City of Piedmont
COUNCIL AGENDA REPORT

DATE: July 18, 2022

TO: Mayor and Council

FROM: Sara Lillevand, City Administrator

SUBJECT: Consideration of an Appeal of the Planning Commission's Decision to Deny a Design Review Permit Application for a Stylistic Remodel at 116 Fairview Avenue (Application DRPC 2022-015)

RECOMMENDATION:

1. Deny the appeal, uphold the Planning Commission's decision of a design review permit denial, and adopt the attached resolution (Attachment A, agenda report pages 8-9).

EXECUTIVE SUMMARY:

Jeremy Fisher ("Appellant") of 116 Fairview Avenue has appealed the April 11, 2022 decision of the Planning Commission to deny the application for a stylistic change at 116 Fairview Avenue. The appeal submitted on April 21, 2022, asserts that the Planning Commission made an arbitrary decision and that the decision made was not supported by the weight of evidence. Finding no merit in the stated grounds for appeal, Staff recommends that the City Council deny the appeal, and uphold the action taken by the Planning Commission.

BACKGROUND:

This is an appeal of the April 11, 2022, Planning Commission decision to deny an application for design review submitted by the Property Owners ("Applicants") of 116 Fairview Avenue. The application proposes a stylistic change to the exterior of the house, to make interior modifications on the main level and several other modifications to hardscape and landscape throughout the property, including: altering the profile of the front (west) facade and roof, modifying exterior siding on all sides and the main entry alcove, removing the existing chimney, making window and door modifications throughout, constructing a wood deck and wood and steel trellis in the front (west) and rear (east) of the house, constructing retaining walls and on-grade site stairs, adding skylights, installing guardrails, installing a wood fence within the 20-foot street yard setback, installing one roof mounted air conditioning unit within a wood screening enclosure, and adding exterior lighting. Because the application met the criteria of Piedmont Municipal Code section 17.66.040(A)(1)(b), the Planning Commission was tasked with reviewing the application.

The application was denied by the Planning Commission on April 11, 2022. The appeal was filed on April 21, 2022, by the Appellant.

Subject Property Description

The house is located on a fairly rectangular lot with frontage on Fairview Avenue. According to City records, the house was constructed in the Mission Revival style in 1929. A 1-car carport is located at the left rear corner of the property, accessed by a driveway in the left side yard. Since its original construction the house has had a few repairs, remodels and additions. The lot gradually slopes downhill from the street. Houses on the street are a mix of: 1) Spanish Revival-style architecture with stucco exteriors and tiled roofs; 2) Colonial Revival-style houses with slender columns that form entry porch and symmetrically balanced double hung windows and center door; 3) a Craftsman bungalow-style house with a single-car garage, stucco siding, chimney; 4) Prairie-style houses with low pitched hip-roof, widely overhanging eaves; and 5) Four Square variation-style houses with cube-shaped footprint, hipped tiled roof and stucco exterior.

The current residence has a "Mission Revival" style influence only on the front façade whereas the other sides of the house have no distinctive features of the style. The decorative arch and free standing stucco wall of varying height form a courtyard entry. Other exterior materials include stucco walls, wood and aluminum windows and doors, clay tiled parapet cap in the front, and asphalt shingle roof. The carport is wood-framed with a flat built-up roof.

APPLICATION HISTORY:

On February 14, 2022, the Planning Commission denied, without prejudice, a similar application for a design review that proposed stylistic changes to the exterior of the house. As noted in the meeting minutes, the Planning Commission found that although there was merit in the proposed Contemporary-style design, the proposed design was not consistent with the City's General Plan and Piedmont Design Guidelines due to the roof form and the trellis design needed clarification as to how it is integrated with the stucco wall material and control joints.

The Current Application (reviewed on April 11, 2022)

The current application proposes a stylistic change to the existing house and in doing that proposes to: remove and demolish all the Mission Revival features seen in the front (west) including: the free-standing stucco walls, clay tiled parapet roofing and asphalt shingle roofing; remove and demolish existing right side (south) entry porch and stair structure, and the chimney on the left side (north) of the house; make window modifications throughout the house; modify the front roof profile to a 3:12 plaster-finished sloping roof and add a galvalume (coated steel) parapet cap along the roof profile on all sides; modify the exterior stucco siding to include control joints and attached wood slats; construct a wood deck and stairs in the rear (east) of the house; construct a wood and steel trellis roof for the rear deck front patio; install metal and cable handrails and guardrails where necessary; add two (2) fixed aluminum skylights; make several hardscape and landscape modifications; construct wood slatted fencing up to 30 inches tall in the street yard setback; install raised planting beds in the rear alongside the new deck; install an air conditioning unit within a wood screening enclosure on the roof of the house; and make several other associated interior and exterior modifications.

The current application differs from the application reviewed by the Commission on February 14, 2022, in that it included: a revised trellis design, consideration of window treatments such as shades for window coverings, and added details to the exterior façade such as horizontal wood slats and controlled stucco joint layout as exterior wall materials and inclusion of an enclosure for roof mounted air conditioning unit.

