

**BELVEDERE PLANNING COMMISSION
REGULAR MEETING AGENDA
FEBRUARY 19, 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 January 15, 2019** regular meeting of the Planning Commission.
2. Consideration of Historical Designation of property at **172 Beach Road** pursuant to Chapter 21.20 of the Belvedere Municipal Code. CEQA status: Categorically 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: Categorically Exempt pursuant to Section 15301 of the CEQA Guidelines. Applicant & Property Owners: David Forster and Lucy Alexander.

E. PUBLIC HEARINGS

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. **(ITEM 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.
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)*

- Item 6 - Project Plans

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**