

**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 **November 19, 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. Design Review and Variance applications to construct 358 square-feet of floor area within the existing exterior walls of a storage area below the garage at **312 Beach Road**. (060-233-08). The project requires a Variance to allow the structure to encroach into the side yard setback. The project is categorically exempt from CEQA pursuant to CEQA Guideline Section CEQA Guidelines Section 15301(l)(1) Existing Facilities. Project Applicant: David Hamblen. Property Owners: Scott Robertson.
2. Design Review and Exception to Total Floor area to enclose a covered patio with a roof and walls at **218 Bayview Avenue** (060-173-43). The project proposes color and material changes to the roof, siding, and walkways for the current project under construction. The project requires an Exception to Total Floor Area to exceed the allowable floor area in the R-15 zoning district. The project is categorically exempt from CEQA pursuant to CEQA Guideline Section 15301(l)(1) Existing Facilities. Project Applicant: Phan Ta 2017 Trust. Property Owners: Phan Ta 2017 Trust.
3. Design Review, Demolition, Exception to Total Floor Area, 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 4,700 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 an Exception to Total Floor Area to exceed the allowable floor area in the R-1L zoning district. 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.

**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 November 11, 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