

**BELVEDERE PLANNING COMMISSION
REGULAR MEETING AGENDA
MARCH 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. Draft Minutes of the **February 19, 2019** regular meeting of the Planning Commission.
3. Design Review application to replace existing wood pier and wood piles with a new wood pier and steel piles at **43 West Shore Road**. The applicant also proposes to raise the pier deck height 1.5 feet (to EL+10.0 MLLW) and install a forklift-style boat lift, floating dock and new guardrail. Property Owner: Steve Allocca; Applicant: Clausen Engineers. (Commissioner Lasky recused).

- Item 3 - Project Plans

4. Design Review, Exception to Total Floor Area, Variance and Revocable License to convert the existing carport into a garage for the property located at **1 Belvedere Way**. The subject property is currently over the allowed floor area and an Exception to Total Floor Area is required to further exceed the allowable floor area. The project also requires a Variance to encroach into the side yard setback. A Revocable License is required for existing and proposed improvements in the city right-of-way. Applicant: Walker and Moody Architects; Property Owner: Robert and Claire Slaymaker. (Commissioners Mark, Hart and Slaymaker recused).

- Item 4 - Project Plans

E. PUBLIC HEARINGS

5. Retro-Active Design Review to replace the existing front yard fence and gate located at **31 West Shore Road**. The new fence and gate will replace the existing. Applicant: McCauley Construction; Property Owner: Andrew Price. (Commissioner Lasky recused).

- Item 5 - Project Plans

6. Design Review, Exception to Total Floor Area and a request for a Construction Time Limit Extension for an addition/remodel for the property located at **20 Eucalyptus Road**. The project proposes to repair/replace the existing foundation of the residence and to construct an addition on the lower level to create a new master bedroom/suite, guest room and media room. Additionally, an addition at the front entry of the home is proposed for an expansion of the living room to create a new vestibule connecting the main house to an existing bedroom. The project proposes a deck expansion on the rear of the main residence and a roof deck on the Middle level of the residence. The subject property is currently over on floor area and an Exception to Floor Area is required to further exceed the allowable floor area. Additionally, the property owner is requesting an Extension of the allowed Construction Time Limit from 18 months to 24 months. A Revocable License is required for existing and proposed improvements in the city right-of-way. Property

Owner & Applicant: Elizabeth Mitchell. (Commissioners Mark, Hart and Slaymaker recused)

- Item 6 - Project Plans

7. Demolition, Design Review, Exception to Total Floor Area, Variance 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 5,750 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. The project also requires a Variance because a portion of the proposed new home will exceed the allowable height. A Revocable License is required for proposed improvements in the city right-of-way. Applicant: Reba Jones, Butler Armsden Architects; Property Owner: The Holland-Jager Family Trust. (Commissioner Mark recused)

- Item 7 - Project Plans

8. As remanded by the City Council on an appeal, consideration of Design Review and Conditional Use Permit 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. Applicant: LAK Associates, Sean Kennings; Property Owners: David McClosky 121 Belvedere Avenue. **(ITEM TO BE CONTINUED)** (Commissioners Mark, Hart and Slaymaker recused)

9. Design Review for new fencing at **405 San Rafael Avenue**. The project proposes to remove a portion of the existing fence at the rear property line and to replace it with a new 4 foot, cedar fence on a portion of the property at the rear. The project also proposes a new 4 foot cedar fence at the left side (south) property. Minor landscape changes are also proposed. Applicant/Owner: Daniel Oakley and Nancy Dapprich **(ITEM TO BE CONTINUED)**

F. OTHER SCHEDULED ITEMS

10. Appointment of an Ad Hoc Subcommittee regarding the treatment of City-owned lands and consideration of the lease or purchase of public property for certain cases for private improvements in the public right-of-way.

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**