



CITY OF PIEDMONT

Planning Commission Agenda
Monday, May 13, 2019
5:00 p.m.

City Council Chambers, 120 Vista Avenue, Piedmont, CA

Call to Order

Roll Call

Public Forum

Persons wishing to address the Planning Commission regarding items not on the agenda may do so during the Public Forum. In order for all speakers to be heard, the Commission normally limits individuals' comments to 3 minutes.

Regular Agenda

1. Approval of minutes for the April 8, 2019 regular meeting of the Planning Commission.
2. Removal of Applications from Regular Session to Consent Calendar. Applications that receive unanimous Planning Commission approval by consent will be placed on the Consent Calendar prior to consideration of the remaining applications on the Regular Session agenda.
3. **RECOMMENDATION TO ADOPT DRAFT UPDATED DESIGN GUIDELINES**

Receipt of a draft update of the City of Piedmont Design Guidelines, an informational report from the City's consultant regarding the draft update, and a recommendation from staff that the Commission recommend the City Council approve the Guidelines. This agenda item is continued from the Commission's meeting on April 8, 2019, and includes an opportunity for public comment and Commissioner discussion.
4. **VARIANCE AND DESIGN REVIEW PERMIT – NEW HOUSE + FENCE**
30 Blair Place
#18-0130

An application for a variance and design review permit for a new house and fence has been submitted by the property owners of 30 Blair Place. The application proposes to demolish an existing 2,454-square-foot residence and construct a new, two-story 2,948-square-foot residence above a 1,797-square-foot, partially subterranean basement level, as well as construction of new terraces, steps, exterior lighting, landscaping, and related site changes. As part of the construction of the new residence, a variance is required to construct an attached garage within the street yard setback. A fence and gate are proposed within the street yard setback. The application has been deemed categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303, New Construction or Conversion of Small Structures.
5. **VARIANCE AND DESIGN REVIEW PERMIT – NEW HOUSE**
1635 Grand Avenue
#19-0058

An application for a new house, a variance and design review permit has been submitted by the property owners of 1635 Grand Avenue. The application also proposes to construct a new,

approximately 3,372 square foot single-family residence. The new residence is proposed to be three levels with four bedrooms, three bathrooms, one half-bathroom, a laundry room, and a great room consisting of living, dining, and kitchen areas. The residence is proposed to step up the hill above a conforming two-car garage. A patio and two decks are proposed at the front (east) of the residence and another patio is proposed in the rear (west) yard. Additional features proposed include: a trash enclosure in the front yard, entry stairs, a new curb cut, retaining walls throughout, exterior lighting, and landscaping throughout. A variance is required in order to construct the garage in the street yard setback

6. **VARIANCE AND DESIGN REVIEW PERMIT**
170 Lake Avenue
#19-0091

An application for a variance and design review permit has been submitted by the property owners of 170 Lake Avenue. The application also proposes to expand and remodel the home including: constructing an approximately 870-square-foot second-story addition; constructing upper level balconies at the front (northwest) of the residence; modifying the roof form throughout; constructing a new trellis and deck in the left (northeast) street yard of the residence; making various interior changes including the addition of two bedrooms and the excavation of the basement level including expanding the garage to two conforming parking spaces; and various other modifications throughout including modifications to windows, doors, skylights, exterior lighting, and hardscape including an expanded driveway and new patios and walkways. Two variances are required in order to construct within the front street yard setback along Lake Avenue and to construct within the left street yard setback along Greenbank Avenue.

7. **VARIANCE AND DESIGN REVIEW PERMIT**
43 Estrella Avenue
#19-0093

An application for a variance and design review permit has been submitted by the property owners of 43 Estrella Avenue. The application proposes to construct a 75-square foot addition to the west of the existing accessory structure at the rear of the property. The application also proposes to install new windows, doors, exterior lights, and stairs at the accessory structure and the rear of the main residence; to install a new air conditioning unit to the rear of the accessory structure; and to make other exterior and interior changes. A variance is required in order to construct within the rear yard setback.

8. **DESIGN REVIEW PERMIT**
10 Crest Avenue
#19-0096

An application for design review permit has been submitted by the property owners of 10 Crest Avenue. The application proposes to construct two separate single story additions totaling 620 square feet of living space; create a garbage enclosure; remove and install new windows and skylights; construct new patios and plant new landscaping; make exterior modifications such as new roofing and repairing existing siding; construct a fence within the street yard setback; and make various interior modifications.

