

BELVEDERE PLANNING COMMISSION

MINUTES

REGULAR MEETING

MEETING HELD VIA ZOOM

APRIL 20, 2021 6:30 P.M.

A. CALL TO ORDER OF THE REGULAR MEETING

Vice-Chair Pat Carapiet called the regular meeting to order at 6:30 p.m. The meeting was held via Zoom video conference. Commissioners present via Zoom: Pat Carapiet, Marsha Lasky, Nena Hart, Claire Slaymaker, Larry Stoehr and Ashley Johnson. Absent: Peter Mark. Staff present: Director of Planning and Building Irene Borba, Senior Planner Rebecca Markwick, City Attorney Emily Longfellow, and Planning and Building Permit Technician Nancy Miller.

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 agendized for further discussion at a later meeting.

No one wished to speak.

C. REPORTS

There were no Reports.

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, follow the remote meeting procedures referenced above, state your name in the "chat" section of the remote meeting platform, and indicate the item. If you do not have access to the Zoom meeting platform, please email the Director of Planning and Building, Irene Borba at iborba@cityofbelvedere.org and indicate that you would like to remove a consent calendar item and identify the item. After removing the item, the City will call for comment at the appropriate time.

MOTION: To approve the Consent Calendar for Items 1 and 2 as agendized below.

MOVED BY: Nena Hart, seconded by Claire Slaymaker

VOTE: AYES: Marsha Lasky, Claire Slaymaker, Larry Stoehr, Nena Hart,
Ashley Johnson, Pat Carapiet
NOES: None
ABSTAIN: None
RECUSED: None
ABSENT: Peter Mark

1. Draft **Minutes of the March 16, 2021** regular meeting of the Planning Commission.
2. Design Review (Retroactive) and Variance applications for a remodel at **312 Beach Road**. The home is currently under construction and the project proposal includes a reroof, windows and doors, lighting, and a remodel. The Variance is required because there is an

existing non-conforming side yard setback, and the project proposes to alter the building wall in the non-conforming setback. Applicant: David Hamblem- Syntetic Design; Property Owner: Scott L. Robertson. *Staff recommends that the Commission adopt the Resolution(s) of approval.*

E. PUBLIC HEARINGS:

3. Demolition & Design Review for modifications to approved plans for an addition/remodel at **345 Golden Gate Avenue**. The project proposal includes the demolition of the existing detached pool house, existing pool & pool terrace. Alterations to approved site stairs & planting areas and the addition of a new greenhouse are proposed. The applicant proposes the construction of a new pool house, pool terrace & a new pergola. Additionally, modifications/alterations to approved plans are proposed for the main residence. Applicant: Carl Baker (architect-Ike,Kligerman, Barkley) Property Owner: 345 Golden Gate LLC. *Staff recommends that the Commission adopt the Resolution(s) of approval*

Director Irene Borba presented the staff report. A slide show presentation accompanied her remarks.¹ She reported that additional information regarding proposed lighting and illustrative drawings were provided today by the applicants. Staff has added an additional draft Resolution for No Historical or Tribal Cultural Resource to the recommended motions.

Carl Baker, Ike,Kligerman, Barkley architects, Robert Trushkowski, Claudia Kath and Tyler Velten presented the project to the Commission. A slide show accompanied their remarks.

Commissioners asked for clarifications of some of the details of the proposal, such as pool deck material, sizes and species of some of the proposed hedges, which trees are being removed, and amount of cut and fill.

Open public hearing.

Christina Wang, 402 Golden Gate Avenue, asked whether public street parking will be preserved, what are the requirements regarding noise from entertaining events that may be held on the new outdoor areas, and what are the details of proposed outdoor lighting -- such as whether motion detectors could be used.

Ted Eliot, 401 Golden Gate Avenue, stated that he will be impacted by the project. He is concerned with outdoor lighting and tree/screening removals that may impact his privacy. He requested that reasonable efforts for screening be included in the approvals. There have been revisions submitted in the past few days but he would like to have more time to review the proposals before these are approved.

Close public hearing.

Commissioners commented on the proposed project. There was consensus that they can make the findings for approval of both Demolition and No Historic Resource for the replacement pool house. The new greenhouse and garden design, and reorientation of the pool are supported and are in keeping with the historic nature of the property. Commissioners appreciated the comparative drawings which help understand the project.

Concerns were expressed regarding hedge heights and screening, tree removals, and amount and locations of outdoor lighting. Recent proposals for changes may need additional review. Story

¹ The slide show presentation is archived with the record of this meeting.

poles for the greenhouse and pergola were requested. Commissioners would like to have ribbons on trees that are proposed to be removed to provide more guidance for the review of the project.

City Attorney Longfellow stated that the front hedge height may need further staff analysis. If the project is continued, then additional analysis of the proposed lighting could also be part of a future consideration by the Commission.

Commissioners discussed whether the project could be partially approved tonight and have the hedges and lighting return for separate consideration.

Open public hearing.

Mr. Baker commented that many of the tree removals were previously approved and were not part of this proposal. They would like to have the scope of any future reviews be limited to the proposed changes in this project.

Close public hearing.

Commissioners discussed options and decided it would be best to continue the item to allow for staff and neighbors to have time for review of the hedge proposal, lighting and any other revisions that may be proposed.

MOTION: To continue the item for 345 Golden Gate Avenue to a future Planning Commissioner meeting.

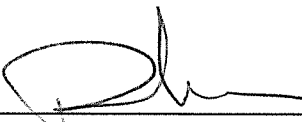
MOVED BY: Larry Stoehr, seconded by Claire Slaymaker

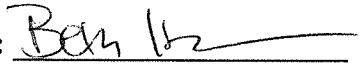
VOTE: AYES: Marsha Lasky, Claire Slaymaker, Larry Stoehr, Nena Hart,
Ashley Johnson, Pat Carapiet
NOES: None
ABSTAIN: None
RECUSED: None
ABSENT: Peter Mark

PASSED AND APPROVED at a regular meeting of the Belvedere Planning Commission on May 18, 2021 by the following vote:

AYES: Peter Mark, Marsha Lasky, Nena Hart, Ashley Johnson, Larry Stoehr,
Claire Slaymaker
NOES: None
ABSTAIN: None
ABSENT: Pat Carapiet
:

APPROVED:


Peter Mark, Planning Commission

ATTEST: 

Beth Haener, City Clerk