

City of Belvedere

Planning Applications Log

Planning Applications as of 7/20/18

EXEMPTIONS

SUBMITTAL DATE	ADDRESS	PROJECT DESCRIPTION	STATUS
5/2/2016	32 Peninsula Road	Remove NZ Tea Tree	Inactive
5/19/2016	213 San Rafael Avenue	Remove pittosporum in front yard; replace w ceris tree	Inactive
7/12/2017	43 West Shore Road	Remove Cedar and Maple tree	Inactive
7/27/2017	4 Windward Ave	Small lattice feature w/ vines in front yard	Inactive
2/20/2018	35 West Shore Road	Modify floating dock with added lift	Incomplete & has to go to PC
5/3/2018	1 Pelican Pt	Remove large Eucalyptus Tree	Inactive
5/30/2018	290 Bayview Avenue	Remove Bay tree at 288 Bayview above Beach	Approved 6/13/18
6/25/2018	19 Belvedere Ave	Reroof	Approved 6/25/18
6/14/2018	15 Oak Place	Window, siding, color revisions to approved project	Approved 7/11/18
6/18/2018	1 Oak Avenue	Remove pine tree	Approved 6/25/18
6/19/2018	15 Tamalpais Avenue	Remove/replace 3 trees	In Review
6/20/2018	82 Lagoon Road	Remove diseased Trees	Approved 7/18/18
6/20/2018	12 Cove Road	Replace lawn with turf; remove 2 trees	Approved 7/2/18

6/22/2018	121 Belvedere Avenue	AC/Heat pump	Approved 7/2/18
6/28/2018	144 Bayview Avenue	Paint house	Approved 7/2/18
7/2/2018	290 Bayview Avenue	Repair entry steps	Approved 7/11/18
7/3/2018	236 Bella Vista Avenue	Revisions to exterior canopy & retaining wall	Approved 7/10/18
7/3/2018	306 San Rafael Avenue	Add two windows to side of house	Approved 7/11/18
7/3/2018	16 Bayview Avenue	Paint house	Approved 7/3/18
7/9/2018	9, 10 Mallard Road	Replace front fences	Approved 7/9/18
7/9/2018	2 Fern Avenue	New stair, rear landing; rebuild existing steps in ROW	Approved 7/11/18
7/9/2018	35 West Shore Road	Replace decking	Approved 7/9/18
7/10/2018	28 Eucalyptus Road	Revisions to roofline	Approved 7/17/18
7/11/2018	33 Bayview Avenue	Add AC unit	Approved 7/12/18
7/11/2018	101 Belvedere Avenue	Remove 9 Acacia trees	Approved 7/18/18
7/17/2018	553 San Rafael Avenue	Reroof	Approved 7/17/18
7/17/2018	320 San Rafael Avenue	Remove dead Elm tree on City Prop	Approved 7/17/18
7/17/2018	11 Bayview Avenue	Revisions to steps and landings	Approved 7/20/18
7/17/2018	138 Madrona Avenue	Repair a drain	Approved 7/17/18
7/18/2018	340 Beach Road	Repair deck joist	Approved 7/18/18
7/18/2018	306 San Rafael Avenue	Replace sideyard fence; paint house	Approved 7/18/18
7/18/2018	42 Bayview Avenue	Cover drain swale w landscaped area, add French drain	Denied 7/19/18

7/18/2018	440 Bella Vista Avenue	Added safety railing	In Review
7/19/2018	60 Madrona Avenue	Remove diseased tree	In Review
7/19/2018	333 Bella Vista Avenue	Replace Windows; paint house	Approved 7/20/18

DESIGN REVIEW EXCEPTIONS (DRE's)

