

**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 **December 12, 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 application for the property located at **15 Tamalpais Avenue** (APN: 060-111-23) to remove one (1) mature Eucalyptus tree, 63-inches in diameter at breast height. The applicant would replace the Eucalyptus tree with a new tree (tree species and location yet to be determined). The project is categorically exempt from CEQA pursuant to CEQA Guideline Section 15304 Minor Alterations to Land. Project Applicant: Sarah Crump Collins; Property Owner: Todd Stanton.
2. Design Review and Revocable License applications for the property located at **43 Peninsula Road** (APN: 060-051-31) to add 521 square-feet to the residence, consisting of a 508 square-foot first addition and 13 square-foot living room expansion. The project would raise and replace the existing 12-foot-tall roof to 14-feet at the living room. The project would replace exterior windows and doors, repaint exterior walls, and replace the swimming pool. A Revocable License is required for improvements in the Peninsula Road right-of-way. The project is categorically exempt from CEQA pursuant to CEQA Guideline Section 15301(l)(1) Existing Facilities. Applicant: Marshall Shneider (architect). Property Owners: David Ross and Helen Werngren.
3. Design Review application for the property located at **46 Lagoon Road** (APN 060-063-03). The applicant proposes landscape improvements, including new paving, water feature, spa, entry walk and gate, plantings, and exterior lighting. Staff recommends that the project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 Existing Facilities. Applicant: Catherine Coy, Catherine Coy Design; Property Owner: Bart Stephens
4. Notice is hereby given that the City of Belvedere Planning Commission will hold a public hearing to consider adoption of the revised **Belvedere Housing Element** and make a recommendation on the **Initial Study**. The Housing Element provides extensive information on housing conditions and trends, future housing needs and opportunities, and sets forth goals, policies and programs for implementation. The Planning Commission will also consider an Initial Study prepared to address potential environmental impacts of the proposed project and will accept comments on the IS at this meeting. The Planning Commission will make a recommendation to the City Council regarding the 2023-2031, 6th Cycle Housing Element Update and the Initial Study.

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 December 6, 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