

**CITY OF BELVEDERE NOTICE OF  
PUBLIC HEARING OF THE PLANNING COMMISSION**

NOTE: This is not an agenda. The agenda will be posted/available the Friday before the meeting.

**NOTICE IS HEREBY GIVEN** that on **August 20, 2024**, at **6:30 p.m.**, the Planning Commission of the City of Belvedere will hold a public meeting to consider actions and reports including the following:

1. Extension of Design Review approval application for the property located at **28 Eucalyptus Road** (APN: 060-182-11). The project received Planning Commission approval on September 20, 2022, to demolish the existing garage and construct a new garage. This application does not propose to modify the approved plans. Staff recommends that the project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301(l)(1) Existing Facilities. Applicant: Denise Ellison; Property Owner: Denise Ellison
  
2. Design Review, Demolition, and Revocable License applications for the property located at **322 San Rafael Ave** (APN:060-041-31). The project proposes to demolish the existing 5,450 square-foot residence and construct a new 5,450 square-foot two story residence with attached 2-car garage. The project proposes new landscaping, hardscaping, exterior lighting, swimming pool, and dock. The project requires a Revocable License for private improvements within the San Rafael Avenue right-of-way. The project is categorically exempt from CEQA pursuant to CEQA Guideline Section 15303(a) New Construction or Conversion of Small Structures. Project Applicant: Janet Ni; Property Owner: Charles Bergh & Juliet Liu Bergh
  
3. Design Review, Demolition, and Revocable License applications for the property located at **4 West Shore Road** (APN: 060-272-02) to demolish over 50% of the existing residence and construction of a 376 square-foot addition and an interior remodel. The project proposes to reroof the residence, provide new siding and windows, to replace the covered entry walkway, install skylights, and provide new landscaping. The project requires a Revocable License for private improvements within the West Shore Road right-of-way. The project is categorically exempt from CEQA pursuant to CEQA Guideline Section 15301(l)(1) Existing Facilities. Applicant: Tammi Jew; Property Owner: John Clarke Architects

NOTICE IS HEREBY FURTHER GIVEN that at the above time and place, all letters received will be noted, and all interested parties will be heard. 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 in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the above-referenced public hearing [Government Code Section 65009(b)(2)]. Correspondence will be received up to the start of the meeting. Please submit any correspondence by August 13, 2024, for inclusion in the staff report distributed to the Commission before the meeting. Items will not necessarily be heard in the above order or, because of possible changes or extenuating conditions, be on the actual agenda. For additional information, please contact City Hall. 450 San Rafael Avenue, Belvedere, CA 94920 (415) 435-3838