

CITY OF BELMONT PLANNING COMMISSION MEETING



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PLANNING COMMISSION MEETING AGENDA

Tuesday, March 4, 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 2nd floor

PUBLIC COMMENT:

1. Public in the Council Chamber present the Clerk 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 written public comment, you may send an email to cdev@belmont.gov before the council 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 and 3 hours before the start of the meeting will be distributed to the Commission prior to the meeting and made part of the meeting record. Written public comments 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 the subject raised is not within the subject matter jurisdiction of the Commission, during a public hearing or a general business item if 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 January 21, 2025.

Attachment(s):

[1-21-25 Minutes](#)

6. STUDY SESSION

7. PUBLIC HEARINGS

A. 1518 Ridge Road - Single Family Design Review

Recommendation: Approve a Single Family Design Review to construct a 458 square foot addition to the main floor and a new 790 square foot second story (1,248 square feet total) for the single-family residence. The new total gross floor area will be 2,269 square feet where 2,376 square feet is the maximum permissible floor area for the residence/property.

Attachment(s):

[Staff Report](#)

[Resolution](#)

[Conditions of Approval](#)

[Applicant Plans](#)

[Neighborhood Outreach](#)

[Color and Materials Board](#)

B. 1538 El Camino Real - Rezoning and Development Agreement (DA)

Recommendation: Consider a Development Agreement (DA) and Rezoning of the subject property into the established S-3 Cannabis Retail & Distribution Overlay Combining District along South El Camino Real for a proposed Cannabis Retail Dispensary Use (“NUG”) and adopt the attached resolutions recommending the City Council approve the Rezoning and Development Agreement.

Attachment(s):

[Staff Report](#)

[Attachment 1 - 1538 ECR 300-500 Ft Radius Map](#)

[Attachment 2 - Resolution - Rezoning](#)

[Attachment 3 - Resolution - Development Agreement](#)

[Attachment 4 - Conditions of Approval](#)

[Attachment 5 - November 2023 GP-BVSP EIR Addendum & Exhibits](#)

[Attachment 6 - Project Plans](#)

[Attachment 7 - NUG Community Outreach Materials](#)

- C. 1397 El Camino Real & APN 045-243-050 - Rezoning and Development Agreement (DA)
Recommendation: Consider a Development Agreement (DA) and Rezoning of the subject properties into the established S-3 Cannabis Retail & Distribution Overlay Combining District along South El Camino Real for a proposed Cannabis Retail Dispensary Use (“Canna-Bel”) and adopt the attached resolutions recommending the City Council approve the Rezoning and Development Agreement.

Attachment(s):

[Staff Report](#)

[Attachment 1 - 1397 ECR & APN 045-243-050 - 300-500 Ft Radius Map](#)

[Attachment 2 - Resolution - Rezoning - 1397 ECR & APN 045-243-050](#)

[Attachment 3 - Resolution - Development Agreement](#)

[Attachment 4 - Conditions of Approval](#)

[Attachment 5 - November 2023 GP-BVSP EIR Addendum & Exhibits](#)

[Attachment 6 - Project Plans](#)

[Attachment 7 - Canna-Bel Neighborhood Outreach Materials](#)

8. OTHER BUSINESS AND UPDATES

9. ADJOURNMENT

If you need assistance to participate in this meeting, please contact the Board Secretary (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/ _____