CITY OF BELMONT
PLANNING COMMISSION MEETING

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PLANNING COMMISSION MEETING AGENDA
Tuesday, December 1, 2026
7:00 PM
City Council Chambers
City Hall, One Twin Pines Lane, Belmont, California

Public Participation
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. **PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA**
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**

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: Consider approval of minutes as presented for October 20, 2026.

Attachment(s):
October 20, 2026 Minutes

6. **STUDY SESSION (NONE)**

7. **PUBLIC HEARINGS**

A. 815 Belmont Avenue (APNs: 044-172-210 and 044-172-180) Multifamily Residential Project - Vesting Tentative Map, Design Review, Grading Plan, Tree Removal Permit, and Affordable Housing Plan
Recommendation: Consider adoption of the Resolution approving the request for a for a Vesting Tentative Map, Design Review, Grading Plan, Tree Removal Permit and Affordable Housing Plan to allow a 25-unit, six-story, multi-family development of 17,771 square feet including five residentials levels over a ground-floor parking garage.

Environmental Determination: Statutorily exempt from CEQA pursuant to Public Resources Code Section 21080.66 (Assembly Bill 130, Infill Housing Development Exemption).

Attachment(s):
Staff Report - 815 Belmont
1 - Resolution
Exhibit A - AB 130 Statutory Exemption Report
Exhibit B - General Plan Consistency Analysis
Exhibit C - Conditions of Approval
2 - Development Standards Evaluation
3 - Project Plans
4 - Density Bonus Statement and Affordable Housing Plan
5 - Public Comment
6 - 300/500 Radius Maps

B. 630 El Camino Real (APN: 044-222-220) Hotel Project - Design Review, Grading Plan, Parking Reduction, and Alternative to Parking and Loading Standards
Recommendation: Consider adoption of the Resolution approving the request for Design Review, Grading Plan, Parking Reduction, and Alternative to Parking and Loading Standards

to allow for the demolition of an existing motel and the construction of a new five-story, 37,200 sq. ft., 86-room hotel building.

Environmental Determination: Categorically Exempt from further environmental review pursuant to Section 15332 (In-Fill Development Projects) of the California Environmental Quality Act (CEQA) Guidelines.

Attachment(s):

Staff Report - 630 El Camino Real
1 - Resolution
Exhibit A - CEQA Categorical Exemption Report
Exhibit B - General Plan Consistency Analysis
Exhibit C - Conditions of Approval
2 - Development Standards Evaluation
3 - Transportation Demand Study
4 - Parking Study
5 - Parking Reduction & Site Loading Memorandum
6 - Project Plans
7 - Neighborhood Outreach & Public Comments
8 - 300/500 Foot Radius Map

8. GENERAL BUSINESS (NONE)

9. BRIEF VERBAL REPORTS FROM MEMBERS AND STAFF

10. ADJOURNMENT

ADA Notice: If you require assistance to participate in this meeting, please contact the City Clerk at (650) 595-7413 in advance so reasonable accommodations can be arranged.
Agenda Materials: Meeting materials are available at www.belmont.gov. Documents distributed to a majority of the City Council, District Board, or Commission regarding agenda items will be available at the Planning Department, One Twin Pines Lane, during normal business hours and at 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 November 25, 2026 by 5 p.m. /s/ KB