

**BELVEDERE PLANNING COMMISSION
REGULAR MEETING AGENDA
JANUARY 15, 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 **December 18, 2018** regular meeting of the Planning Commission.
2. Extension of previous approvals granted for Design Review and Variance for reduced Front Yard Setback, for construction of a new 4,604 square-foot residence with attached garage and other improvements on an undeveloped lot located at **46 Cliff Road**. Property Owner(s): Deepwater Bay LLP/Mr. Leonard Chan; Applicant: Miles Berger (Miles Berger Architect).
3. Demolition permit for the demolition of an existing garage located at **419 Belvedere Avenue**. Applicant: Mark Swanson (Jamba Construction). Property Owners: 401 Belvedere Corp and Peggy Homestead Trust. *(Commissioner Lynch recused)*
4. Extension of previous approvals granted for Design Review to allow the construction of a driveway deck addition, new driveway gate, renovations to the front entry way of the home, the addition of two new exterior stair cases, new lighting, and a new entry gate and fence located at **82 Alcatraz Avenue**. Property Owner(s): Irene Meyers; Applicant: Dan Hunter (Hunter Architect).

- Item 4 - Project Plans

E. PUBLIC HEARINGS

5. Design Review and Demolition for construction of a new garage and addition at **17 Leeward Road**. The project consists of a rebuilding the garage in the same location, filling in the area between the garage and house, extending the master bedroom into the backyard and expanding the existing living room into the court yard. Applicant: Brock Wagstaff; Property Owner: Judy Webb.

- Item 5 - Project Plans

6. Consideration of Design Review, Conditional Use Permit and Mitigated Negative Declaration 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. The pier is approximately 876 square feet of new area over the water and is proposed in the middle of 121 Belvedere's shore line frontage and avoids natural rock outcroppings. Applicant: LAK Associates, Sean Kennings; Property Owners: David McClosky. *(Commissioners Mark, Slaymaker and Hart recused)*

- Item 6 - Project Plans

7. Design Review approval to remove an existing Italian stone pine tree (45" in diameter) which grows near the edge of the Belvedere Lagoon in the rear yard of the property located at **3A Peninsula Road**. Property Owner: Belvedere Land Company Partnership; Applicant: Holly Khouw

F. ADJOURNMENT

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**