

**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 **March 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. Retroactive Design Review and Exception to Total Floor Area applications for the property located at **6 Buckeye Road** (APN: 060-131-26) to add 180 square-feet to the existing residence. The project proposes two new skylights (retroactive), a new three car parking area, landscaping, and would relocate the front yard fence and gate. The applicant requests an Exception to Total Floor Area to allow a 5,525 square-foot residence where 5,345 exists. The project is categorically exempt from CEQA pursuant to CEQA Guideline Section 15301(l)(1) Existing Facilities. Applicant: Cedric Barringer; Property Owners: KBCG CP Trust
2. Design Review for the property located at **101 Bayview Avenue** (APN 060-153-06). The applicant proposes a 281 square-foot residential addition at the rear of the property, and two new wood decks. Additional improvements include a new skylight, windows and doors, siding repair, re-roofing, exterior lighting, and guardrails. Staff recommends that the project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301(l)(1) Existing Facilities. Applicant: Holscher Architecture; Property Owner: Catherine Lowell.
3. Demolition, Design Review, Tentative Subdivision Map, and Revocable License. The project proposes to demolish the existing 22 dwelling units and construct 40 units located at **1-22 Mallard Road (APNs 060-072-27, -28, and -18)**. The project proposes six single-family homes with one accessory dwelling unit, four duplexes (8 units), one fourplex (4 units), 2 triplexes (6 units) and 15 units in an apartment building. Four of the units would be affordable to lower income households. The request includes one concession and multiple waivers under State Density Bonus Law. The City Council has determined that the project is categorically exempt from CEQA Guideline Section 15332 Infill Development. Applicant: Bruce Dorfman, Thompson Dorfman. Property Owner: Mallard Pointe 1951, 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 March 12, 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