



# CITY OF PIEDMONT

Planning Commission Agenda  
Monday, March 12, 2018  
5:00 p.m.

City Council Chambers, 120 Vista Avenue, Piedmont, CA

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## Design Awards Ceremony - 5:00 p.m., Council Chambers

1. Presentation of the Piedmont Design Awards for projects completed in 2017. This year, five Piedmont homeowners, along with their design and construction professionals, will be recognized for the excellence in design of their projects.
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## Design Awards Reception- 5:30 p.m., Courtyard at City Hall

2. Reception for Piedmont Design Award winners and their architects, engineers, contractors and neighbors.
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## Regular Session – 6:15 p.m., Council Chambers

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**Call to Order**                      Roll Call

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**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.

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## Regular Agenda

3. Approval of minutes for the February 12, 2018 regular meeting of the Planning Commission.
4. 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.
5. **CONSIDERATION OF AN ORDINANCE PERTAINING TO VARIOUS TECHNICAL REFINEMENTS AND CORRECTIONS TO CITY CODE CHAPTER 17, PLANNING AND LAND USE**

The Planning Commission will hold a public hearing to consider an ordinance to revise City Code Chapter 17, Planning and Land Use, regarding various technical refinements and corrections throughout the chapter. In March 2017, the Piedmont City Council adopted Ordinance No. 728 N.S. for a comprehensive update to City Code Chapter 17, Planning and Land Use. As the updated City Code has been implemented during the past year, the need to make some amendments to correct minor errors, add clarity to various regulations, and achieve consistency between regulations has come to staff's attention. The affected regulations include, but are not limited to those for parking spaces, trash enclosures, non-residential signs, notifications, the scheduling of hearings by the City Council, and the definition of floor area. The Commission may

take action to make a recommendation of adoption to the City Council. The proposed ordinance is not subject to the California Environmental Quality Act (CEQA) pursuant to the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, sections: 15060(c)(2) (the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment); 15060(c)(3) (the activity is not a project as defined in Section 15378); and 15061(b)(3), because the activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment.

6. DESIGN REVIEW PERMIT  
**370 Hampton Road**  
#17-0410

An application for design review permit has been submitted by the property owners of 370 Hampton Road that proposes re-grading the property with new retaining walls and a new on-grade deck in the rear yard, the removal of an existing deck in the rear-yard setback, construction of a new fence, shed and outdoor kitchen along the east property line, and minor landscape improvements throughout the rear yard.

7. DESIGN REVIEW PERMIT  
**407 Moraga Avenue**  
#18-0012

An application for design review permit has been submitted by the property owner of 407 Moraga Avenue to construct a new 795-square-foot habitable living space above a new two-car garage and unconditioned storage area, including a new 300-square-foot deck, exterior lighting, car court, steps, railings, skylights, doors and windows, and associated improvements and changes.

8. VARIANCE AND DESIGN REVIEW PERMIT  
**110 Palm Drive**  
#18-0035

An application for a variance and design review permit has been submitted by the property owners of 110 Palm Drive. The application proposes modifications to landscaping of the property including: constructing a new wood fence within the City public right-of-way along the sidewalk adjacent to Wildwood Avenue; constructing retaining walls within the street yard setback along Wildwood Avenue; constructing side yard gates in the left (east) and right (west) side yards; and modifying hardscape, landscape, and exterior lighting. A variance is required in order to construct a patio within the street yard setback.

9. VARIANCE  
**95 Woodland Way**  
#18-0038

An application for a parking variance has been submitted by the property owners of 95 Woodland Way. The application proposes to convert an existing study to a bedroom, and other interior changes. A parking variance is required for the applicant to increase the bedroom count on their property.

10. VARIANCES AND DESIGN REVIEW PERMIT  
**89 Maxwellton Road**  
#18-0040

An application for variances and design review permit has been submitted by the property owners of 89 Maxwellton Road to construct a new 4,529-square-foot residence and 504-square-foot two-car garage, including tree removals and new retaining walls, driveway bridge, patios, site steps, exterior lighting, doors, windows, porches, decks, railings, trash enclosure, landscaping and other changes. Variances are required for construction of a structure in the street yard (north) setback and for construction of a patio within the street (north) setback. The application has been deemed categorically exempt from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15303, New Construction or Conversion of Small Structures.

11. VARIANCE AND DESIGN REVIEW PERMIT

**308 St. James Drive**

#18-0041

An application for a variance and design review permit has been submitted by the property owners of 308 St. James Drive to remove the unpermitted wood planters and retaining wall at the east (side) yard of the property; rebuild the entry stairs in a new configuration and add new retaining walls at the street (south) yard and right (east) side yard of the property; to install new painted metal handrails and guardrails at the proposed stairs to match the existing; to add a new concrete patio area at the top of the proposed stairs leading to the entrance of the residence; to add new landscaped terraces and a planting strip in between the proposed stairs and the driveway; to replace the existing driveway with a new concrete driveway; and other exterior and landscape changes. A variance is required to construct within the street (south) yard setback.

12. VARIANCE AND DESIGN REVIEW PERMIT

**116 Lexford Road**

#18-0042

An application for a variance and design review permit has been submitted by the property owners of 116 Lexford Road. The application proposes to make the following modifications to the front (north) side of the residence: expand the kitchen by adding approximately 87 square feet of area and extending the front wall approximately 3 feet towards Lexford Road; extend the existing sloping roof over the proposed addition; to add a bow window with dormer roof atop and two skylights; and other exterior modifications, as part of interior remodels. A variance is required to construct within the street (north) yard setback.

13. DESIGN REVIEW PERMIT

**102 Maxwellton Road**

#18-0043

An application for a design review permit has been submitted by the property owners of 102 Maxwellton Road to replace and enlarge the existing decks located at the rear (west) side of the residence with new decks designed to have wooden decking and guardrails made of wooden posts and tensioned stainless steel cables, and other landscape improvements.

14. VARIANCES AND DESIGN REVIEW PERMIT

**334 El Cerrito Avenue**

#18-0044 and #17-0087

An application for variances and design review permit has been submitted by the property owners of 334 El Cerrito Avenue to excavate the existing driveway area and construct an approximately 590-square-foot two-car garage and staircase addition, including reconstructing and elevating the existing family room wing above the garage, roof changes, tree removal, and new windows, doors, lighting, AC unit, porch, steps, pathways, trash enclosure, retaining walls, and other changes. Variances are required for construction in the street (south) yard setback and right (east) side setback and for construction of a bay window that exceeds floor area ratio limits.

## Adjourn

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**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.

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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. 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 Section 17.25, Appeals.
5. The Planning Commission will take a dinner break at approximately 7:30 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 February 26, 2018.