



City of Piedmont

Planning Commission Agenda
Monday, July 12, 2010
5:00 p.m.

Piedmont City Hall
120 Vista Avenue, Piedmont, CA

Call to Order

Consent Calendar

1. Approval of minutes for June 14, 2010.
2. Applications that have received unanimous Planning Commission concurrence and have no speakers signed up to speak against them, will be placed on the consent calendar prior to consideration of the remaining applications.

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 Chairperson may limit individuals' comments (10 minutes).

Regular Agenda

3. VARIANCE AND DESIGN REVIEW (continued from June 14, 2010)

David Lawler and Saroja Raj
576 Crofton Avenue
#10-0037

An application for Variance and Design Review has been submitted by David Lawler and Saroja Raj, 576 Crofton Avenue. On June 14, 2010, the Piedmont Planning Commission continued the application to the July 14, 2010 meeting in order to provide for public notice and review of a variance necessary in order to construct an eave within the southern (left) side yard setback. The application seeks to expand the residence 1,141 square feet, involving a 183 square foot second story addition at the rear, and conversion/expansion of the 589 square foot existing non-code compliant basement space into a new 958 square foot compliant bedroom, bath and family room with an internal connecting stair. Exterior changes include a new upper level rear deck and spiral

staircase, modifications to windows and doors, 4 new skylights and exterior lighting. Revised plans showing the eave projection have been submitted.

4. DESIGN REVIEW (May 17, 2010 City Council Remand)

Jack and Jenna Caldwell
1078 Annerley Road
#10-0085

The Piedmont City Council has remanded back for further action by the Planning Commission an application for Design Review submitted by Jack and Jenna Caldwell, 1078 Annerley Road. The application proposes to add a new upper level story of approximately 586 square feet for a master bedroom suite; remodel the interior of the existing main and lower levels; and make exterior changes. The plans have been altered from the design reviewed by the City Council at the May 17th meeting.

5. VARIANCE AND DESIGN REVIEW

Reed Settlemier
1046 Harvard Road
#10-0159

An application for Variance and Design Review has been submitted by Reed Settlemier, 1046 Harvard Road. The application proposes to develop habitable space in the basement to include a new bedroom, bathroom, utility room and laundry room; make window and door modifications; and add a new skylight. A variance is required to increase the number of rooms eligible for use as a bedroom without supplying conforming parking.

~~6. VARIANCE AND DESIGN REVIEW~~

~~Morgan and Cecille Gunst
312 Blair Avenue
#10-0160~~

<p>This application has been postponed and will be heard at a future meeting. A new notice will be sent to area neighbors.</p>

~~An application for Variance and Design Review has been submitted by Morgan and Cecille Gunst, 312 Blair Avenue. The application proposes to replace an upper level deck at the southwest corner of the property with a new two car garage and deck above. The application also proposes to construct a new trellis atop the new deck; add exterior lighting; and make other on-grade hardscape improvements. Two variances are required in order to construct within the right (west) side and rear (south) yard 4 foot setback.~~

7. FENCE DESIGN REVIEW

Frank and Michele Helm
1 Crest Road
#10-0162

An application for Fence Design Review has been submitted by Frank and Michele Helm, 1 Crest Road. The application proposes to construct a new 30-inch high wood fence along the front(east) side of the property.

8. FENCE DESIGN REVIEW

Phillip and Julia Chin
30 Selborne Drive
#10-0164

An application for Fence Design Review has been submitted by Phillip and Julia Chin, 30 Selborne Drive. The application proposes to install a new wrought iron driveway gate with stone piers, exterior lighting, and a matching entry pier at the front of the property.

9. DESIGN REVIEW AND FENCE DESIGN REVIEW

Roger Ha and Jennifer Lee
71 Dudley Avenue
#10-0165

An application for Design Review and Fence Design Review has been submitted by Roger Ha and Jennifer Lee, 71 Dudley Avenue. The application proposes to modify the previously approved design for a remodeled and enlarged 5,984-square-foot 2 story house by adding 409-square-feet of habitable space to the upper level through a redesign of the front walls and roof, with no change to the number and types of rooms. The application also proposes to alter the design of the front entry, and relocate the previously approved entry trellis and path.

10. STAFF DESIGN REVIEW DEFERRAL

George and Barbara Krusi
111 Hazel Lane
#10-0169

An application for Staff Design Review has been submitted by George and Barbara Krusi, 111 Hazel Lane. The application proposes to replace the front door and side lights; clarify the height of the fence along the north property line; and modify a previously approved rear addition by eliminating a gutter at the northwest corner of the house relative to a west property line location correction.

11. HOUSING ELEMENT

The Planning Commission will discuss comments received from the California State Department of Housing and Community Development in response to the City's Draft Housing Element of the General Plan

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. Any member of the audience wishing to address the Commission on an agenda item will be given

2. an opportunity during the public portion of a hearing after submitting a speaker form (available near the front door), and being recognized by the Chairperson, proceed to the rostrum, give his or her 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.
3. 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 he or his representative is not present to speak to this application, 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.
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 Section 17.25, Appeals.
5. The Planning Commission may take a brief 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 (510) 420-3040. Notification by Monday noon preceding the meeting will enable the City to make reasonable arrangement 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 Monday, June 28, 2010.