

**BELVEDERE PLANNING COMMISSION  
REGULAR MEETING AGENDA  
JANUARY 21, 2020, 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.*

**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.*

### **Minutes of the December 17, 2019**

Draft Minutes of the December 17, 2019 regular meeting of the Planning Commission.

Documents:

[Minutes 12 17 2019.pdf](#)

### **29 West Shore Road**

Design Review and Revocable License applications for a remodel and new landscaping at 29 West Shore Road. The project includes a small addition and roof adjustment to be level with the main house.

Property Owner: Donald E. Morris Jr. and Kathryn O. Morris Living Trust;

Applicant: Mary White,

Butler Armsden Architects.

Documents:

[Item 2.pdf](#)

## **E. PUBLIC HEARINGS**

### **Belvedere Community Park**

Design Review consideration of design plans for a partial renovation of the Belvedere Community Park playground. Modifications include reducing the size of the existing sandbox, adding a nature play area with shade structures, providing additional perimeter seating and surface matting at Belvedere Community Park. Applicant/Property Owner: City of Belvedere.

Documents:

[Item 3.pdf](#)

### **56 Peninsula Road**

Appeal of a Construction Time Limit Extension Committee's decision to deny a request for a

Construction Time Limit Extension for 56 Peninsula Road. Applicant/Property Owner: Denise Ivory.

Documents:

[Item 4.pdf](#)

### **112 Golden Gate Avenue**

Design Review and Exception to Total Floor Area for an addition over the existing garage located at 112 Golden Gate Avenue. The project includes adding 228 square feet for a kitchen addition. Property Owner: Chris and John Telischak; Applicant: Daniel Castor, Castor Architecture.

Documents:

[Item 5.pdf](#)

#### **4 Windward Road**

Design Review, Exception to Total Floor Area, and Variance for a remodel and alteration of a single story residence located at 4 Windward Road. The project includes refacing the exterior of the home, a new metal roof and new landscaping.

Property Owner: Paul H. Stephens and Eleanor M. Stephens Family Trust;  
Applicant: Sean Bailey

Documents:

[Item 6.pdf](#)

### **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](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**