

CITY OF BELMONT PLANNING COMMISSION MEETING



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PLANNING COMMISSION MEETING AGENDA

Tuesday, August 19, 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 July 1, 2025.

Attachment(s):

[July 1, 2025 Minutes](#)

6. STUDY SESSION

7. PUBLIC HEARINGS

A. 2876 Wakefield Drive - Conditional Use Permit & Single-Family Design Review; CEQA Determination: Categorical Exemption per Section 15301, Class 1(e)(2).

Recommendation: Approve a Conditional Use Permit and Single-Family Design Review to construct a 22 square foot ground floor addition and a 30 square foot upper floor addition. The project would bring the total square footage of the residence to 2,981 square feet, while the maximum building size permitted for this site is 4,080 square feet.

Attachment(s):

[Staff Report](#)

[Resolution](#)

[Conditions of Approval](#)

[Applicant Plans](#)

[Neighborhood Outreach Materials](#)

[Color and Materials Board](#)

[Hallmark West Detailed Development Plan Standards](#)

B. 500-580 Masonic Way - By-Right Processing of Design Review, Grading Plan, Tree Removal Permit, Affordable Housing Plan, Transportation Demand Management Plan, and State Density Bonus; Project is not subject to CEQA per Government Code Section 65583.2(i).

Recommendation: Adopt the attached Resolution approving the request for Design Review, Grading Plan, Tree Removal Permit, Affordable Housing Plan, Transportation Demand Management Plan, and State Density Bonus as described in this report and its attachments.

Attachment(s):

[Staff Report](#)

[Attachment 1 - Resolution](#)

[Attachment 1 - Exhibit A - General Plan Consistency Analysis](#)
[Attachment 1 - Exhibit B - Conditions of Approval](#)
[Attachment 2 - Development Standards Evaluation](#)
[Attachment 3 - Affordable Plan Evaluation](#)
[Attachment 3 - Exhibit A - Applicant Materials](#)
[Attachment 4 - Project Plans](#)
[Attachment 5 - Transportation Analysis Report with TDM Plan](#)
[Attachment 6 - Radius Map](#)

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/ _____