

**BELVEDERE PLANNING COMMISSION  
REGULAR MEETING AGENDA  
MAY 21, 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.
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**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 April 16, 2019 regular meeting of the Planning Commission.
2. Demolition Permit, Design Review and Use Permit to demolish and replace an existing fixed pier, gangway, and floating dock located on City-owned tide lots adjacent to the property located at 270 Beach Road. The project was approved at the July 18, 2017 Planning Commission hearing and has now since expired. There are no changes proposed to the previously approved project. Property Owners: James and Hollie Moore Haynes. Applicant: Tim Murison, Clausen Engineers. (Commissioner Lynch Recused).
3. Extension of time for Design Review, Exception to Total Floor Area & Variance approval for a new single family residence and attached garage located at 218 Bayview Avenue. Property Owner Gary Liu. Applicant: Michael Lin.
4. Consideration of Resolution recommending City Council amendment of Municipal Code Title 20, Section 20.04.035 "Construction Time Limit Ordinance" removing maximum Construction Time Limit penalty cap.
5. Consideration of Resolution recommending City Council amendment of Municipal Code Title 20, Design Review Ordinance, clarifying Retroactive Design Review enforcement and fine provisions.

## **E. PUBLIC HEARINGS**

6. Demolition, Design Review, Exception to Total Floor Area, and Revocable License for the property located at 6 West Shore Road. The project proposes to demolish the existing house and attached garage and construction of a new 5,254 square foot house, attached garage, pool house and extensive landscaping through the property. The project requires an Exception to Total Floor Area to exceed the allowable floor area. A Revocable License is required for proposed improvements in the city right-of-way. Applicant: Reba Jones, Butler Armsden Architects; Property Owner: The Holland-Jaeger Family Trust.
7. Design Review, Exception to Total Floor Area and Variance applications for a second story addition for the property located at 80 Lagoon Road. The project requires an Exception to Total Floor Area to exceed the allowable floor area and a Variance to encroach into the side yard setback. Applicant: Michael Heckmann; Property Owner: Magda L. Wesslund Trust.
8. Appeal of a Design Review Exception regarding the property located at 405 San Rafael Avenue for fencing and minor landscaping improvements. Appellant: Ciara McKenna & John Ryan (5 Laurel Avenue). Property Owners: Daniel Oakley & Nancy Dapprich (405 San Rafael Ave).
9. Design Review, Exception to Total Floor Area and a Variance application to demolish the existing garage and replace it with a new garage and second story addition for the property located at 17 Cove Road. The project requires an Exception to Total Floor Area to exceed the allowable floor area and a Variance to encroach into the rear yard setback. Applicant: Michael Heckmann; Property Owner: Rettke Family Trust. (Commissioner Stoehr Recused).
10. **Design Review, Exception to Total Floor Area and Variance applications for an addition on the first floor and a new second story addition for the property located**

at 28 Windward Road. The project requires an Exception to Total Floor Area to exceed the allowable floor area and a Variance to exceed the allowable lot coverage. Applicant: Jeff Plonowski Architecture; Property Owner: Gloria and Fernando Cruz. **(Continue to a future meeting at the request of the applicant)**

**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](http://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**

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