



CITY OF PIEDMONT

Planning Commission Agenda
Monday, May 10, 2021
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 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://piedmont-ca.gov.zoom.us/j/85335389727>
- 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 853-3538-9727
- 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 April 12, 2021 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. FENCE DESIGN REVIEW PERMIT
210 Crocker Avenue
#21-0026

The application proposes to construct a new wood gate framed by stucco columns within the 20-foot street yard setback along Crocker Avenue.

4. VARIANCE AND DESIGN REVIEW PERMIT
275 Sea View Avenue
#21-0105

The application seeks retroactive approval for constructing wood stairs within the 20-foot street setback along Sea View Avenue and installing site features such as benches on the front patio (east) and water fountain in the rear (west) yard. Variances are required in order to exceed the structure coverage limit and to construct within the 20-foot street yard setback.

5. NEW HOUSE DESIGN REVIEW PERMIT
58 York Drive
#21-0108

The application proposes to demolish the existing primary residence and construct a new approximately 2,790 square foot two-story house with an attached three-car garage. The new single-family residence is proposed to have five bedrooms, four bathrooms, a half bath, a laundry room, a kitchen, a great room, a living room and dining room and a study room.

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.

6. STAFF UPDATE: WIRELESS DESIGN GUIDELINES

Staff will provide an update on the development of the design guidelines for wireless communication facilities. The consideration of amendments to the Piedmont Design Guidelines is exempt from the California Environmental Quality Act (CEQA) because the consideration of amendments is not a project, as defined in Public Resources Code section 21065 and CEQA Guidelines, 14 Cal. Code of Regulations section 15378, also is also exempt under CEQA Guidelines section 15061(b)(3), because it can be seen with certainty that there is no possibility that the consideration of amendments to the Piedmont Design Guidelines may have a significant effect on the environment.

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.

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 April 26, 2021.