COMMISSION DELIBERATIONS AND ACTION:

The Planning Commission considered the current application at their regularly scheduled meeting on April 11, 2022. Prior to the hearing, the Planning Commission reviewed all the application materials (Attachment D, agenda report pages 20-64) and the staff report (Attachment F, agenda report pages 74-89), and made site visits to the Applicant's property. No written comments from community members were submitted.

No other members of the public sought to address the Commission on this application.

The Commission found that the project did not meet the standards for approval. Specifically, the Commission found that Piedmont Municipal Code Section 17.60.060(A) which specifies that the proposed design must be consistent with the City's General Plan and Piedmont Design Guidelines, was not met. Meeting minutes of the April 11, 2022, Planning Commission meeting are included at the end of this report as Attachment B, agenda report pages 10-11.

Design Review Findings
The Commission determined that the project does not comply with the design review criteria set forth in Section 17.66.060 of the Piedmont City Code with the following findings:

1. The proposed design is not consistent with the City's General Plan and Piedmont Design Guidelines in that the following building features are not consistent with the original architecture and neighborhood development, including the roof form, overall style and massing of the proposed design, and location and orientation of the front door.

2. The design has little or no effect on neighboring properties' existing views, privacy, and access to direct and indirect light because the distance between the project and neighboring homes is appropriate and there is no impact on views, privacy, and access to light.

3. The proposed design does not adversely affect pedestrian or vehicular safety because the project does not alter any vehicular or pedestrian circulation patterns.

4. As conditioned, the application does not comply with the following Design Review Guidelines and General Plan policies and programs: Building Design 4.01.

5. The project is not consistent with General Plan policies and programs, including the land use element, housing element, and design and preservation element, including: Design and Preservation Element Policy 28.1 (Scale, Height, and Bulk Compatibility), and Design and Preservation Element Policy 28.2 (Style Compatibility).

Attachment E of this report provides a copy of General Plan policies 28.1 and 28.2 and Design Guideline 4.01,

DISCUSSION

A. Appeal Criteria

Section 17.78.040 of Piedmont's Municipal Code sets forth the standards of review for an appeal as follows:

A. General. An appeal is not a de novo hearing, but instead will be governed by the following principles:

1. Deference. Due deference shall be given to the actions of the Planning Commission in light of the substantial number of planning applications heard by them and the major accumulated group experience that those actions represent.

2. Grounds for overruling decision. The appeal body may overrule the action of the decision maker only if one of the following occurs:

a. the findings made by the decision maker as a basis for its action are not supported by the weight of the evidence;

b. there is a significant error in the application of the requirements of this chapter 17 or other requirements of the City Code;

c. there is a significant error in the application of the Piedmont Design Guidelines; or

d. significant errors in the application, plans, drawings or other materials provided to the decision maker are discovered after the hearing, which were a basis of the decision.

3. Burden of proof. During an appeal, the burden of proof is on the Appellant.

B. Points Raised in Appeal

Appeal Letter

Attached is a copy of the Appellant's original appeal form and statement filed on April 21, 2022, stating the reasons for the appeal (see Exhibit C, agenda report pages 12-19).

Staff Analysis of Appeal

Staff finds that the basis for appeal put forward by the Appellant is without merit, for the following reasons:

Appeal Basis #1: The Planning Commission's April 11 Decision Conflicts with the Planning Commission's February 14, 2022 Comments.

Appellant provides that the Planning Commission's April 11, 2022 decision conflicts with "findings" of the Planning Commission that approved of a contemporary style design. However, the Planning Commission did not make such a finding in denying the project that was before the Commission at its February 14, 2022 meeting. Moreover, the previous application and any Commission comments are not relevant to this appeal, as the April 11, 2022 application before the Planning Commission is a separate application that was evaluated on its own merits.

Appeal Basis #2: Findings Not Supported by the Weight of Evidence

Referenced findings are mistakenly attributed to staff.
Appellant provides that staff found the project consistent with design guidelines at the Planning Commission, and thus, the Commission's findings are not supported by the weight of the evidence. However, the Appellant is mistaken in attributing the findings in support of the project found in the staff report to staff. The staff report clearly states, "The **applicants'** proposed findings are indicated in **bold**." See agenda report pages 80-81 of the staff report (Attachment F). The findings in support of the project cited in the appeal are actually those submitted by the applicant in the application form. Planning staff does not make it a practice to make a recommendation to the Planning Commission on applications for design review permit. Nor does staff provide recommended findings in support or denial of a project. Thus, this argument lacks merit.

Appellant mistakes individual Commissioner comments relating to the project as the official findings made by the Commission in support of the denial of the application.
The appellant's argument that certain Commissioners' comments conflicted with the ultimate decision of denial is without grounds. During the deliberations portion of a project's hearing, it is typical for the Planning Commissioners to have a discussion amongst themselves and staff, and make comments regarding the proposed design and the nature and scope of the project. The individual comments made during a discussion are not the findings of fact the Commission makes unless they are incorporated into the motion supporting the decision.

