

BELVEDERE PLANNING COMMISSION

MINUTES

REGULAR MEETING

July 18 , 2023 6:30 P.M.

A. CALL TO ORDER OF THE REGULAR MEETING

Chair Pat Carapiet called the regular meeting to order at 6:30 p.m. in the Council Chambers. The meeting was also available via Zoom webinar. Commissioners present: Pat Carapiet, Nena Hart, Marsha Lasky, Alex Seidel, Claire Slaymaker, Kevin Burke and Ashley Johnson. Commissioners Absent: None. Staff present: Director of Planning and Building Rebecca Markwick, City Attorney Ann Danforth, Associate Planner Samie Malakiman, and Technician Nancy Miller.

B. OPEN FORUM

This is an opportunity for any citizen to briefly address the Planning Commission on any matter that does not appear on this agenda. Upon being recognized by the Chair, please state your name, address, and limit your oral statement to no more than three minutes. Matters that appear to warrant a more-lengthy presentation or Commission consideration will be agendized for further discussion at a later meeting.

Chair Carapiet welcomed new Planning Commissioner Alex Seidel. She also welcomed Director of Planning and Building Rebecca Markwick to City staff.

C. REPORTS

There were no reports.

D. CONSENT CALENDAR

MOTION: To approve the Consent Calendar as agendized below.

MOVED BY: Ashley Johnson, seconded by Kevin Burke

VOTE: AYES: Kevin Burke, Marsha Lasky, Nena Hart, Claire Slaymaker, Ashely Johnson, Pat Carapiet, Alex Seidel.

ABSENT: None

ABSTAIN: Alex Seidel (Item 1 only due to absence from meeting)

1. Draft **Minutes of the July 18, 2023**, regular meeting of the Planning Commission.
2. 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.
3. 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.

Chair Carapiet announced that the applicants for Item 4, (**60 Madrona Avenue**) have requested that this item be continued to a future meeting.

E. PUBLIC HEARINGS

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).

MOTION: To continue the applications for the property at **60 Madrona Avenue** to a future meeting per the applicant’s request.

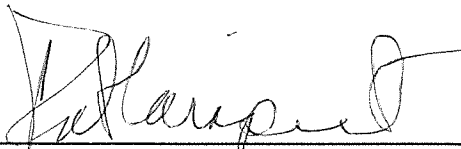
MOVED BY: Ashley Johnson seconded by Claire Slaymaker

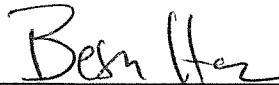
VOTE: AYES: Pat Carapiet, Marsha Lasky, Nena Hart, Kevin Burke, Claire Slaymaker, Ashley Johnson and Alex Seidel.
NOES: None
RECUSED: None.

Meeting was adjourned at 6:40 PM

PASSED AND APPROVED at a regular meeting of the Belvedere Planning Commission on August 15, 2023 by the following vote:

VOTE AYES: Pat Carapiet, Ashley Johnson, Marsha Lasky, Nena Hart, Kevin Burke, Claire Slaymaker
NOES: None
ABSTAIN: None
ABSENT: Alexander Seidel

APPROVED: 
Pat Carapiet, Planning Commission Chair

ATTEST: 
Beth Haener, City Clerk