

BELVEDERE PLANNING COMMISSION

MINUTES

REGULAR MEETING

FEBRUARY 19, 2019 6:30 P.M.

A. CALL TO ORDER OF THE REGULAR MEETING

Vice Chair Peter Mark called the regular meeting to order at 6:30 p.m. in the Council Chambers. Commissioners present: Peter Mark, Marsha Lasky, Claire Slaymaker, and Pat Carapiet. Absent: Jim Lynch, Nena Hart, and Larry Stoehr. Staff present: Director of Planning and Building Irene Borba, City Attorney Emily Longfellow, and Secretary Nancy Miller.

B. OPEN FORUM

No one wished to speak.

C. REPORTS

There were no reports.

D. CONSENT CALENDAR

Vice Chair Mark stated Item 1 (**Minutes of the January 15, 2019** meeting) must be continued as there is not a quorum of Commissioners here tonight who had attended that meeting

MOTION: To approve the Consent Calendar for Items 2 and 3 as agendized below.

MOVED BY: Marsha Lasky, seconded by Pat Carapiet

VOTE: AYES: Peter Mark, Marsha Lasky, Pat Carapiet, Claire Slaymaker
ABSENT: Jim Lynch, Larry Stoehr, Nena Hart

2. Consideration of Historical Designation of property at **172 Beach Road** pursuant to Chapter 21.20 of the Belvedere Municipal Code. CEQA status: Categorical Exempt pursuant to Section 15301 of the CEQA Guidelines. Applicant & Property Owners: John Stuart & Sarah Wright Ryan.
3. Consideration of Historical Designation of property at **260 Bayview Avenue** pursuant to Chapter 21.20 of the Belvedere Municipal Code. CEQA status: Categorical Exempt pursuant to Section 15301 of the CEQA Guidelines. Applicant & Property Owners: David Forster and Lucy Alexander.

E. PUBLIC HEARINGS

Vice Chair Mark stated that Item 4 (**230 Madrona Avenue**) is being continued at the request of the applicant.

4. Design Review and Exception to Total Floor Area for a deck expansion at **230 Madrona Avenue**. The project proposes a 420 square foot expansion to the existing upper story deck. The project requires an Exception to Total Floor Area; the allowed floor area is 2,528 square feet, the existing house is 4,248 square feet and the project proposes 4,841 square feet. Property Owner: Nihal Mehta; Applicant: Bishwendu K. Paul. (TO BE CONTINUED AT REQUEST OF APPLICANT)

5. Consideration of **Proposed Amendments to Title 20**, Design Review of the Belvedere Municipal Code & to the Belvedere Administrative Policy Manual. Chapter 324, Appropriate Colors & Materials, Regarding Window Glazing.

City Attorney Emily Longfellow presented the staff report. Changes to the Design Review Ordinance and the Administrative Policy Manual will clarify discretionary consideration of the amount and types of glazing in proposed projects.

Open public hearing.

No one wished to speak.

Close public hearing.

Commissioners agreed that these amendments will be helpful clarifications which will inform applicants and the Commission on projects that may be requesting large areas of glazing.

MOTION: To adopt the Resolution recommending City Council Amendment of Design Review Ordinance, Belvedere Municipal Code Chapter 20.904, regarding window glazing.

MOVED BY: Marsha Lasky, seconded by Claire Slaymaker

VOTE: AYES: Peter Mark, Marsha Lasky, Claire Slaymaker, Pat Carapiet
ABSENT: Larry Stoehr, Nena Hart, Jim Lynch

MOTION: To adopt the Resolution recommending City Council Amendment to the Belvedere Administrative Policy Manual, Chapter 324, "Appropriate Colors and Materials" regarding window glazing.

MOVED BY: Marsha Lasky, seconded by Claire Slaymaker

VOTE: AYES: Peter Mark, Marsha Lasky, Claire Slaymaker, Pat Carapiet
ABSENT: Larry Stoehr, Nena Hart, Jim Lynch

6. Design Review & Exception to Total Floor Area for the property located at **345 Golden Gate Avenue**. The project proposes a number of new site/landscaping improvements to the subject property including but not limited to tree removal, new landscaping (new plantings & trees), new walkways & patios, and a new spa area. The proposed project includes an interior remodel of the existing home and pool house as well as a number of exterior modifications including door and window changes and the addition of new dormers on the rear of the main residence. The proposal includes new terraces/decks and an addition. An Exception to Total is required as the subject property is currently over the allowable for the subject property. A Revocable License is also required for existing and proposed improvements in the city public right-of-way. Applicant: Ike, Kligerman, Barkley Architects. Property owner: 345 Golden Gate Ave CA LLC. (*Chair Lynch recused*)

Planning and Building Director Irene Borba presented the staff report¹. Three letters of support have been provided to the Commission at places tonight.