The findings made by the Commission to support the motion for denial of the application were not arbitrary. Instead, the findings were rational and supported by the evidence.
City Code section 17.66.060 requires that the hearing body may not approve a design review permit unless the design of the project conforms to all of the following standards:

A. The proposed design is consistent with the City's General Plan and Piedmont Design Guidelines.

B. The design has little or no effect on neighboring properties' existing views, privacy, and access to direct and indirect light.

C. The proposed design does not adversely affect pedestrian or vehicular safety.

For this application, the Commission found that the project met standards B and C. However, the Commission found that the project did not meet standard A, making the following findings:

> The proposed design is not consistent with the City's General Plan and Piedmont Design Guidelines in that the following building features are not consistent with the original architecture and neighborhood development, including the roof form, overall style and massing of the proposed design, and location and orientation of the front door.

To support this finding, the Commission also found that the project did not comply with Design Guideline 4.01, Building Styles, and two policies from the General Plan: Design and Preservation Element Policy 28.1 (Scale, Height, and Bulk Compatibility), and Design and Preservation Element Policy 28.2 (Style Compatibility). (See Attachment E of this report for copies of Design Guideline 4.01 and General Plan Policies 28.1 and 28.2.) In particular, Policy 28.2 states:

> On blocks where one architectural style or design theme is predominant, require new construction and alterations that respect and are compatible with the prevailing style. On blocks where no particular style is predominant, new construction and alterations should be compatible with the style of homes nearby. This applies not only to the house as a whole but to building elements such as foundations, porches, exterior stairs, doors, exterior materials, ornamentation, roofs, and decks.

The proposed contemporary style was unique to the neighborhood of traditional style houses in terms of the application of exterior materials, the location of main entry door and the way in which the building was massed. Thus, the Planning Commission property found that the proposed project was not compatible with the prevailing style. Based on these reasons, the Appellant's argument lacks merit. The Commission's findings were specific, reasoned, rational and based on evidence.

C. Conclusion

Based on the foregoing reasons, the Appellant has not met the burden of demonstrating that the Planning Commission's decision was in error.

CITY COUNCIL ACTION REQUIRED:

City Council action is required to uphold or overturn the decision of the Planning Commission.

By: Kevin Jackson, Planning & Building Director
Gopika Nair, Associate Planner

ATTACHMENTS:

Attachment	Pages	Document
A	8-9	Resolution Denying the Appeal of the Planning Commission decision to deny the design review permit application DRPC 2022-015 for 116 Fairview Avenue
B	10-11	Abridged Meeting Minutes, Planning Commission, April 11, 2022

Attachment	Pages	Document
C	12-19	Appellant's Submission, submitted on April 21, 2022
D	20-64	Application Materials
E	65-73	Applicable General Plan Policies and Design Guidelines
F	74-89	Planning Commission Staff Report

Meeting Videos:

April 11, 2022 Planning Commission:
https://piedmont.granicus.com/MediaPlayer.php?view_id=3&clip_id=2513

February 14, 2022 Planning Commission:
https://piedmont.granicus.com/MediaPlayer.php?view_id=3&clip_id=2480

Meeting Minutes:

February 14, 2022 Planning Commission:
https://piedmont.hosted.civiclive.com/common/pages/DisplayFile.aspx?itemId=18467572

RESOLUTION _____

A RESOLUTION DENYING AN APPEAL OF THE PLANNING COMMISSION DECISION TO DENY THE DESIGN REVIEW PERMIT APPLICATION DRPC 2022-015 FOR 116 FAIRVIEW AVENUE

WHEREAS, on March 10, 2022, Ellen and Gene Switkes ("Applicants") applied for a design review permit that proposed stylistic change to the exterior of the house, to make interior modifications on the main level and several other modifications to hardscape and landscape throughout the property, including: altering the profile of the front (west) facade and roof, modifying exterior siding on all sides and the main entry alcove, removing the existing chimney, making window and door modifications throughout, constructing a wood deck and wood and steel trellis in the front (west) and rear (east) of the house, constructing retaining walls and on-grade site stairs, adding skylights, installing guardrails, installing a wood fence within the 20-foot street yard setback, installing one roof mounted air conditioning unit within a wood screening enclosure, and adding exterior lighting (the "Project"); and

WHEREAS, on April 11, 2022, the Planning Commission held a public hearing to consider the Project, and at the conclusion of the public hearing, the Planning Commission denied the Project without prejudice, finding that the Project is not consistent with Piedmont City Code Section 17.60.060(a) which specifies that the proposed design must be consistent with the City's General Plan and Piedmont Design Gudielines; and

WHEREAS, on April 21, 2022, Jeremy Fisher ("Appellant") appealed the Planning Commission decision in accordance with Division 17.78, Appeals; Calls for review, of the Piedmont City Code ("Appeal"); and

WHEREAS, on July 1, 2022, a 14-day public notice was duly given to the Applicants, the Appellant, the surrounding property owners notified in the original application hearing, and to any other person requesting notice, in accordance with Section 17.78.030 and Section 17.66.050 of the City Code; and

WHEREAS, based upon all of the evidence in the record and after reviewing the application, plans and any and all oral or written testimony and documentation submitted in connection with the Project, the Piedmont City Council denies the appeal and upholds the findings rendered by the Planning Commission to deny the application for design review permit, and finds that the Planning Commission's decision is supported by the weight of the evidence:

WHEREAS, the City Council of the City of Piedmont finds:

the Project does not comply with the design review criteria set forth in Section 17.66.060 of the Piedmont City Code because:

1. The proposed design is not consistent with the City's General Plan and Piedmont Design Guidelines in that the building features are not consistent with the original architecture and neighborhood development, including the roof form, overall style and massing of the proposed design, and location and orientation of the front door.

