



CITY OF PIEDMONT

Planning Commission Agenda Monday, July 9, 2018 5:00 p.m.

City Council Chambers, 120 Vista Avenue, Piedmont, CA

Call to Order

Roll Call

Election of Chair and Vice Chair

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 June 11, 2018 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. BRIEFING ON DESIGN GUIDELINES UPDATE

Commissioners Ramsey and Behrens, and Planning Director Jackson will brief the Commission on the recent activities of the Design Guidelines Subcommittee.
4. RETAINING WALL DESIGN REVIEW PERMIT
10 Arbor Drive
#18-0133

An application for retaining wall design review permit has been submitted by the property owner of 10 Arbor Drive. The application proposes to modify and replace the concrete retaining walls and steps and install a new, approximately 4 feet tall retaining wall in the front (west) street yard setback.
5. FENCE DESIGN REVIEW PERMIT
55 Crocker Avenue
#18-0145

An application for a fence design review permit has been submitted by the property owner of 55 Crocker Avenue. The application proposes to construct an approximately 6-foot high stucco wall and wood gate at the front property line along Crocker Avenue and the Hall Fenway
6. VARIANCE AND DESIGN REVIEW PERMIT
319 Magnolia Avenue
#18-0153

An application for two variances and a design review permit has been submitted by the property owner of 319 Magnolia Avenue. The application proposes to demolish two unpermitted decks at the rear of the house; construct an approximately 1,445 square foot second-story addition as part of a comprehensive stylistic remodel; expand at the rear (north) of the home; and to modify windows, doors, exterior lighting, hardscape, and to make various interior changes including an expansion of the attached garage. Variances are required for construction in the right side (east) setback and in the front (south) street yard setback.

7. **DESIGN REVIEW PERMIT**
966 Kingston Avenue
#18-0154

An application for a design review permit has been submitted by the property owner of 966 Kingston Avenue. The application proposes to replace the existing greenhouse window located on the right (west) side of the residence with a fixed window. The application also seeks retroactive approval for a raised garden structure within the 20-foot street 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 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.
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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 June 25, 2018.