the website in the future and are currently available for viewing in the Public Works office. Chair Frautschi added that he believes City Council needs to move ahead with a financial analysis of the potential effect HSR will have and is already having on businesses.

Other Items

Commissioner Mercer called attention to an article in the Sunday paper about San Luis Obispo’s planning efforts and what a transformation it has made in their town – a role model for Belmont.

7. CITY COUNCIL MEETING OF TUESDAY, OCTOBER 12, 2010

Liaison: Vice Chair Reed
Alternate Liaison: Commissioner Mercer

Since Commissioner Mercer will not be in town, Chair Frautschi committed to attending.

9. ADJOURNMENT:

The meeting was adjourned at 9:10 p.m. to a Regular Planning Commission Meeting on Tuesday, October 19, 2010 at 7:00 p.m. in Belmont City Hall.

REMINDER: DUE TO STATEWIDE ELECTIONS, THE REGULARLY SCHEDULED PLANNING COMMISSION MEETING OF TUESDAY, NOVEMBER 2, 2010 IS RESCHEDULED FOR MONDAY, NOVEMBER 1, 2010

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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