2. The application does not comply with the following Design Review Guidelines and General Plan policies and programs: Building Design 4.01.

3. The project is not consistent with General Plan policies and programs, including the land use element, housing element, and design and preservation element, including: Design and Preservation Element Policy 28.1 (Scale, Height, and Bulk Compatibility), and Design and Preservation Element Policy 28.2 (Style Compatibility), because the Project is not compatible with the prevailing style on account of the fact that the Project's contemporary style was unique to the neighborhood of traditional style houses in terms of the application of exterior materials, the location of main entry door and the way in which the building was massed.

NOW, THEREFORE, BE IT RESOLVED that the Piedmont City Council does hereby resolve, declare, determine, and order as follows:

SECTION 1. The above recitals are correct and that the Piedmont City Council finds that the Appellant has not met the burden of proof that errors were made by Planning Commission or Planning & Building Department staff, pursuant to Section 17.78.040(A)(2)(a) of the Piedmont City Code, and have not proved that the Planning Commission's findings made as a basis for its action were not supported by the weight of the evidence.

SECTION 2. The City Council denies the appeal and upholds the Planning Commission's denial of the Design Review Permit application to make stylistic change to the exterior of the house, to make interior modifications on the main level and several other modifications to hardscape and landscape throughout the property, including: altering the profile of the front (west) facade and roof, modifying exterior siding on all sides and the main entry alcove, removing the existing chimney, making window and door modifications throughout, constructing a wood deck and wood and steel trellis in the front (west) and rear (east) of the house, constructing retaining walls and on-grade site stairs, adding skylights, installing guardrails, installing a wood fence within the 20-foot street yard setback, installing one roof mounted air conditioning unit within a wood screening enclosure, and adding exterior lighting.

SECTION 3. The Planning and Building Director is the custodian of documents and other materials that were considered by the City Council and constitute the record of proceedings on which this decision was based. The records are located at the Planning & Building Department, 120 Vista Avenue, Piedmont, CA 94611.

SECTION 4. All portions of this resolution are severable. If an individual component of this Resolution is adjudged by a court to be invalid and unenforceable, then the remaining portions will continue in effect.

[END OF RESOLUTION]

Design Review Permit, 116 Fairview Avenue, DRPC 2022-015

The Property Owners are requesting permission to make a stylistic change to the exterior of the house, to make interior modifications on the main level and several other modifications to hardscape and landscape throughout the property, including: altering the profile of the front (west) facade and roof, modifying exterior siding on all sides and the main entry alcove, removing the existing chimney, making window and door modifications throughout, constructing a wood deck and wood and steel trellis in the front (west) and rear (east) of the house, constructing retaining walls and on-grade site stairs, adding skylights, installing guardrails, installing a wood fence within the 20-foot street yard setback, installing one roof mounted air conditioning unit within a wood slatted enclosure, and adding exterior lighting.

Public testimony was received from:

Dinesh Perera, architect, stated the Owner's want to make a stylistic change to contemporary style. They want to make modifications to the front entry, façade, roof, exterior siding, trellis, and rear façade

The Commissioners expressed concerns that the modern style of architecture does not conform to the existing the neighborhood development pattern. There was also concern that the slat vertical trellis was applied to the stucco wall rather than being integrated into the wall plane.

Mr. Perera stated that the existing neighborhood has an eclectic style, and this home does stick out like a sore thumb, however, they did try to incorporate some elements the neighbors have. The trellis will be projected (applied on) and not flush with the stucco wall.

Jeremy Fisher, Property Owner, stated that the motivation for the project is with their growing family they have outgrown the kitchen, and to create a more welcoming and functional entry.

The Commissioners stated there is not much change from the previously design that the Commission denied. The neighborhood doesn't have a defined context or cohesive style; there are homes with modern architecture located in the neighborhood and throughout Piedmont, however this design does not fit in on this street of traditional homes as proposed because of the form and massing.

Resolution 015-DRPC-22
WHEREAS, The Property Owners, are requesting permission to make a stylistic change to the exterior of the house, to make interior modifications on the main level and several other modifications to hardscape and landscape throughout the property, including: altering the profile of the front (west) facade and roof, modifying exterior siding on all sides and the main entry alcove, removing the existing chimney, making window and door modifications throughout, constructing a wood deck and wood and steel trellis in the front (west) and rear (east) of the house, constructing retaining walls and on-grade site stairs, adding skylights, installing guardrails, installing a wood fence within the 20-foot street yard setback, installing one roof mounted air conditioning unit within a wood slatted enclosure, and adding exterior lighting, which construction requires a design review permit, and,

WHEREAS, after reviewing the application, plans, and any and all testimony and documentation submitted in connection with such application, and after having visited the subject property, the Piedmont Planning Commission finds that that the project is inconsistent with General Plan policies and programs; and,

WHEREAS, regarding the design review permit, the Planning Commission finds that that the project is inconsistent with General Plan policies and programs, and the proposal does not conform to the criteria and standards of Section 17.66.060 of the Piedmont City Code as follows:

1. The proposed design is not consistent with the City's General Plan and Piedmont Design Guidelines. The following building features are not consistent with the original architecture and neighborhood development including, the roof form, the overall style and massing, and the front door location and orientation.

