

BELVEDERE PLANNING COMMISSION

REGULAR MEETING AGENDA

OCTOBER 15, 2019

5:45 P.M. CLOSED SESSION

6:30 P.M. OPEN SESSION

BELVEDERE CITY HALL, COUNCIL CHAMBERS

450 SAN RAFAEL AVENUE, BELVEDERE, CALIFORNIA

HEARING PROCEDURE:

The Planning Commission will follow the following procedure for all listed public hearing items:

- 1) The Chair will ask for presentation of the staff report and comments from the City Attorney on the Permit Streamlining Act deadline;
 - 2) The Commission will have the opportunity to question staff in order to clarify any specific points;
 - 3) The applicant and project representative will be allowed to make a presentation, **not to exceed 10 minutes for large, or 5 minutes for small, projects, as total for the applicant's design team;**
 - 4) The public hearing will be opened;
 - 5) Members of the audience in favor or against the proposal will be allowed to speak, **for a maximum of 3 minutes per speaker;**
 - 6) The applicant will be given an opportunity to respond to comments made by the audience, **for a maximum of 5 minutes total for the applicant's design team;**
 - 7) The public hearing will be closed; and
 - 8) Discussion of the proposal will return to the Commission with formal action taken to approve, conditionally approve, deny, or continue review of the application.
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A. 5:45 P.M. CALL TO ORDER

PUBLIC COMMENT ON CLOSED SESSION AGENDA ITEM

ADJOURN TO CLOSED SESSION

Conference with Legal Counsel – Anticipated Litigation

Significant exposure to litigation pursuant to paragraph (2) of subdivision (d) and paragraph (1) of subdivision (e) of Section 54956.9

B. 6:30 P.M. RETURN TO OPEN SESSION

CALL TO ORDER

ANNOUNCE ACTIONS TAKEN IN CLOSED SESSION IF ANY

C. OPEN FORUM

This is an opportunity for any citizen to briefly address the Planning Commission on any matter that does not appear on this agenda. Upon being recognized by the Chair, please state your name, address, and limit your oral statement to no more than three minutes. Matters that appear to warrant a more lengthy presentation or Commission consideration will be agendaized for further discussion at a later meeting.

D. REPORTS

The Reports agenda item consists of any oral reports from standing Planning Commission committees (if any), an individual member of the Planning Commission, and staff.

E. CONSENT CALENDAR

The Consent Calendar consists of items that the Planning Commission considers to be non-controversial. Unless any item is specifically removed by any member of the Planning Commission, staff, or audience, the Consent Calendar will be adopted by one motion. Items removed will be considered in the sequence as they appear below. If any member of the audience wishes to have an item removed, please step to the microphone, state your name, and indicate the item.

1. Draft [Minutes of the September 17, 2019](#) regular meeting of the Planning Commission.

2. Design Review, Exception to Total Floor Area and a Variance for an addition (approximately 197SF in area) and a remodel of the existing residence located at [2 Golden Gate Avenue](#). The proposed project includes other site improvements such as a 6' tall retaining wall at the rear/side of the property, a new pool and patio areas as well as new landscaping. The proposed project requires an Exception to Total Floor Area as the property currently exceed the allowable floor area and with the proposed addition, the project will further exceed the requirements. A Variance is required to construct a 6' tall retaining wall that is partially in the setbacks. Revocable Licenses are required for existing and proposed improvements in the City right-of-way on Golden Gate Avenue and San Rafael Avenue. Project Applicant: Holscher Architects. Property Owners: Jane & Scott Stitler. [LINK TO PLANS](#).

F. PUBLIC HEARINGS

3. Design Review and Variance (for encroachment into the setbacks) to extend and change the orientation of the existing garage located at [105 Golden Gate Avenue](#) to allow for safer ingress/egress from the property. Additionally, a new fenced-in trash area is proposed north of the garage and a new entrance gate and fence are proposed to accommodate the new driveway. Applicant: David Kotzebue (architect). Property Owner: Tozzi Family Trust. [LINK TO PLANS](#).
4. Design Review to paint the exterior of [63 West Shore Road](#) a shade of white named "Grey Mist." Applicant: Scott McCauley; Owner: Bruce and Kelly Bligh. *(Item to be continued at request of applicant)*
5. Appeal of the Construction Time Limit Extension (CTL) Committee decision for the ongoing construction project at [17 West Shore Road](#). Applicant/Property Owner: Jennifer Fearon. Contractor: Cliff Bolton.

APPEALS: The Belvedere Municipal Code provides that the applicant or any interested person may appeal the action of the Planning Commission on any application. The appeal must be in writing and submitted with a fee of \$523.00 not later than ten (10) calendar days following the date of the Planning Commission action. Appeals received by City staff via mail after the tenth day will not be accepted. Please note that if you challenge in court any of the matters described above, you may be limited to raising only those issues you or someone else raised at the public hearing described above, or in written correspondence delivered to the Planning Commission at, or prior to, the above- referenced public hearing [Government Code Section 65009(b)(2)].

NOTICE: WHERE TO VIEW AGENDA MATERIALS

Staff reports and other writings distributed to the Planning Commission are available for public inspection at the following locations: ● Online at www.cityofbelvedere.org; ● Belvedere City Hall, 450 San Rafael Avenue, Belvedere (Writings distributed to the Planning Commission after the posting date of this agenda are available for public inspection at this location only.); and

- Belvedere-Tiburon Library, 1501 Tiburon Boulevard, Tiburon. To request automatic mailing of agenda materials, please contact the City Clerk at (415) 435-3838

NOTICE: AMERICANS WITH DISABILITIES ACT

The following accommodations will be provided, upon request, to persons with a disability: agendas and/or agenda packet materials in alternate formats and special assistance needed to attend or participate in this meeting. Please make your request at the Office of the Planning Department or by calling (415) 435-3838. Whenever possible, please make your request four working days in advance of the meeting.

Items will not necessarily be heard in the above order, nor, because of possible changes or extenuating conditions, be heard. For additional information, please contact City Hall, 450 San Rafael Avenue, Belvedere, CA 94920. (415) 435-3838