

**BELVEDERE PLANNING COMMISSION
REGULAR MEETING AGENDA
APRIL 16, 2019, 6:30 P.M.
BELVEDERE CITY HALL, COUNCIL CHAMBERS
450 SAN RAFAEL AVENUE, BELVEDERE, CALIFORNIA**

HEARING PROCEDURE:

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

1. The Chairman will ask for presentation of the staff report;
2. The Commission will have the opportunity to question staff in order to clarify any specific points;
3. The applicant and the project representative will be allowed to make a presentation, **not to exceed 10 minutes for large projects, or 5 minutes for small projects, total for the applicant's design team;**
4. The public hearing will be opened;
5. Members of the audience in favor of the proposal will be allowed to speak, **for a maximum of 3 minutes per speaker;**
6. Members of the audience against the proposal will be allowed to speak, **for a maximum of 3 minutes per speaker;**
7. 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;**
8. The public hearing will be closed; and
9. Discussion of the proposal will return to the Commission with formal action taken to approve, conditionally approve, deny, or continue review of the application.

A. CALL TO ORDER OF REGULAR MEETING

B. 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.

C. 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 updates.

D. 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 **March 19, 2019** regular meeting of the Planning Commission.

2. Design Review application to replace existing wood pier and wood piles with a new wood pier and steel piles at **43 West Shore Road**. The applicant also proposes to raise the pier deck height 1.5 feet (to EL+10.0 MLLW) and install a forklift-style boat lift, floating dock and new guardrail. Property Owner: Steve Allocca; Applicant: Clausen Engineers. (Commissioner Lasky Recused).

- Item 2 - Project Plans.

3. **Annual Housing Report** pursuant to California Government Code Section 65400(a)(2) on implementation of the existing City Belvedere Housing Element. Applicant and Property Owner: Citywide.

4. Design Review and Use Permit to install an aluminum boat lift supported by two (2) 8-inch piles on north side of existing wood-framed pier located on City-owned tide lot (APN 060-213-11) adjacent to **180 Beach Road**. The project was approved at the April 18, 2017 Planning Commission hearing and has now since expired. There are no changes proposed to the previously approved project. Property Owner: The Plumer 2002 Trust; Applicant: Peter Clark, Clausen Engineers.

- Item 4 - Project Plans

5. Design Review, Demolition, Exception to Total Floor Area, and Revocable License applications for a new two-story single-family residence with an attached garage at **9 West Shore Road**. The project proposal requires an Exception to Total Floor Area to exceed the maximum allowable floor area: 3,363 square feet is permitted and 3,794 square feet is proposed. The project is proposing landscaping as well as hardscape improvements throughout the property. Improvements are also proposed in the Revocable License area. The project was approved at the October 17, 2017 Planning Commission hearing and has now since expired. There are no changes proposed to the previously approved project. Applicant: Butler Armsden Architects, Property Owner: 9 West Shore Road, LLC. (Commissioner Mark Recused).

- Item 5 - Project Plans

E. PUBLIC HEARINGS

6. Retro-Active Design Review to replace the existing front yard fence and gate located at **31 West Shore Road**. The new fence and gate will replace the existing. Applicant: McCauley Construction; Property Owner: Andrew Price. (Commissioner Lasky recused).

- Item 6 - Project Plans

7. As remanded by the City Council on an appeal, consideration of Design Review and Conditional Use Permit for waterfront improvements at 121 Belvedere Avenue. The proposal includes a new private pier, dock, boat lift, platform lift, access stairs, hillavator and above grade deck. Applicant: LAK Associates, Sean Kennings; Property Owners: David McClosky 121 Belvedere Avenue. (Commissioners Mark, Hart, Slaymaker Recused).

- Item 7 - Project Plans

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. For purposes of filing an appeal, if the final day to appeal falls on a City Hall observed holiday or a day when City hall is closed, the final day to appeal shall be extended to the next day City Hall is open for public business. 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.*)
- Belvedere-Tiburon Library, 1501 Tiburon Boulevard, Tiburon.
- To request automatic mailing of agenda materials, please contact the City Clerk at (415) 435-8913.

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