# CITY OF BELMONT
# PLANNING COMMISSION MEETING

www.belmont.gov

---

**PLANNING COMMISSION MEETING AGENDA**
**Tuesday, December 16, 2025**
**7:00 PM**
City Council Chambers
City Hall, One Twin Pines Lane, Belmont, California

**MEETING ATTENDANCE:**
Commission meetings, unless otherwise noted, are broadcast live to Belmont residents on

1. Comcast Cable Channel 27
2. Streamed live via the City's website at Belmont.gov,
3. ZOOM https://belmont- gov.zoom.us/ **Meeting ID: 968 6972 2514**

Attend the meeting in the Council Chambers, Belmont City Hall 2 nd floor

**PUBLIC COMMENT:**

1. Public in the Council Chambers present the Administrative Assistant a request to speak slip found at the table at the rear of the chamber.
2. If participating virtually use the Raise Hand feature to request to speak.

For dial- in comments, call *67 1-(669) 900-6833 (your phone number will appear on the live broadcast if *67 is not dialed prior to the phone number), enter **Meeting ID: 968 6972 2514**, and press *9 to request to speak.
All public comments are subject to a **3-minute time limit** unless otherwise determined by the Chair.
If you wish to submit a written public comment, you may send an email to cdev@belmont.gov before the Commission considers the item. Please indicate the agenda item topic or agenda item number you wish to comment on in your email's subject line. Any public comment regarding agenda items that are received from the time of publication of the agenda through 4p.m. of the public hearing date will be distributed to the Commission prior to the meeting and made part of the meeting record. Any public comment received after 4p.m. on the meeting date will be made part of the meeting record but will not be read during the Commission meeting. The Chair has the authority to rule any speaker out of order, including speakers during the Public Comment period if:
1.) The subject raised is not within the subject matter jurisdiction of the Commission during a public hearing or a general business item; or
2.) The speaker is not presenting testimony or evidence relevant to the matter or if the speaker becomes disruptive to the proceedings and conduct of the meeting.

The Chair also has the authority to order any person who willfully interrupts the meeting to be removed. All persons are expected to conduct themselves with civility and courtesy at all times. All persons giving comments shall speak directly to the Commission and address issues, not individuals. Personal attacks, cursing and outbursts from the audience in support or opposition to a speaker are not tolerated in order to foster an environment where everyone feels welcome to speak.

## 1. ROLL CALL

## 2. PLEDGE OF ALLEGIANCE

## 3. COMMUNITY FORUM

*This portion of the meeting is reserved for persons wishing to address the Body on any City matter not on the agenda. The period for public comment at this point in the agenda is limited to a maximum of 3 minutes per speaker. State law prohibits the Body from acting on non-agenda items.*

## 4. COMMISSIONER ANNOUNCEMENTS AND AGENDA AMENDMENTS

## 5. CONSENT BUSINESS

*Consent Calendar items are considered to be routine in nature and will be enacted by one motion. There will be no separate discussion on these items unless a Commissioner or staff request specific items to be removed for separate action.*

A. Approval of Meeting Minutes
*Recommendation:* Approve minutes as presented for November 4th, 2025.

*Attachment(s):*
November 4th, 2025 Minutes

## 6. STUDY SESSION (NONE)

## 7. PUBLIC HEARINGS

A. 2028 Lyon Avenue - Single-Family Design Review
*Recommendation:* Consider a Single Family Design Review for construction of a 65-square-foot ground floor addition and a new 828-square-foot upper floor story (893 square feet total) for the existing single-family residence. The new net total gross floor area will be 2,061 square feet where 2,072 square feet is the maximum permissible floor area for the property.

*Attachment(s):*
Staff Report
1 - Radius Map
2 - Resolution
3 - Conditions of Approval
4 - Applicant Plans
5 - Neighborhood Outreach Summary
6 - Color and Materials Board
7 - Arborist Report

## 8. OTHER BUSINESS AND UPDATES

## 9. ADJOURNMENT

*If you need assistance to participate in this meeting, please contact the BoardSecretary (650) 595-7417. Notification in advance of the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. Meeting information can also be accessed via the internet at: www.belmont.gov. All staff reports will be posted to the web in advance of the meeting, and any writings or documents provided to a majority of the City Council/District Board or Commission regarding any item on this agenda will be made available for public inspection in the City Clerk's Office, One Twin Pines Lane, during normal business hours and at the Council Chambers at City Hall, Second Floor, during the meeting.*

AGENDA POSTING: I declare a copy of this agenda was posted at City Hall, One Twin Pines Lane, and the City's website www.belmont.gov on , by p.m. /s/