



CITY OF PIEDMONT

REVISED Planning Commission Agenda Monday, December 11, 2017 5:00 p.m.

City Council Chambers, 120 Vista Avenue, Piedmont, CA

Agenda Item Material The materials for the agenda items listed below 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.

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 November 13, 2017 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. **DESIGN REVIEW PERMIT**
332 Pacific Avenue
#17-0230

An application for a design review permit has been submitted by the property owners, 332 Pacific Avenue. The application proposes to construct an approximately 43-square-foot cantilevered addition to the first-floor roof deck in the rear (south) of the home; modify windows, doors and exterior lighting in the rear of the home; and modify guardrails on the rear roof decks.
4. **VARIANCE**
288 Indian Road
#17-0335

An application for a variance has been submitted by the property owner of 288 Indian Road. The application proposes to convert the existing basement space into an additional bedroom, and other interior changes. A parking variance is needed for the applicant to build an additional bedroom on their property.

5. VARIANCES AND DESIGN REVIEW PERMIT
1143 Harvard Road
#17-0343

An application for Design Review with two Variances has been submitted by the property owners of 1143 Harvard Road. The application proposes to expand and remodel the residence, including a comprehensive stylistic change, to include the following: 335-square-foot first floor addition; a 952-square-foot second story; 350-square-foot attached garage; roof pitch and height; roof dormers; exterior lighting; patios; railing; balcony; doors and windows; and site landscaping. A picket fence is proposed to remain in the front street side setback. The proposed project requires consideration of variances for construction in the rear (east) and right (south) side setbacks.

6. FENCE DESIGN REVIEW PERMIT
360 Hampton Road
#17-0355

An application for a fence design review permit has been submitted by the property owner of 360 Hampton Road. The application proposes the addition of two powered gates and pedestrian gates at the end of the driveways in the street yard setback, adjacent to Hampton Road.

7. VARIANCE AND DESIGN REVIEW PERMIT
209 San Carlos Avenue
#17-0367

An application for a variance and design review permit has been submitted by the property owner of 209 San Carlos Avenue. The application proposes to add an extension of approximately 80 square feet at the rear (southwest) side of the house to expand a bedroom located on the first floor, expand a rooftop terrace, and other interior changes. A variance is required to construct within the left (south) side yard setback.

8. ~~DESIGN REVIEW PERMIT~~
~~**2 Somerset Road**~~
~~#17-0369~~

THE APPLICANTS HAVE REQUESTED TO REMOVE THE APPLICATION FROM THE AGENDA.

~~An application for Design Review Permit has been submitted by the property owners of 2 Somerset Road. The application proposes the construction of a new upper level addition consisting of 392 square feet of habitable space and a 162-square-foot deck. The proposed building modifications include window and door changes, new exterior lighting, and a new eave overhang on the north façade.~~

9. CONDITIONAL USE PERMIT
801 Magnolia Avenue
#17-0373

An application for a conditional use permit has been submitted by the tenants of 801 Magnolia Avenue. The application proposes to operate a new office for the Piedmont Post out of the existing building.

10. CONDITIONAL USE PERMIT
370 Highland Avenue
#17-0377

An application for a minor modification to a conditional use permit has been submitted by Rob Bloemker for a change of name for his investment company, located in Suite 200, on the second floor of the multi-tenant office and commercial building at 370 Highland Avenue.

Adjourn

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.

Materials related to an item on this agenda submitted to the Planning Commission are available for public inspection in the Public Works Department during normal business hours.

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 November 27, 2017.