2. The design has little or no effect on neighboring properties' existing views, privacy, and access to direct and indirect light because the distance between the project and neighboring homes is appropriate and there is no impact on views, privacy, and access to light.

3. The proposed design does not adversely affect pedestrian or vehicular safety because the project does not alter existing vehicular circulation patterns.

4. As conditioned, the application does not comply with the following Design Review Guidelines and General Plan policies and programs: Building Design 4.01.

5. The project is not consistent is consistent with General Plan policies and programs, including the land use element, housing element, and design and preservation element, including: Design and Preservation Element Policy 28.1 (Scale, Height, and Bulk Compatibility), and Design and Preservation Element Policy 28.2 (Style Compatibility).

RESOLVED, that based on the findings and facts set forth heretofore, the Piedmont Planning Commission denies the design review permit application for the improvements at 116 Fairview Avenue, Piedmont, California, in accordance with the plans and specifications on file with the City.

Moved by Duransoy, Seconded by Levine
Ayes: Duransoy, Levine, Strout
Noes: Zucker
Abstain: Ramsey
Absent: Batra

Design Review Permit, 510 Magnolia Avenue, DRPC 2022-016

The Property Owners are requesting permission to make window and door modifications, convert 367 square feet of the existing garage and outdoor entryway area into additional living space, make various changes to the interior, relocate the garage door and driveway, and make landscape and hardscape modifications at the front of the property including the construction of retaining walls and free-standing walls.

Public testimony was received from:

Yuning Zhang, Property Owner, stated they want to relocate their driveway. They have made modifications to their original request after receiving comments from the Commissioners at the February 2022 meeting.

Carolyn Van Lang, designer, stated the Owner’s have moved the front wall back 1-foot from the sidewalk, and the planting strip is 6-feet from the sidewalk. The driveway relocation takes the car away from the existing handicap ramp. The existing driveway needs to be removed due to the invasive bamboo. In the line of sight, more

CITY OF PIEDMONT
120 VISTA AVENUE
PIEDMONT, CA 94611
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APPEAL FORM

Pursuant to City Code Division 17.78

GENERAL INFORMATION

Who: Any interested person may appeal a decision of the Director to the Planning Commission, or a decision of the Planning Commission to the City Council.

When: A written appeal, stating the grounds for appeal, must be filed within ten calendar days after the date of the decision.

Where: Appeals must be submitted to the City Clerk at the address at the top of this form.

Cost: $763 (includes a $26 records management fee)

Process: Appeals of Director (Planning Staff) decisions will be considered by the Planning Commission. Appeals of Planning Commission decisions will be considered by the City Council. The appeal body will hear the appeal as soon as is reasonably possible, taking into account the notice requirements.

Grounds for overruling decision: The appeal body may overrule the action of the decision maker only if one of the following occurs:

a. The findings made by the decision maker as a basis for its action are not supported by the weight of evidence;
b. There is a significant error in the application of the requirements of Chapter 17 or other requirements of the City Code;
c. There is a significant error in the application of the Piedmont Design Guidelines; or
d. Significant errors in the application, plans, drawings or other materials provided to the decision maker are discovered after the hearing, which were a basis of the decision.

If you have any questions regarding the appeal procedure, please call the City Clerk at (510) 420-3040 or the Planning Division at (510) 420-3050.

I wish to appeal the decision of the: ☐ Planning Director; or ☒ Planning Commission, which took action on April 11, 2022 (date of decision) in the matter of 2022-015 (application #) at 116 Fairview Avenue, Piedmont California (project address).

Signature [redacted] Name: Jeremy Fisher (please print)

I am the ☒ applicant, ☐ concerned, ☐ other. Phone number [redacted] Email [redacted]

Mailing Address 116 Fairview Avenue, Piedmont CA

The grounds upon which this appeal is filed are: (List all grounds relied upon in making this appeal. See City Code Section 17.78.040. Please attach additional sheets if more space is needed.)

Please see attached materials.

(For staff use only)

APPEALED APPLICATION # _____ PLANNER _____ ☐ $763 FEE PAID

Appeal of April 11, 2022 Planning Review Decision on 116 Fairview Avenue, Piedmont, California (2022-015)

On February 14, 2022, the Piedmont Planning Commission ('Commission) denied a design review permit for 116 Fairview Avenue. On April 11, 2022, the Commission again denied the design review permit, and in doing so erred (17.78.040(A)(2)(a)) The findings made by the Commission as a basis for the April 11 denial were not supported by the weight of evidence, and were arbitrary. Between the February 14 and April 11 meetings, the Commission reversed the basis upon which it made its findings, resulting in an arbitrary decision.

