



City of Belvedere
Special Planning Commission Meeting Agenda
Tuesday, November 14, 2023 – 6:30 PM

NOTICE: Members of the Public will be able to participate in-person or remotely via Zoom. *Please be advised that those participating in the meeting remotely via Zoom do so at their own risk. The Planning Commission meeting will not be cancelled if any technical problems occur during the meeting.*

City Hall Council Chambers will be open to members of the public 30 minutes prior to the start of the meeting.

Members of the public may attend the meeting in-person at the Council Chambers 450 San Rafael Avenue, or by visiting:

<https://us02web.zoom.us/j/89294361832>

Or by phone 1-888-788-0099 (Toll Free) or 1-833-548-0276 (Toll Free)

Enter Webinar ID: 892 9436 1832

If you have called into the meeting and wish to speak, please press *9.

At each meeting, the public has the opportunity to address the Planning Commission on items appearing on the agenda and items not appearing on the agenda, but within the purview of the Planning Commission.

Public Comment may be made live during the meeting in-person, via Zoom or through written comment. The public may also submit comments in advance of the meeting by emailing the Director of Planning & Building at: rmarkwick@cityofbelvedere.org Please write "Public Comment" in the subject line. Comments submitted one hour prior to the commencement of the meeting will be presented to the Planning Commission and included in the public record for the meeting. Written public comment will not be verbally read out loud. The Planning Commission will not entertain comments made in the chat function.

A. CALL TO ORDER OF SPECIAL MEETING OF THE PLANNING COMMISSION

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, 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 agendaized for further discussion at a later meeting.

C. REPORTS

The Reports agenda item consists of any oral reports from standing Planning Commission committees (if any), an individual member of the Planning Commission, and staff.

D. PUBLIC HEARINGS

1. 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, five duplexes (10 units), and 23 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. Staff recommends that the project is categorically exempt from California Environmental Quality Act (CEQA) pursuant to CEQA Guideline Section 15332 Infill Development. Applicant: Bruce Dorfman, Thompson Dorfman. Property Owner: Mallard Pointe 1951, LLC

- [STAFF REPORT](#)
- **ATTACHMENTS**
 1. [DRAFT DESIGN REVIEW RESOLUTION](#)
 2. [DRAFT RESOLUTION FOR DEMOLITION PERMIT](#)
 3. [DRAFT RESOLUTION FOR TENTATIVE SUBDIVISION MAP](#)
 4. [PROJECT APPLICATIONS](#)
 5. [PROJECT PLANS](#)
[LANDSCAPE PLANS](#)
[PHOTO SIMULATIONS](#)
[SIGNAGE & PHOTOMETRIC STUDY](#)
 6. [ALTERNATIVE "A" PLANS](#)
 7. [ASCENT MEMO](#)
 - [Attachment A & B](#)
 - [Attachment C](#)
 - [Attachment D](#)
 - [Attachment E F & G](#)
 - [Attachment H & I](#)
 - [Attachment J](#)
 8. [REPLACEMENT HOUSING & RELOCATION PLAN](#)
 9. [DEPARTMENT REVIEWS](#)
 10. [CORRESPONDENCE](#)

HEARING PROCEDURE

The Planning Commission will follow the following procedure for all listed public hearing items:

- 1) The Chair will ask for presentation of the staff report;
- 2) The Commissioner will have the opportunity to question staff in order to clarify any specific points;
- 3) The applicant and project representative will be allowed to make a presentation, **not to exceed 10 minutes for large, or 5 minutes for small, projects, as total for the applicant's design team;**
- 4) The public hearing will be opened;
- 5) Members of the audience in favor or against the proposal will be allowed to speak, **for a maximum of 3 minutes per speaker;**
- 6) The applicant will be given an opportunity to respond to comments made by the audience, **for a maximum of 5 minutes total for the applicant's design team;**
- 7) The public hearing will be closed; and
- 8) Discussion of the proposal will return to the Commission with formal action taken to approve, conditionally approve, deny or continue review of the application.

APPEALS: The Belvedere Municipal Code provides that the applicant or any interested person may appeal the action of the Planning Commission on any application. The appeal must be in writing and submitted with a fee of \$1026.00 (applicant) or \$776.00 (non-applicant) not later than ten (10) calendar days following the date of the Planning Commission action. Appeals received by City staff via mail after the tenth day will not be accepted. 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 above, or in written correspondence

delivered to the Planning Commission at, or prior to, the above-referenced public hearing. [Government Code Section 65009)b)(2)].

NOTICE: WHERE TO VIEW AGENDA MATERIALS

Staff reports and other writings distributed to the Planning Commission are available for public inspection at the following locations:

Online at www.cityofbelvedere.org

Belvedere City Hall, 450 San Rafael Ave, Belvedere (Writings distributed to the Planning Commission after the posting date of this agenda are available for public inspection at this location only);

Belvedere-Tiburon Library, 1501 Tiburon Boulevard, Tiburon.

To request automatic mailing of agenda materials, please contact the City Clerk at (415) 435-3838.

NOTICE: AMERICANS WITH DISABILITIES ACT

The following accommodations will be provided, upon request, to persons with a disability; agendas and/or agenda packet materials in alternate formats and special assistance needed to attend or participate in this meeting. Please make your request at the Office of the Planning Department or by calling (415) 435-3838. Whenever possible, please make your request four working days in advance of the meeting.

Items will not necessarily be heard in the above order, not, because of possible changes or extenuating conditions, be heard. For additional information, please contact City Hall, 450 San Rafael Ave, Belvedere CA 94920. (415) 435-3838.