SUBMITTAL DATE	ADDRESS	PROJECT DESCRIPTION	STATUS
7/27/2016	110 Bella Vista Avenue	Landscape renovation plan	Inactive
10/2/2017	1 Madrona Avenue	Refurbish landscaping	On Hold Per Applicant
11/9/2017	333 Bella Vista Avenue	Windows, doors, fireplace chase, gates, landscaping	Resubmitted 6/14/18
3/8/2018	100 San Rafael Avenue	Generator platform; generator	Approved 7/12/18
5/14/2018	241 Bayview Avenue	2 fences	Planning Commission 8/21/18
5/31/2018	290 Bayview Avenue	addition to front fence; extension of arbor fence	Prenoticed 6/26/18
6/13/2018	12 Maybridge Road	Remove 3 pine trees	Approved 6/26/18
6/13/2018	6 Eucalyptus Road	Replace roof, siding, windows	Approved 6/25/18
6/18/2018	130 Bayview Avenue	Replace picket fence with solid fence & gate	Incomplete 7/17/18
6/20/2018	8 Tamalpais Circle	Roofing, siding, windows, railings being replaced	Prenoticed 7/19/18
6/25/2018	2 Cliff Road	Revisions to previous approvals, minor floor area changes in conditioned spaces	Prenoticed 6/25/18 - Deemed incomplete 7/18/18
6/28/2018	2 & 12 Mallard Road	Landscape renovation plans	Prenoticed 7/11/18

OTHER APPLICATIONS

Application Date	ADDRESS	PROJECT DESCRIPTION	STATUS
9/11/2017	135 Belvedere Avenue	Rev License for improvements on City property	In Review
3/20/2018	270 Beach Road	Rev License for improvements on City property	Continued at July 9 CC meeting
2/8/2018	333 Bella Vista Avenue	Rev License for wall and 2 gates in Right of Way	In Review
4/26/2018	31 West Shore Road	Rev License:Driveway, fence, landscaping in Right of Way	Approved at July 9 CC meeting
5/14/2018	230 Madrona Avenue	Rev License for drain connection in ROW	In Review
5/15/2018	296 Beach Road	Construction time extension	In Review - on hold pending completion of construction drawings
6/4/2018	285 Bayview Avenue	Revocable License for drain outlet in ROW	In Review
6/12/2018	1 North Point Circle	Revocable License for drain outlet in ROW	In Review
6/14/2018	1 Belvedere Avenue	90 Day landscape extension	In Review
6/18/2018	130 Bayview Avenue	Revocable License for new fence	In Review
6/28/2018	475 Belvedere Avenue	1 Year Extension of Design Review Exception for fence and trash enclosure	Approved 6/28/18
7/2/2018	2 Cliff Road	Revocable License for gate, landing, step on Belvedere Ave	In Review
7/17/2018	195 San Rafael Avenue	1 yearExtention of Design Review, Variance and Exception to Total Floor Area for small addition as approved by Planning Commission	Approved 7/18/18
7/19/2018	56 Peninsula Road	Revocable License for driveway Apron and landscaping in ROW	In Review

PLANNING COMMISSION APPLICATIONS

ADDRESS	PROJECT DESCRIPTION	STATUS
91 West Shore Road	Design Review for boat lift and new floating dock; gangway	Approved at June 19 Planning Commission meeting
280 Bayview Avenue	Designation as a City of Belvedere Historic Property	Approved at June 19 Planning Commission meeting
21 Oak Place	Design Review, 2 Variances & Exc to Total Floor Area for small infill additions and landscape improvements	Approved at June 19 Planning Commission meeting
416 Golden Gate Avenue	Design Review, Exception to Total Floor Area and Rev. License fo new carport and addition to home	Approved at June 19 Planning Commission meeting
12 Alcatraz Avenue	Design Review and Exception to Total Floor Area for additions to existing home and elevator	Approved at June 19 Planning Commission meeting
31 West Shore Road	Design Review and Variance (front yard setback) for roof modifications; garage doors, siding	Approved at June 19 Planning Commission meeting
62 Lagoon Road	Design Review, Exception to Floor Area, Revocable License for remodel of home, siding, roofing, landscaping	Approved at June 19 Planning Commission meeting
16 Maybridge Road	Design Review, Demolition, Exception to Total Floor Area, Revocable License for changes to Roof and gables, remove carport replace with garage, site improvements	Approved at July 17 Planning Commission meeting with conditions
130 San Rafael Avenue	Design Review for 325 square foot addition	Approved at July 17 Planning Commission meeting with conditions
130 Bella Vista Avenue	Design Review for black roof and new stone color for walls	Approved at July 17 Planning Commission meeting