The proposed design at 116 Fairview is a Contemporary single-story home within the footprint of the existing structure, requiring no variance. The neighborhood of Fairview is described by the Commission and Planning Staff as "eclectic" with no consistent style, including Cottage, Mission, Prairie, Colonial, Craftsman, and Hybrid Styles. The existing structure is best described by the Commission as a "box" with a missionary-esque facade that appears "dropped in." The proposed design removes a wavy parapet and stucco arch, provides visual interest with a shallowly sloped roofline, and a trellis that projects over the front entry. The proposed design both re-aligns and replaces four different window styles with a consistent modern window. In response to Commission feedback, the most recent version of the proposed design incorporates vertical trellis strategically around the home to draw the eye around the home, and create warmth and depth.

In brief, in the February meeting, the Commission identified that the project, as then proposed, would require additional "finesse" (i.e. detailing) to be approved, but was otherwise an appropriate style for the neighborhood. Indeed, the Commission specifically called for the design to be made more clearly Contemporary. We and our architects worked with Staff over the next month to incorporate the Commission's opinions, and presented a revised design that we and Staff felt met their requirements. However, at the April meeting, the Commission approved of the detailing on the proposal, but then rejected the style as inconsistent with the neighborhood. This reversal made for an arbitrary finding, not based on the evidence before the Commission.

At the April meeting, the Commission relied on a finding that a Contemporary style was not consistent with the neighborhood. Not only was this finding not supported by Staff or the Commission's own determination in February, but is inconsistent with other findings made by the Commission for other recent Contemporary-styled homes in Piedmont.

As a result of the Commission's error and inconsistency, we have had significant losses in the retention of expert architects, and may be compelled to abandon the project because of the uncertainty imposed by the design review process.

The February 14 Commission approved the concept of a "Contemporary style" in the context of the neighborhood, but required additional "finesse" of the design

On February 14, 2022 the Commission deliberated the 116 Fairview design. The panel consisted of Commissioners Batra, Strout, Duransoy, and Zucker. Commissioner Ramsey was recused due to a potential conflict of interest. The Commissioners were split, but the majority opinion clearly stated

that the Commission required additional "finesse" but was comfortable with a Contemporary style in the neighborhood. The Commission found that the neighborhood had a variety of inconsistent styles, and that a Contemporary house with the proposed design would not pose a problem. Rather the Commission clearly stated its intention that the Contemporary style have "better articulation," (Comm. Batra at 32:33) and be "definitive, and very intentional." (Comm. Strout at 35:04)

Commissioner Duransoy expressed opposition to the Contemporary style and roof structure without reservation. Commissioner Zucker expressed support of design without reservation. Commissioner Strout addressed both the Contemporary style and finishing, stating "I think it needs some finessing… but that sort of finessing thing could be done well … [and] coordinated with staff." (Comm. Strout at 29:45) Commissioner Strout continued in support of the Contemporary style - and specifically the proposed roofline - stating that "the slope and the massing of the building addresses visual transition from [the building on the right to the building on the left], and in that context, I kind of liked how it achieved that." (*Id.* at 30:41) He doubled down that his concern was a matter of finishing, stating "I think I could support this project with some design finessing to tie the features together." (*Ibid.*)

Commissioner Batra clearly agreed that the Contemporary style was reasonable for the neighborhood, stating "I don't object to the Contemporary style at all in and of itself, because this street does have a lot of different styles on it." (Comm. Batra at 32:33) Commissioner Batra asked Commissioner Strout to clarify if he felt the roofline or Contemporary style was out of place in the block, specifically identifying that clarity needed to be provided to the applicant (*Ibid*). In response, Commissioner Strout affirmed his support for the direction taken by the style, stating "...It remains unique, but I think it can be a good gesture… If it's going to be modern, it needs to be clean and very definitive, and very intentional. I can support the idea." (Comm. Stout at 35:04)

The Commision denied the application without prejudice. In a February 18 conference with Planning Staff shortly after the meeting, Staff recommended that adding exterior siding elements, providing cleaner lines on the proposed trellis, and various design elements could make the house meet the requirements of the Commission. Staff provided an assurance that the sloped roof was not a problem, and that in the absence of a slope, the house "would feel like a box."

We were given firm assurance by both the Commission and staff that the fundamental design proposed was approvable by the majority of the Commission, and with additional attention to detail would be approved. Over the next month, we and our architects worked to meet the Commission's requirements, and vetted our design modifications with Staff. The design modification required us to extend our engagement with our architects, submit a new application and fee, and pay for re-certification of unmoved (and unnecessary) storey poles. We presented our new design to the Commission on April 11, uncertain if our level of "finesse" was up to the Commission's expectations, but otherwise confident that we had met the Commission's requirements.

