

PIEDMONT PLANNING COMMISSION

Special Session Meeting Minutes for Monday, September 30, 2013

A Special Session of the Piedmont Planning Commission was held September 30, 2013, in the Police Department EOC Room at 403 Highland Avenue. In accordance with Government Code Section 54954.2(a) the agenda for this special meeting was posted for public inspection on September 16, 2013.

CALL TO ORDER

Chairman Zhang called the work session to order at 5:00 p.m.

ROLL CALL

Present: Commissioners Phillip Chase, David Hobstetter, Susan Ode, Tony Theophilos, Tom Zhang and Alternate Commissioner Louise Simpson

Staff: City Planner Kate Black, Assistant Planner Kevin Jackson, Planning Technician Jennifer Feeley and Recording Secretary Chris Harbert

City Council Liaison: Councilmember Garrett Keating

SPECIAL SESSION

Chairman Zhang explained that the purpose of tonight's special work session is to continue the Commission's September 9th consideration of proposed Phase II amendments to the City's Zoning Code (Chapter 17) intended to bring the Zoning Code into compliance with the City's General Plan and Housing Element Actions and Programs, recent changes in California law as well as improve code clarity/consistency and streamline application procedures. The City Planner reiterated that the proposed modifications are the culmination of eleven previous hearings before the Commission, commencing in 2010, adding that following adoption of these Phase II code changes (Phase I was the rewrite of the City's Second Unit Code completed in May 2012), the following additional Phases will be presented:

- Phase III - Modifications to Zoning Code to address resident comments, City Council and Planning Commission directives, and to clarify and streamline procedures;
- Phase IV - Reorganization of Chapter 17, including all the Phase I-III amendments, for easier navigation by members of the public; and
- Phase V - Rewrite of the 1988 Design Guidelines to adjust to changes in technology and lifestyles, clarify the language and to add new guidelines for mixed use, commercial uses and hillside developments.

The City Planner requested that the Commission review and amend the proposed draft tonight with the expectation that following any additional changes/amendments suggested tonight and at its next regularly scheduled meeting (October 14th), the Commission will recommend City Council adoption of the Phase II amendments. The City Planner reiterated that the proposed Phase II changes are essentially perfunctory in nature intended to insure Zoning Code compliance with state law and the City's General Plan Housing Element.

During the Commission review of the proposed changes, **public testimony** was received from: Rick Schiller, Dimitri Magganas and Garrett Keating.

Correspondence was received from: Rajeev Bhatia

In reviewing the proposed Phase II changes, the Commission requested the following revisions:

- **Section 17.2.6B** -- Bicycle Rack. "Bicycle Rack" is a physical device used to secure bicycles. (See Section 17.16.9). *Note: the words "storage" and "store and" were deleted from the proposed draft. Staff was requested to make these word deletions in other sections of the document as appropriate.*
- **Section 17.2.17B** -- Disabled Person. *Staff was requested to consult with the City Attorney regarding the City's flexibility in altering the state's standard definition of "disabled person" to address the Commission's concerns regarding the following language: "a record of having such a condition" and "authorized representative of a disabled person."*
- **Section 17.2.43B** -- Mixed Use Commercial/Residential (1st sentence): ". . . (a) ground floor retail, office or service commercial uses which will serve City residents;. . ." *Note: the word "primarily" was deleted.*
- **Section 17.20.4 (xxi)** -- Security Cameras. *Staff to revise language to require that such installations have a minimally intrusive exterior appearance or are subject to low-level administrative design review.*
- **Section 17.24** -- Conditional Use Permits. *Staff to include language requiring the City to issue a "Notice of Intended Administrative Action" in advance of action by the Director of Public Works to renew a conditional use permit.*
- **Section 17.24.8** -- Review; Revocation -- correct typos in the 2nd paragraph to properly reference Section Number 17.30.3 & 17.30.3(b).

In addition, the Commission requested staff to review the code change recommendations submitted by Mr. Rajeev Bhatia in his e-mail of September 30th, and propose specific language for incorporating these suggestions in the draft to be presented at the October 14th meeting.

Also, during discussion, the Commission requested that the following topics be considered during the preparation and review of proposed Phase III Code revisions:

- different regulatory/development standards for the City's Grand Avenue commercial district from that of the Civic Center commercial zone to reflect the fact that the Grand Avenue district is more "regional" in character than the Civic Center.
- allow senior housing development in Zone D (commercial zone)
- upgrade LEED rating requirements for the multi-family and civic zones to Silver (from the current rating of "Certified")
- changes to the City's signage regulations suggested by Maureen Kennedy in her e-mail of September 5, 2013.

The Commission also indicated support for staff's recommendation that consideration of Phase IV and V be switched in order since updating the City's Design Review Guidelines (Phase V) will greatly assist both applicants and the Commission while Phase IV is a more administrative procedure.

ADJOURNMENT

There being no further business, Chairman Zhang adjourned the special session at 6:55 p.m.