Open public hearing.

¹ The slide show presentation is archived with the record of the meeting.

Mrs. McMurtrie , property owner of 345 Golden Gate Avenue for the past year, introduced her team to present the proposed project.

Tyler Velten presented the project to the Commission. A slide show accompanied his remarks.²

Gary Rasmussen, Blasen Landscape Architects, described the proposed landscape design.

Commissioners asked whether the applicants would consider a simpler design for the metal balcony supports, adding divided lights to the southern windows, providing a trash enclosure area, making change to a more open design in metal for the lower driveway gate and a reduction to the numbers of landscape lights.

Mr. Carl Baker responded that those items could be considered for modification. He and showed some alternative illustrations of those features that they might incorporate into the final design.

Open public hearing.

No one wished to speak.

Close public hearing.

Commissioner Lasky stated she is supportive of the modifications to this beautiful home and property. She can make the findings as stated in the staff report for Design Review with a condition for simplification of the iron balcony supports and added divided lights on the southern windows. She applauds the landscape improvements as well. She can make the findings for the Exception to Total Floor Area and to recommend the Revocable License

Commissioner Slaymaker agrees with Commissioner Lasky including the recommendation for the simplification of the balcony supports and window design. She applauds the retention and upgrade of the pool house. She can make all the findings for the applications and to recommend the Revocable License.

Commissioner Carapiet agrees with her fellow Commissioners. She concurs with the added conditions of approval for the simplified metal post design and the divided lights on the southern windows. She would like attention given to possible reduction in the number of outdoor lights on the property. She would like to see that the gate at the second parking space would be consistent with the other gate and allow for passersby to be able to enjoy the view beyond. She can make the findings for all applications and to recommend the approval of the Revocable License to the City Council as conditioned.

Vice Chair Mark stated that he can make the findings for all three Resolutions. He asked the applicant to display the prior option for the parking scheme at the lower access. To him the earlier submittal would be a more attractive project with better sightlines but would be at the expense of one added parking space. He asked what the applicants would choose.

The applicants responded that they liked the earlier proposal.

Commissioners concurred with this option. They further discussed whether they could send both alternative configurations to the City Council, for their final determination while expressing that they can support either version.

City Attorney Longfellow replied that could be a part of the report made to the Council.

² The applicant's presentation is archived with the record of the meeting.

Commission discussed whether a wood gate should be chosen or a metal one.

The applicant suggested that they could incorporate a decorative metal in between wood pickets so they get the design feature but also retain some privacy.

Commissioners agreed that this was a good solution to the gate design.

MOTION: To adopt the Resolution granting Design Review for the property as conditioned, located at **345 Golden Gate Avenue.**

MOVED BY: Marsha Lasky, seconded by Pat Carapiet

VOTE: AYES: Peter Mark, Marsha Lasky, Claire Slaymaker, Pat Carapiet
RECUSED: Jim Lynch
ABSENT: Nena Hart, Larry Stoehr

MOTION: To adopt the Resolution granting an Exception to Total Floor Area to allow 14, 243 square feet where 4, 850 square feet is permitted and 11, 472 square feet exists at **345 Golden Gate Avenue.**

MOVED BY: Marsha Lasky, seconded by Pat Carapiet

VOTE: AYES: Peter Mark, Marsha Lasky, Claire Slaymaker, Pat Carapiet
RECUSED: Jim Lynch
ABSENT: Nena Hart, Larry Stoehr

MOTION: To recommend to the City Council approval of a Revocable License as discussed at this meeting for existing and proposed improvements located in the public street right-of-way (Golden Gate Avenue) for **345 Golden Gate Avenue.**

MOVED BY: Marsha Lasky, seconded by Pat Carapiet

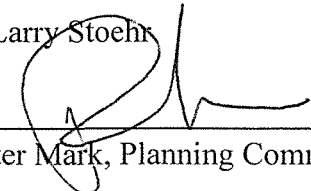
VOTE: AYES: Peter Mark, Marsha Lasky, Claire Slaymaker, Pat Carapiet
RECUSED: Jim Lynch
ABSENT: Nena Hart, Larry Stoehr

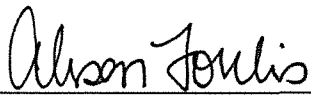
ADJOURNMENT

The meeting was adjourned at 7:25 pm.

PASSED AND APPROVED at a regular meeting of the Belvedere Planning Commission on March 19, 2019 by the following vote:

VOTE: Ayes: Marsha Lasky, Claire Slaymaker, Pat Carapiet
Absent: Peter Mark
Abstain: Jim Lynch, Nena Hart, Larry Stoehr

APPROVED: 
Peter Mark, Planning Commission Vice Chair

ATTEST: 
Alison Foulis, City Clerk