The April 11 Commission praised the design of the building, but rejected the concept of a "Contemporary style" in the context of the neighborhood, reversing its February 14 findings

On April 11, 2022 the Commission again deliberated the design of 116 Fairview. The panel, however, was different than on February 14, now composed of Commissioners Strout, Levine, Duransoy, and Zucker. Commissioner Ramsey remained recused. As on February 14, Commissioner Duransoy was opposed to the design, and Commissioner Zucker was in support. Commissioner Levine, new to the review of the property, set the tone and outcome by offering a reversal of the February 14 findings, a reversal which was then echoed by Commissioner Stout, resulting in the second rejection of the design on a completely novel basis. In reversing itself, the Commission erred by not basing its findings on the weight of evidence, and acting arbitrarily.

In contrast to the Commission's concerns just two months prior, Commissioner Levine offered that "it's a lovely design," (Levine at 3:13:00 and 3:20:04), even stating "I'd like to live in this house." (Levine at 3:20:04), but then rejected the previously approved style of the house, stating "I think it's a design just too far for this street. I mean, there are a lot of different designs on the street, but none of them are Contemporary." (Levine at 3:20:04) Commissioner Levine was then joined by Commissioner Strout, who affirmed that he liked the design ("...as much as I like this design…") but felt that a Contemporary building would not be welcome, in a dramatic reversal from his previously stated position. Commissioner Strout's final statement sums up his reversal: "Standalone this could look quite nice, but in the context of the neighborhood it doesn't quite fit." (Strout 3:20:50)

In praising the integrity of the design (and inherently its "finesse"), but rejecting the building as inconsistent with the neighborhood, the Commission presented a completely inconsistent set of findings in a two month time span, offering little recourse.

Commissioner Strout's reversal is particularly notable in that he highlighted his objection specifically to the roofline of the building, stating "I'm not aware of any other house that has a modern shed roof on the street." (*Ibid*). The roofline was not altered in the intervening period. Given Commissioner Strout's defense of the roofline just two months prior, it is unclear what would have led to such a radical departure.

The Commision denied the application without prejudice. In an April 19 meeting, Staff suggested that the concept of a Contemporary style should be abandoned, given the uncertainty of the Commission's findings. Given the substantial outlay of capital and effort required to reach this point, we are uncertain if we can proceed in any direction, given the seemingly arbitrary nature of the Commission's findings.

The Commission erred on April 11, 2022 in making findings that were not supported by the weight of evidence

The issue at hand is the style of the proposed design in the context of the neighborhood vicinity. The evidence that should have been relied upon by the Commission include (a) Staff's assessment of the continuity of style in the area, (b) the Commission's own assessment of the continuity of style in the area, and (c) the Commission's prior findings in similar, if not identical, circumstances.

Staff assessed that there was no continuity in the houses in the vicinity of 116 Fairview. In its report to the Commission, Staff states the following:

> Referring to Design and Preservation Element Policy 28.2 Style Compatibility, the surrounding houses in the neighborhood are an eclectic group of styles with no one style dominating or repeating. Styles include: Cottage, Mission, Prairie, Colonial, Craftsman, and Hybrid Styles. The proposed design is matching the material quality of most of the homes on this block which are primarily plaster with wood details.

The evidence provided by Staff is that the proposed design does not contrast with the styles of the houses in the vicinity.

The Commission itself assessed that there is no continuity in the houses in the vicinity of 116 Fairview, and on February 14 opined that the proposed Contemporary style, including its massing elements, would not be out of place in the neighborhood. Commissioners Batra,[1] Strout,[2] and Zucker[3] all provided affirmative opinions that the Contemporary style - and the style of the proposed project specifically - were not inconsistent with the immediate neighborhood. The evidence provided by the Commission on February 14 is that the proposed design did not contrast with the styles of the houses in the vicinity.

Finally, the Commission has approved similarly Contemporary-styled houses in similar "eclectic" neighborhoods. On February 15, 2022 Staff provided a list of five similarly Modern/Contemporary styled homes in Piedmont. In every case, the Contemporary home is adjacent to homes that are distinctly non-Contemporary, including the same 'eclectic' mix of housing styles found on upper Fairview near 116. The Contemporary-styled examples provided by Staff and the adjacent housing styles are:

- 53 Cambrian Avenue: Mission and Tudor styles are adjacent, and Mission and Ranch styles are found opposite.
- 110 Dracena Avenue: Craftsman and Spanish Revival styles are adjacent.
- 127 Hagar Avenue: Spanish Revival are adjacent on both sides, and Craftsman and Tudor styles are found across the street
- 19 Muir Avenue: The house has a shed roof (i.e. low angle, similar to proposed at 116 Fairview) is adjacent to Prairie style homes on both sides, and Spanish Revival and Colonial styles opposite.
- 7 St. James Drive: Ranch-Asian, Tudor, and Hybrid styled homes are all adjacent.

