

**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 **September 17, 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 **7 Bellevue Avenue** (APN: 060-102-34). The project received Design Review Exception approval on September 23, 2021, to replace the exterior shingle siding, add a hot tub, glass railing, and window, and widen the driveway. 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(I)(1) Existing Facilities. Applicant: Matthew Myzak & Kristin Seeger; Property Owner: Matthew Myzak & Kristin Seeger
2. Design Review, Exception to Total Floor Area and a Variance for a 197 square-foot addition and remodel of the existing residence located at **2 Golden Gate Avenue** (060-113-02). The proposed project includes a 6' tall retaining wall at the rear/side of the property, a new pool and patio areas as well as new landscaping. The project requires an Exception to Total Floor Area to exceed the allowable floor area. A Variance is required to construct a 6' tall retaining wall that is partially in the setbacks. Revocable Licenses are required for existing and proposed improvements in the City right-of-way on Golden Gate Avenue and San Rafael Avenue. The project is categorically exempt from CEQA pursuant to CEQA Guideline Section 15301(I)(1) Existing Facilities Project Applicant: Holscher Architects. Property Owners: Jane & Scott Stitler
3. 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
4. Design Review, Demolition, Variance, and Revocable License applications for the property located at **501 San Rafael Avenue** (APN: 060-091-13) to demolish an existing auxiliary structure and construct a new detached garage. The project also proposes to remodel the existing church and convert it into a new single-family dwelling. The project requests Variances to encroach into the setbacks. 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 15301(I)(1) Existing Facilities. Applicant: Steve Wisenbaker; Property Owner: Super Church LLC.

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 September 10, 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