

**BELVEDERE PLANNING COMMISSION
REGULAR MEETING AGENDA
AUGUST 20, 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.

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 the July 16, 2019

Draft Minutes of the July 16, 2019 regular meeting of the Planning Commission.

Documents:

[Item 1.pdf](#)

2. 209 San Rafael Avenue

Design Review to paint the exterior of the existing residence and fencing at 209 San Rafael Avenue black. The project applicant/property owner is Sebastian Tokin & Jeffrey Christopher.

Documents:

[Item 2.pdf](#)

3. Adoption of Wireless Telecommunications Facilities Ordinance

Consideration of a Resolution recommending City Council adoption of Wireless Telecommunications Facilities Ordinance, Municipal Code Chapter 19.94.

Documents:

[Item 3.pdf](#)

E. PUBLIC HEARINGS

4. Discussion for the standardization of processes.....

Discussion for the standardization of processes for the analysis of FEMA compliance for proposed construction projects located within the AE and VE flood zones. The Planning Commission will take no formal action but may recommend staff return with further information and/or make a recommendation to the City Council for consideration.

Documents:

[Item 4.pdf](#)

5. 130 Bella Vista Avenue

Retro-active Design Review and Exception to Total Floor Area for new floor area created at the basement level of the approved single family home located at 130 Bella Vista Avenue. The project, currently under construction converted the approved crawl space into habitable floor area. Project Applicants and Owners: Kurt and Carmen Steil.

Documents:

[Item 5.pdf](#)

[Item 5 - Plans.pdf](#)

6. 242 Beach Road

Design Review and Exception to Total Floor Area for a remodel, addition, new decks and landscaping for the property located at 242 Beach Road. The project requires an Exception to Total Floor Area to exceed the allowable floor area in the R-15 Zoning. Applicant: Pacific Design Group; Property Owner: Barbara Malatesta.

Documents:

[Item 6.pdf](#)

[Item 6 - Plans.pdf](#)

7. 10 Fern Avenue

Design Review, Exception to Total Floor Area, Variance and Revocable License applications for a remodel and addition to the property located at 10 Fern Avenue. The project requires an Exception to Total Floor Area to exceed the allowable floor area in the R-15 Zoning. Applicant: Daniel Castor, Castor Architecture; Property Owner: Foley Family Trust

Documents:

[Item 7.pdf](#)

[Item 7 - Plans.pdf](#)

8. 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 Owners: Robert & Connie Peirce. (Commissioner Stoehr Recused)

Documents:

[Item 8.pdf](#)

[Item 8 - Late Correspondence.pdf](#)

9. 121 Belvedere Avenue.

Consideration of Design Review, Conditional Use Permit for waterfront improvements at 121 Belvedere Avenue. The proposal includes waterside improvements including a private pier, dock, boat lift, and platform lift. The pier is approximately 876 square feet of new area over the water and avoids natural rock outcroppings. Applicant: LAK Associates, Sean Kennings; Property Owner: David McClosky. (Commissioners, Mark, Slaymaker & Hart Recused)

Documents:

[Item 9.pdf](#)
[Item 9 Plans Fullrevision.pdf](#)
[Item 9 Plans Storypole.pdf](#)

10. 12 Crest Road

Design Review, Exception to Total Floor Area and Revocable License applications for a new single family dwelling with attached garage and an extensive landscape plan for the property located at 12 Crest Road. The project requires an Exception to Total Floor Area to exceed the allowable floor area permitted in the R-15 Zoning. Applicant: Jeff Jungsten; Property Owner: Alta Vista 12 Trust (Commissioners, Mark, Slaymaker & Hart Recused)

Documents:

[Item 10.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
- 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**