312 Beach Road	Demolition, Design Review, 2 Rev. Licenses, Exc to Total Fl Area, to demolish and replace existing home plus related site and landscaping improvements	Approved at July 17 Planning Commission meeting
31 Windward Road	Design Review for 370 square foot addition and remodel	Approved at July 17 Planning Commission meeting
7 Fern Avenue	Design Review and Variance to remove existing 670sf deck and replace with new 1400sf deck; add stairway from upper to lower deck.	Continued at the June 19 Planning Commission meeting at applicant's request
135 Belvedere Avenue	Extension of Construction Time Limits to >18 months	City Council denied appeal on June 11 & upheld PI Comm extension approval
20 Eucalyptus Road	Design Review, Exception to Total Floor Area and Second Unit for additions to existing home	In Review - Submitted 11/1/16 - Deemed incomplete 11/30/16
28 Windward Road	Design Review and Exception to Total Floor Area for additions to existing home.	In Review - Submitted 8/14/17 - Incomplete
5 Golden Gate Avenue	Design Review, Exc to Total Floor Area, Variance for remodel and addition to existing home, enclosure of carport for new garage, fences	Incomplete 6/20/18
6 Eucalyptus Road	Design Review, Demolition Permit and Rev License: to remove carport, add new carport, exterior finishes, hot tub and decks	Incomplete 2/26/17
121 Belvedere Avenue	Design Review, Use Permit, Initial Study for New Boat Pier, stairs, hillavator	In Review - resub 5/16/18 Initial Study MND sent to St Cl Hs 7/19/18
431 Golden Gate Avenue	Design Review, Var, Second Unit, Rev License for addition, foundation repairs	In Review - resubmitted 5/8/18 - Revised Submittal Deemed Incomplete 6/7/18

42 Bayview Avenue	Design Review, Exception to Total Floor Area to infill 667 sf a lower floor area, 180 SF upper addition, deck reduction and new windows	In Review - submitted 4/4/18
300 Bella Vista Avenue	Demolition, Design Review, Use Permit and Revocable License to demolish existing garage and unit; rebuild new 2 car garage and unit	Incomplete 5/10/18
43 Main Street	Design Review, Use Permit and Revocable License for Corinthian Yacht Club remodel	Revised submittal in review as of 4/24/18 working on the drafting of the initial study
460 Bella Vista Avenue	Design Review, Exc to Total Floor Area, Jr. Second Unit, 3 Variances, Rev License for remodel of existing home, add carport, conversion of room to Jr Second Unit, landscaping	On hold per applicant
43 West Shore Road	Remove/replace existing pier, piles, stairs	On Hold Per Applicant
81 Belvedere Avenue	Demo and replace garage structure and guest house, Design Review, Variance FY Setback, Rev License, Use permit, Exception to Total Floor Area, ADU	Revised Applications submitted 7/10/18 - In review
12 Laurel Avenue	Design Review, Variances (SY and Lot Coverage) and Demolition permit to demolish (e) garage and replace with new garage, gates, fences, trellises	Submitted 5/9/18 - Deemed incomplete 6/7/18
17 Leeward Road	Design Review to rebuild existing garage, add infill to kitchen and extend master bedroom approx 700 SF	Incomplete 6/21/18
313 San Rafael Avenue	Design Review, Exception to Total Floor Area, Variance for addition of a roof covering at rear patio	Incomplete 6/28/18
3 Bellevue Avenue	Design Review, CEQA Study to replace 1 piling and add 1 piling to existing dock	Submitted 6/21/18 - in review
15 Oak Place	Design Review and Exception to Total Floor Area to infill unexcavated space.	Submitted 7/15/18