

**CITY OF BELVEDERE NOTICE OF  
SPECIAL 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 **April 3, 2025**, at **5:00 p.m.**, the Planning Commission of the City of Belvedere will hold a public meeting, in accordance with the requirements of the Brown Act (California Government Code Section 54950 *et seq.*) to consider actions and reports including the following:

1. Design Review, Demolition, and Revocable License to demolish the existing single-family residence and construct a new 4,845 square-foot single-family residence with a 500 square-foot JADU at **104 Golden Gate Avenue** (060-143-09). Associated improvements include a new swimming pool, landscaping, fencing, and exterior lighting. The applicant requests a Revocable License to allow private improvements within Golden Gate 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. Applicant: Sean Bailey. Property Owner: GG 104 LLC.
2. Design Review, Demolition, a Variance, and Revocable License to demolish the existing single-family residence and construct a new 2,748 square-foot single-family residence at **51 Peninsula Road** (060-051-44). Associated improvements include a new swimming pool, landscaping, exterior lighting, bulkhead repair, and replacing and extending the existing dock. The Variance request is to encroach into the rear yard setback. The applicant requests a Revocable License to allow private improvements within the Peninsula Road right-of-way. The project is categorically exempt from CEQA pursuant to CEQA Guideline Section 15303(a) New Construction or Conversion of Small Structures. Applicant: Toby Long. Property Owner: Price Trust Etal

**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 March 27, 2025, 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