9. **DESIGN REVIEW PERMIT– NEW HOUSE**
67 Glen Alpine Road
#19-0097

An application for a new house and design review permit has been submitted by the property owners of 67 Glen Alpine Road. The application proposes to demolish the existing home and construct a new, approximately 7,695-square-foot single-family residence. The new residence is proposed to be three levels above a garage and consists of ten bedrooms, ten bathrooms, two half-bathrooms, a living room, dining room, kitchen and family room, study, laundry room, elevator, and a conforming four-car garage. Roof terraces are proposed off of the two upper levels at the (west) side and at the front (south) of the residence. A pool deck with spa and outdoor shower is proposed

to the rear (north) of the proposed residence. Additional proposed features include: retaining walls and fencing throughout, on grade stairs, an expanded curb-cut, a new driveway, and exterior lighting and landscaping throughout.

10. VARIANCE AND DESIGN REVIEW PERMIT
8 Manor Drive
#19-0098

An application for a variance and design review permit has been submitted by the property owners of 8 Manor Drive. The application proposes to construct additional 222 square feet of habitable space in the upper level and basement of the house. The proposed construction consists of building two dormers with windows on the north and south slopes of the roof at the rear of the house for an attic expansion, partially excavating the basement to create habitable space, and various other interior modifications. A variance is required in order to exceed the floor area ratio limit.

11. DESIGN REVIEW PERMIT
17 Sierra Avenue
#19-0099

An application for a design review permit has been submitted by the property owners of 17 Sierra Avenue. The application proposes to construct a 7-foot-high fence along the north property line fronting Mountain Avenue and along the east property line; constructing a new handrail at the front entry path and stairs; and other landscape and hardscape modifications throughout the property.

12. DESIGN REVIEW PERMIT
21 Sierra Avenue
#19-0116

An application for a design review permit has been submitted by the property owners of 17 Sierra Avenue. The application proposes to remove all existing structures, hardscape, and utilities.

Adjourn

Agenda Item Material The materials for the agenda items listed above are available for review from 8:30 a.m. to 12 noon and 1 p.m. to 5 p.m. Monday through Friday in the Department of Public Works at City Hall, 120 Vista Avenue, Piedmont, CA.

Procedural Notes

1. The Planning Commission welcomes you to its meeting which is regularly scheduled for the second Monday of each month. Your interest and participation is encouraged and appreciated. Members of the public will have an opportunity to be heard during the public portion of a hearing. While it is not mandatory, you are requested to submit a speaker form (available near the front door), and when recognized by the Chairperson, proceed to the podium, give your name and address, comments and/or questions. In order that all interested parties have an opportunity to speak, please limit your comments to the specific subject under discussion. Time limitations are generally three minutes but shall be at the discretion of the Chairperson. You are not required to fill out a speaker form or give your name and address, but doing so makes the meeting more efficient, enables the recording secretary to properly attribute comments in the meeting minutes, and will enable the City to send future notices concerning this application if there are any.
2. Applications are generally scheduled in the order in which they were submitted, but the Planning Commission reserves the right to change the order of applications on the agenda or change items from one calendar to the other without further notice. Each applicant is advised that if her or his representative is not present to speak to this application, her or his application may be acted upon and possibly denied. This meeting is required to end at or before 11:30 p.m. unless a majority of the Commission votes to continue the meeting. If your item has not been heard prior to the 11:30 p.m. deadline, your item may be continued to a future meeting.
3. Unless noted in the project description, the applications above have been deemed by staff to be categorically exempt from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15301, Existing Facilities.

4. **APPEAL** - Any decision of the Planning Commission pursuant to Chapter 17 of the Piedmont City Code may be appealed by any interested party within ten (10) days to the City Council in accordance with the procedure set forth in Division 17.78, Appeals; Calls for review.
5. The Planning Commission will take a dinner break at approximately 6:30 pm.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk at (510) 420-3040. Notification at least two business days preceding the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. [28 CFR 35.102-35.104 ADA Title II]

In accordance with G.C. Sec. 54954.2(a) this notice and agenda were posted on the City Hall bulletin board and also in the Piedmont Police Department on April 29, 2019.