

**BELVEDERE PLANNING COMMISSION**

**MINUTES**

**REGULAR MEETING**

**MEETING HELD VIA ZOOM**

**MARCH 16, 2021 6:30 P.M.**

**A. CALL TO ORDER OF THE REGULAR MEETING**

Chair Peter Mark called the regular meeting to order at 6:30 p.m. The meeting was held via Zoom video conference. Commissioners present via Zoom: Peter Mark, Marsha Lasky, Pat Carapiet, Nena Hart, Claire Slaymaker, Larry Stoehr and Ashley Johnson. Absent: None. Staff present: Director of Planning and Building Irene Borba, Senior Planner Rebecca Markwick, City Attorney Emily Longfellow, and Planning & 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](mailto: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.*

Chair Mark announced that Item 3 (**312 Beach Road**) is to be continued by motion tonight, and Item 5 (**339 Golden Gate Avenue**) has been removed from the Agenda.

Director Borba stated there were no public requests submitted at this time to request any item to be removed from the Consent Calendar

MOTION: To approve the Consent Calendar for Items 1 ,2, and 4, as agendized below.

MOVED BY: Marsha Lasky, seconded by Larry Stoehr

VOTE: AYES: Peter Mark (except Item 2), Pat Carapiet, Larry Stoehr, Nena Hart (except Item 2), Marsha Lasky, Claire Slaymaker (except Item 2), Ashley Johnson (except Item 1)

NOES: None

ABSTAIN: Ashley Johnson (Item 1 – was not on Commission at the time of the meeting)  
RECUSED: Nena Hart, Peter Mark, Claire Slaymaker (Item 2 recused due to proximity to their private properties)  
ABSENT: None

1. Draft **Minutes of the January 19, 2021** regular meeting of the Planning Commission.
2. Design Review and Exception to Total Floor Area for modifications to approved plans for an addition/remodel at **20 Eucalyptus Road**. The project proposal includes a bathroom addition (approximately 66 SF) to the existing pool house, located at the rear of the property. An Exception to Total Floor Area is required as the property currently exceeds the allowable floor area and with the proposed project it will further increase the allowable floor area by the additional square footage (66 SF). Applicant/Property Owner: Elizabeth Mitchell. (*Recused Chair Mark, Commissioners Hart & Slaymaker*). *Staff recommends that the Commission adopt the Resolution(s) of approval.*
4. Consideration of Historic Designation of property at **308 Golden Gate Avenue** pursuant to Chapter 21.20 of the Belvedere Municipal Code. CEQA status: Categorically Exempt pursuant to Section 15301 of the CEQA Guidelines. Applicant and Property Owners: James and Susan DuMolin AB Living Trust. *Staff recommends that the Commission adopt the Resolution(s) of approval.*

MOTION: To continue Item 3 (**312 Beach Road**) as agendized below, to a future meeting.

MOVED BY: Pat Carapiet, seconded by Nena Hart

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

3. Design Review 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 Hamble- Syntec Design; Property Owner: Scott L. Robertson. *Staff recommends that the Commission adopt the Resolution(s) of approval.*

**PUBLIC HEARINGS: This item was removed from the Agenda for this meeting.**

5. Planning Commission consideration of Design Review for two (2) Olive trees located at the driveway entrance in the city right-of-way at **339 Golden Gate Avenue**. Applicant/Property Owners: David & Julie Flaherty. *Staff recommends that the Commission considers the information & associated Resolution(s) to either approve or deny*

