



CITY OF PIEDMONT

Planning Commission Agenda
Monday, February 10, 2020
5:30 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.

Special Session (City Hall Conference Room) Approximately 7:00 p.m. – 7:30 p.m.

At approximately 7:00 p.m., the Planning Commission will conduct a Special Session during a dinner break. During the Special Session, the Commission will review projects completed in 2019 for the City's annual Design Awards program, and will select winners for the March 12th Design Awards Presentation and Reception. The Regular Session will resume immediately after the Special Session dinner break.

Regular Agenda

1. Approval of minutes for the January 13, 2020 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 RELATED TO ACCESSORY DWELLING UNITS

Receipt of a draft update of the City of Piedmont Design Guidelines related to accessory dwelling units and junior accessory dwelling units, a report from the Planning & Building Director regarding the draft update, and a recommendation from staff that the Commission recommend the City Council approve the Guidelines. The proposed updates to the Design Guidelines are in response to State laws effective January 1, 2020 that amend Government Codes 65852.2 and 65852.22. The proposed Design Guidelines are deemed exempt from the California Environmental Quality Act (CEQA) because the amendment to the Design Guidelines is not a project, as defined in Public Resources Code section 21065 and CEQA Guidelines, 14 Cal. Code of Regulations section 15378, and the Design Guidelines are also exempt under CEQA Guidelines section 15061(b)(3), because it can be seen with certainty that there is no possibility that the adoption of Design Guidelines may have a significant effect on the environment, and sections 15301(e) and 15303(a) because the Guidelines address the construction of accessory dwelling units and junior accessory dwelling units (second units).

4. VARIANCE AND DESIGN REVIEW PERMIT

350 Moraga Avenue

#19-0264

An application for a variance and design review permit has been submitted by the property owner of 350 Moraga Avenue. The application proposes to stylistically remodel the main home to construct a 922-square-foot, multi-level expansion. The proposal includes making the following modifications on the side of the house along Bonita Avenue: changing the main entry from Moraga Avenue to Bonita Avenue and constructing: a new entry porch, deck, and stairs; an upper-level deck; a two-car garage; a new driveway and curb cut with access to Bonita Avenue; new brick siding at the basement level; and low retaining walls to replace the existing fencing. The application also proposes the following changes on the east and north sides of the property: to remove the existing shed, deck, stairs, and chimney; expand the existing lower-level deck; and build a trash enclosure. Other proposed changes include: demolishing the porch and stairs and adding new fencing on the south side of the property; making window and roof changes; installing new exterior lighting fixtures and a new skylight; and making various other exterior, interior, landscape and hardscape changes throughout. A variance from the 20-foot street-yard setback is required to construct portions of the house within the setback along Bonita Avenue.

5. DESIGN REVIEW PERMIT

14 Caperton Avenue

#19-0324

An application for a design review permit has been submitted by the property owner of 14 Caperton Avenue. The application proposes to construct a 2,177-square-foot upper-level addition that includes balconies on the front facade; legalize an unpermitted study room located on the northwest corner of the main floor; make window and door modifications throughout; install new exterior lights; and make various other exterior and interior changes.

6. VARIANCE AND DESIGN REVIEW PERMIT

99 Crocker Avenue

#19-0343

An application for a variance and design review permit has been submitted by the property owners of 99 Crocker Avenue. The application proposes a comprehensive remodeling and replacement of the carport and deck, including preserving the existing retaining walls and parking pad; rebuilding the carport and deck; raising the level of the deck above the carport by 2 feet; and raising the enclosing walls by approximately 3 feet 6 inches. Other related site changes include new exterior lighting, a metal and canvas sunshade pergola, and a barbecue grill. A variance is required to reconstruct the taller carport and deck structure in the 20-foot street-yard setback along Wildwood Gardens.

7. VARIANCES AND DESIGN REVIEW PERMIT

2 Mesa Avenue

#19-0354

An application for two variances and a design review permit has been submitted by the property owners of 2 Mesa Avenue. The application proposes to make the following changes at the rear (east) and left (north) side of the property: demolishing and rebuilding an enlarged detached garage in order to provide two conforming parking spaces; enlarging the curb cut and driveway at Moraga Avenue; constructing new steps with landing leading to the garage; adding new skylights, windows, doors and exterior lighting fixtures at the proposed garage; and making other landscape and hardscape modifications. Two variances are required to construct the garage within the 20-foot street yard setback facing Moraga Avenue and the 5-foot rear yard (east) setback.

8. **VARIANCES AND DESIGN REVIEW PERMIT**
1 Parkside Drive
#19-0358

An application for variances and a design review permit has been submitted by the owners of 1 Parkside Drive. The application proposes the following construction: a 567-square-foot addition along Parkside Drive, containing a two-car garage with master suite above; a 25-square-foot expansion at the northwest corner of the house; the removal of the existing driveway and conversion of the existing garage to a workshop; a fence within the street yard setback along Ronada Avenue; new windows and doors throughout the residence; new decking and patio in the rear yard; and other exterior features including retaining walls, exterior lighting, new front awning, and guardrails. Three variances are required to: 1) construct within the 20-foot street-yard setback along Parkside Drive, 2) construct within the 20-foot street-yard setback along Ronada Avenue, and 3) construct within the 5-foot side-yard setback.

9. **VARIANCE AND DESIGN REVIEW PERMIT**
1133 Winsor Avenue
#20-0015

An application for a variance and design review permit has been submitted by the owners of 1133 Winsor Avenue. The application proposes to construct a maximum 42-inch-tall concrete wall, 6-foot-tall redwood fence, a stone patio, and remove two trees in the front yard. A variance is required to construct a patio within the 20-foot street-yard setback.

10. **VARIANCE AND DESIGN REVIEW PERMIT**
220 Mountain Avenue
#20-0016

An application for a variance and design review permit has been submitted by the owners of 220 Mountain Avenue. The application proposes to enclose the existing upper level trellis-covered balcony to create 118 square feet of additional habitable space; make window and door modifications on the north, south, and west elevations; and make various interior and exterior modifications. A variance is required in order to construct within the 5-foot side-yard setback.

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 are 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 7:00 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 January 27, 2020.