

**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 **June 20, 2023**, 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, Exception to Total Floor Area, and Variance applications for the property located at **60 Madrona Avenue** (APN: 060-153-06). The project proposes a new 625-square-foot garage and 181-square-foot storage area (total 806 square feet). Appurtenances to the proposed garage include installation of a new elevator to the garage, wood recycling enclosure, driveway deck and guardrails, and paved driveway apron to the street. The existing revocable license (#2013.20) would be updated to include the private driveway improvements within the public right-of-way. The project also proposes to replace the residence's existing flat roof with a pitched roof. An Exception to Total Floor Area is requested to exceed the allowable floor area per Belvedere Municipal Code (BMC) Section 19.52.115. A Variance is required for the project to exceed the 28-foot height limit pursuant to BMC Section 19.26.040. The project is categorically exempt from CEQA pursuant to Section 15301(l)(1) Existing Facilities, and Section 15303(a) New Construction or Conversion of Small Structures. Project Applicant: John Swain; Property Owners: Matina Seremetis & Andres Pineda (Matina Seremetis Trust & Pineda Seremetis Family Trust).
2. Design Review application for the property located at **104 Golden Gate Avenue** (APN: 060-143-09). The project proposes to remove five (5) Redwood trees, one (1) Monterey Cypress, one (1) Monterey Pine, and one (1) Coastal Live Oak tree. The project proposes replacement landscaping, including Toyon, one Coastal Live Oak, and two California Buckeye trees. The project is categorically exempt from CEQA pursuant to CEQA Guideline Section 15304 Minor Alterations to Land. Project Applicant: Geneva Michaelcheck; Property Owner: William Michaelcheck.
3. Consideration of Historic Designation of property at **402 Golden Gate Avenue** (060-223-10) 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: Donald and Laura Lacey.
4. Consideration of Historic Designation of property at **246 Beach Road** (APN: 060-213-22) pursuant to Chapter 21.20 of the Belvedere Municipal Code. CEQA status: Categorically Exempt pursuant to Section 15301 of the CEQA Guidelines. Applicant: Gavriel Bar-or; Property Owner: Gal Bar-or.
5. **Annual General Plan & Housing Progress Report** pursuant to Government Code Section 65400 and 65700 mandates that all cities and counties submit an annual report on the status of the General Plan and progress in its implementation to their legislative bodies, the Governor's Office of Planning and Research and the Housing and Community Development and pursuant to California Government Code Section 65400(a)(2) on implementation of the existing City Belvedere Housing Element.

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 June 12, 2023, 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