



CITY OF PIEDMONT

Planning Commission Agenda
Monday, September 14, 2020
5:30 p.m.

Virtual Meeting by Teleconference

*** COVID-19 NOTICE ***

Consistent with Executive Orders No.-25-20 and No. N-29-20 from the Executive Department of the State of California and the Alameda County Health Official's August 21, 2020 Shelter in Place Order, the Planning Commission meeting will not be physically open to the public and Planning Commissioners will be teleconferencing into the meeting via ZOOM Teleconference.

To maximize public safety while still maintaining transparency and public access, members of the public can participate in the meeting in several ways:

- Computer or smart phone: Click on <https://us02web.zoom.us/j/88239842789>
- Computer or smart phone: Click on https://piedmont.ca.gov/government/meeting_videos and select the Planning Commission meeting
- Telephone: Dial (669) 900-9128 and enter webinar/meeting number 882-3984-2789
- Television: Watch on KCOM, Comcast Channel 27 or AT&T UVerse Channel 99

To participate in the meeting by providing public comment, members of the public may use the ZOOM platform to make live, verbal public comments. To speak to the Council, click the "Raise Your Hand" button when the item on which you would like to comment is called. If you are connected to the meeting by phone, please dial *9. When it is your turn to speak, the City Clerk will call your name and unmute your line, at which point you will have three minutes to address the Council. After the allotted time, you will then be re-muted. Instructions of how to "Raise Your Hand" is available at <https://support.zoom.us/hc/en-us/articles/205566129%0D-Raise-Hand-In-Webinar>

Any member of the public who needs accommodations should email the City Clerk at cityclerk@piedmont.ca.gov or call (510) 420-3040 who will make their best efforts to provide reasonable accommodations to provide as much accessibility as possible while also maintaining public safety in accordance with the City procedure for resolving reasonable accommodation requests. Information about reasonable accommodations is available on the City website at <https://piedmont.ca.gov>.

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 August 10, 2020 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. **APPEAL OF STAFF'S DECISION TO CONDITIONALLY APPROVE A DESIGN REVIEW PERMIT
304 Olive Avenue
#20-0093**

The Planning Commission will consider an appeal submitted by the owners of the property at 300 Olive Avenue regarding the July 21, 2020 decision of the Director to conditionally approve a design review permit application for site improvements on the adjacent property at 304 Olive Avenue submitted by that property's owner.

4. **NEW HOUSE AND DESIGN REVIEW PERMIT
1115 Warfield Avenue
#20-0111**

An application for a design review permit has been submitted by the property owners of 1115 Warfield Avenue. The application proposes to demolish the existing home and construct a new 4,210-square-foot two-story house with basement below. The new single-family residence is proposed to have three bedrooms, two bathrooms, a half bath, a laundry room, a kitchen, a great room, a loft space, storage, a study room, a recreation room and a 524-square-foot two-car garage in the front. A proposed landscape plan has been submitted with walkways, stairs, exterior lighting and other elements. The application has been deemed by staff to be categorically exempt from the California Environmental Quality Act pursuant to Section 15303 of the CEQA Guidelines, new construction or conversion of small structures.

5. **DESIGN REVIEW PERMIT
235 Greenbank Avenue
#20-0142**

An application for a design review permit has been submitted by the property owners of 235 Greenbank Avenue. The application proposes to construct a 180-square-foot, two-level addition on the rear of the residence featuring window and door changes, a skylight, and other exterior and interior modifications.

6. **VARIANCE AND DESIGN REVIEW PERMIT
40 Crocker Avenue
#20-0153**

An application for a variance and design review permit has been submitted by the property owners of 40 Crocker Avenue. The application proposes to construct a detached three car garage with a roof deck and an attached enclosure for a staircase and elevator; to add a gate and trellis at the existing entrance stairway to the residence; to add pilasters to the existing front (east) retaining wall; and make various other associated changes including the addition of exterior lighting. A variance is required in order to construct within the front (east) 20 foot setback.

7. **VARIANCE AND DESIGN REVIEW PERMIT
337 Wildwood Avenue
#20-0156**

An application for a variance and design review permit has been submitted by the property owners of 337 Wildwood Avenue. The application proposes to construct a 200-square-foot residential addition to add a fourth bedroom, new windows and doors, new ac unit, new exterior lighting, and associated changes. A variance is required to construct the residential addition within the street yard setback.

8. DESIGN REVIEW PERMIT
60 Bellevue Avenue
#20-0161

An application for a design review permit has been submitted by the property owners of 60 Bellevue Avenue. The application proposes to make the following modifications to the property: construct new entry stairs, decorative columns, and driveway in the front of the residence; construct a new pool, spa and patios in the rear yard; construct new retaining walls and stairways throughout; and make various other exterior changes, including hardscape and landscape modifications.

9. DESIGN REVIEW PERMIT
1119 Warfield Avenue
#20-0168

An application for a design review permit has been submitted by the property owners of 1119 Warfield Avenue. The application proposes to construct a new upper level addition; a new front entry porch; windows, door and skylight modifications throughout; new exterior lighting; and various other exterior and interior modifications.

10. DESIGN REVIEW PERMIT
175 Oak Road
#20-0169

An application for a design review permit has been submitted by the property owners of 175 Oak Road. The application proposes to expand the living area by 758-square-feet through the construction of a basement addition and a new upper level addition.

11. DESIGN REVIEW PERMIT
18 Monte Avenue
#20-0171

An application for a design review permit has been submitted by the property owners of 18 Monte Avenue. The application proposes to remodel the backyard, including the removal of a deck and retaining walls; the construction of a new set of terraced retaining walls that enclose a new patio with trellis, grill and fire pit; skylight; various hardscape, landscape and exterior lighting modifications; and associated changes.

12. DESIGN REVIEW PERMIT
2076 Oakland Avenue
#20-0172

An application for a design review permit has been submitted by the property owners of 2076 Oakland Avenue. The application proposes to remodel and enlarge the residence by constructing a 337-square-foot two-story addition on the rear (south) of the house. The construction includes an exterior staircase leading up to a patio with built-in grill and bench, window and door changes, new exterior light fixtures, and various other associated interior and exterior changes on the main and upper levels. The application also proposes to place two air conditioning units on the east side yard of the property.

13. DESIGN REVIEW PERMIT
28 Olive Avenue
#20-0173

An application for a design review permit has been submitted by the property owners of 28 Olive Avenue. The application proposes to construct a 910-square-foot second story addition; to make other exterior modifications, including window and door changes throughout; the removal and replacement of a rear deck; the addition of exterior lighting; and to make various interior changes.

Adjourn

Agenda Item Material The materials for the agenda items listed above are available for review upon request by contacting Planning & Building Director Kevin Jackson at kjackson@piedmont.ca.gov. A response will be provided during regular business hours 8:30 a.m. to 12 noon and 1 p.m. to 5 p.m. Monday through Friday.

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 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 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.
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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 August 31, 2020.