



# City of Piedmont

## Planning Commission Agenda Monday, February 13, 2012 5:00 p.m.

Piedmont City Hall  
120 Vista Avenue, Piedmont, CA

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### **Call to Order** (Council Chambers)

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### **Consent Calendar** (Council Chambers)

1. Approval of minutes for January 9, 2012 regular hearing of the Planning Commission.
  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.
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### **Public Forum** (Council Chambers)

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).

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### **Special Session** (City Hall Conference Room) Approximately 6:30 p.m. – 7:00 p.m.

At approximately 6:30 p.m., the Planning Commission will take a dinner break. During their break, the Commission will review projects completed in 2011 for the City's annual Design Awards program, and will select winners for the April 9th Design Awards Presentation and Reception. The Regular Session will resume immediately after the Special Session dinner break.

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### **Regular Session** (Council Chambers)

3. WIRELESS COMMUNICATIONS FACILITIES
4. STAFF DESIGN REVIEW

Matthew Yergovich and AT&T Mobility on behalf of PG&E

**275 Sandringham Road**

WCF #11-0342

SDR #12-0013

Applications for Wireless Communications Facilities and Staff Design Review have been submitted by Matthew Yergovich and AT&T Mobility on behalf of PG&E for their property at 275 Sandringham Road (corner of Estates Drive). The applications propose to supplement and upgrade the AT&T equipment at the site of the existing PG&E tower at the corner of Sandringham Road and Estates Drive by adding new ground-mounted equipment cabinets, cables, cable bridge and GPS antenna within the existing equipment enclosure; and adding additional cable, a surge suppressor, six new remote radio head units and three new antennae on the tower at the same height as the existing AT&T antennae (for a total of nine AT&T antennae, three on each of the north, south and west faces of the tower). The applications state that the purpose of the proposed new equipment is to upgrade the site facilities in order to provide new Long Term Evolution (LTE) fourth generation (4G) 700 MHz band service to the area.

5. STAFF DESIGN REVIEW DEFERRAL

Paul and Florence Raskin

**123 Dudley Avenue**

#11-0373

An application for Staff Design Review has been submitted by Paul and Florence Raskin, 123 Dudley Avenue. The application proposes to demolish an existing stucco-sided cantilevered deck at the rear of the residence along Mountain Avenue and construct a new wood deck with wood and metal railing. This application is being deferred to the Planning Commission for review.

6. STAFF DESIGN REVIEW DEFERRAL

Ken and Stacy Mattson

**62 Farragut Avenue**

#11-0382

An application for Staff Design Review has been submitted by Ken and Stacy Mattson, 62 Farragut Avenue. The application proposes to make modifications to previously approved site features throughout the property, including: changes to the layout of walls, steps, hardscape and landscape around the fountain at the west end of the house; the addition of a fountain under the arbor on the south side of the garage; the addition of a new patio to the lawn terrace north of the pool; changes to the height of the metal fence along the rear (south) property line and the number of brick columns in this fence; alterations to the retaining walls, on-grade paths, railings, and landscape features in the east side yard; the addition of an outdoor kitchen and arbor on a new patio near the southeast corner of the house; and the addition of and modifications to the exterior landscape lighting. The application is being deferred to the Planning Commission for review.

## 7. VARIANCE

John and Margaret Mittan  
**99 Fairview Avenue**  
#12-0017

An application for a Variance has been submitted by John and Margaret Mittan, 99 Fairview Avenue. The application proposes to renovate the basement half bathroom to a full bath; convert the existing basement office and playroom into a bedroom with sitting room; and make additional interior modifications. The proposed improvements will result in a 3 bedroom, 2 bathroom residence. A variance is required in order to increase the number of bedrooms from 2 to 3 without supplying conforming parking.

## 8. VARIANCE AND DESIGN REVIEW

Robert Breuning  
**233 Estates Drive**  
#12-0019

An application for Variance and Design Review has been submitted by Robert Breuning, 233 Estates Drive. The application proposes to stylistically alter and remodel the residence by constructing a 30-square-foot addition at the southwest corner of the 3rd level living room; replacing the existing hip roof on the house with a flat roof and extending it over the rear terrace; increasing the ceiling/roof height above the living room, kitchen and entry; changing the exterior wall material at the 3rd level; making window, door, garage door and skylight modifications; making various changes to the interior; and adding exterior lighting. A variance is required in order to construct within the 20-foot front setback.

## 9. CONSIDERATION AND ACTION ON MODIFICATIONS TO THE SECOND UNIT CODE

The Commission will consider and take action on amendments to the Municipal Code related to Second Units. The Commission will take testimony from members of the public and will vote to make a recommendation to the City Council. This is the fourth in a series of hearings concerning this subject.

## 10. THE SUSTAINABLE COMMUNITIES STRATEGY

Staff will provide a report on the regional Bay Area Sustainable Communities Strategy underway through a partnership of the Association of Bay Area Governments and the Metropolitan Transportation Commission. Staff will provide the background of the process, and the possible implications on Piedmont along with a letter the City Council recently sent expressing comments and concerns.

**Adjourn**

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## **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. You are requested to submit a speaker form (available near the front door), and when recognized by the Chairperson, proceed to the rostrum, 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 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.
3. **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.
4. 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 (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, January 30, 2012.