

**BELVEDERE PLANNING COMMISSION
REGULAR MEETING AGENDA
JUNE 18, 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.
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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.

1. Minutes of May 21, 2019

Draft Minutes of the May 21, 2019, regular meeting of the Planning Commission.

Documents:

[Item 1.pdf](#)

2. 46 Peninsula Road

Design Review to replace the existing roof shingles with a black composite shake roofing material for the property located at 46 Peninsula Road.

Applicant: Bill Sikorski; Property Owner: William S. Price III.

Documents:

[Item 2.pdf](#)

3. 45 Peninsula Road

Design Review and Variance applications for an interior remodel, including removing exterior walls and an increase in the height of the existing home located at 45 Peninsula Road. The project requires a Variance for a portion of the home to encroach one foot into the rear yard setback. Applicant:

Holscher Architecture; Property Owner: Main Peninsula LLC.

Documents:

[Item 3.pdf](#)

[Item 3 - Plans.pdf](#)

4. Amendment to the Construction Time Limit Ordinance

Consideration of a Resolution recommending City Council amendment to the Construction Time Limit Ordinance, Municipal Code Section 20.04.035 clarifying extension application time frame.

Documents:

[Item 4.pdf](#)

E. PUBLIC HEARINGS

5. 36 Cove Road

Application regarding an interpretation of project approval including interpretation of a condition of approval that was part of an approved Design Review project for a new single family dwelling at 36 Cove Road. The project was approved on May 19, 2015 and has been constructed. The applicant is asking that the Planning Commission make a determination regarding Condition J from Planning Commission Resolution No. 2015-21 which reads: "Prior to the issuance of a Building Permit, a final landscape plan shall be

submitted for the review and approval by the Planning Commission Chair and the City Planner. The final landscape plan shall address any changes to proposed landscaping, including but not limited to adjustments to landscaping proposed in the public right-of-way. The final landscape plan shall include screening for utilities. Proposed hedges and shrubs shall not exceed a height of six (6) feet unless agreed to in writing by adjacent property owners.”

Applicant: Elizabeth Breckus; Property Owner: Robert & Connie Peirce.
(Commissioner Stoehr recused)

Documents:

[Item 5.pdf](#)

6. 20 Lagoon Road

Retroactive Design Review, Demolition, and Variance for exceeding the allowable scope of work for the project at 20 Lagoon Road. The project currently under construction exceeded the approved project scope for demolition and additional exterior walls were removed beyond 50 percent which requires a Demolition permit. Because the project is now considered a Demolition the Variance application is required for the existing carport which encroaches into the front and side yard setbacks. A new fence is proposed at the North property line, 8 feet in height. Project Applicant: Holscher Architecture; Property Owner: Joy and William Matthews. (Commissioner Carapiet recused)

Documents:

[Item 6.pdf](#)

[Item 6 - Plans.pdf](#)

7. 28 Windward Road

Design Review, Exception to Total Floor Area and Variance applications for an addition on the first floor and a new second story addition for the property located at 28 Windward Road. The project requires an Exception to Total Floor Area to exceed the allowable floor area and a Variance to exceed the allowable lot coverage. Applicant: Jeff Plonowski Architecture; Property Owner: Gloria and Fernando Cruz. **(ITEM TO BE CONTINUED)**.

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**