In addition, on February 14, 2022 the Commission approved a Contemporary / Modern style modification to an existing Ranch-styled home at 12 Crest Road (DRPC #2022-009), a "stylistic

---

[1] Commissioner Batra: "I don't object to the Contemporary style at all in and of itself, because this street does have a lot of different styles on it." (32:33)

[2] Commissioner Strout: "There are a lot of styles down the street" (30:41) and "...It remains unique, but I think it can be a good gesture" (35:04)

[3] Commissioner Zucker: "There is no context on this block really. There are some modern homes really. There's flavors along this street, and I thought that it could fit in there." (32:03)

change" according to Staff's report.[4] The home is adjacent to other Ranch-styled homes, as well as Tudor and Cottage styled buildings one building away. Similar to Fairview, the span of Crest Road, as well as Cambrian Avenue, Dracena Avenue, Hagar Avenue, Muir Avenue, and St. James Drive are a mix of eclectic styles. Similar to the proposed design at 116 Fairview, the Contemporary designs offered at many of those locations use similar exterior materials and finishes to retain consistency and flow.

The Commission's determination that a Contemporary-styled home in this particular eclectic neighborhood would be out of place is dramatically inconsistent with prior approvals by the Commission.

The evidence provided to the Commission, and made by the Commission itself is that the Contemporary style proposed is not inconsistent with the otherwise highly eclectic styles in the neighborhood. We ask the City Council to find that the Commission erred by making findings that were not based on the weight of evidence, and approve the revised design.

The Commission's specific findings are incorrect and not consistent with the evidence provided

The Commission's rejection of the application on April 11 cited three findings, all of which are inconsistent with the evidence provided before the Commission. The Commission determined that the application did not comply with Piedmont's Design Guidelines Chapter 4.01, and General Plan Policies 28.1 and 28.2. None of the three elements were correctly cited based on the evidence provided.

Design Guideline Chapter 4.01

Piedmont Design Guideline 4.01 provides guidance on internal consistency of the proposed structure or addition. 4.01 relates to additions and alterations, and may be less applicable than 4.01.02, which relates to wholesale style changes. However, the potential applicable guideline in element 4.01 is found in subparagraphs 2 and 4. Subparagraph 2 states:

> Where an existing structure consists of an original building constructed in one architectural style and an addition constructed in a different architectural style, a minor addition should continue the architectural style of the part of the building to which it is attached. *However, if the proposed construction is a major addition or consists of changes throughout the structure, the mix of styles should be eliminated in favor of a single predominant style.* (emphasis added)

Subparagraph 4 states:

> For major modifications or additions to an existing structure where no one building style is predominant, the new construction provides an opportunity to establish a

[4] Staff report for 12 Crest Road, DRPC #2022-009, February 14, 2022 "The result of the exterior modifications will be a stylistic change that includes popular modern-day architectural elements." Page 2

> predominant building style. Projects should capitalize on this opportunity by modifying the remainder of the building, as well as any accessory structures, to improve architectural cohesion.

The proposed construction is a complete alteration of the existing style. The existing style of the home, faux Mission Revival, is only expressed in three elements on the front facade, and not expressed in any other portion of the home. The proposed construction re-works all four sides of the building into a singular style which is expressed consistently throughout. No Commissioner stated that the proposed style of the was not consistently expressed.

4.01.02 provides guidance on whole building style changes, and states:

> Where there is a desire to change the existing building style, such changes should be applied to the entire exterior, and to accessory structures, and not only to the area where new construction is proposed.

Again, the entirety of the proposed structure is of a singular style, consistently expressed across all facades of the structure. No Commissioner even suggested that the style was internally inconsistent. Therefore there is no basis for the Commission's finding that the proposal does not comply with Design Guideline 4.01.

General Plan Policy 28.1

General Plan Policy 28.1 and 28.2 seek to ensure that residential structures are "physically compatible" with existing structures, immediate surroundings, and the community as a whole. Policy 28.1 relates to the scale, height, and bulk compatibility of the structure, stating a goal to:

> Strengthen the defining qualities of Piedmont neighborhoods by relating the scale of new construction, additions, and alterations to existing homes and neighborhood context. Overpowering contrasts in scale and height on adjacent lots should be avoided.

The proposed design makes effectively no alternations to the scale or height of the existing structure. Specifically, the only scale change is a sloped roof that begins three inches above the existing parapet and ends below the level of the existing roofline.

Chapter 5 of the Piedmont Design Guidelines provides guidance with respect to scale and massing, providing examples of problematic designs, including new houses that "overwhelm" existing neighbors, new upper floors that are "out of proportion" with neighboring homes, incompatibilities of scale and details within a home, and additions that "overpower" neighbors. There is no conceivable manner in which the proposed design provides an "overpowering contrast in scale and height," because it makes no changes to the scale and height of the existing structure.

In its report, Staff finds explicitly that the proposed design does not violate Policy 28.1, stating:

> Referring to Design and Preservation Element Policy 28.1 the proposed design matches the north easterly neighbor's height and uses a pitched roof to a) allow more natural light to the north easterly neighbor's side-facing windows as well as b) add height towards the taller south westerly neighbor. The proposed design reduces the height and bulk of the building by removing the faux decorative elements (including the false facade/ tall parapet) and updating it into a cohesive Contemporary style using three-dimensional elements and massing that create volumetric relief in the facade. In keeping with the Contemporary style, this project proposes a zero-eave roof, simple building geometry, and a large accordion door system at the front facade to create a welcoming, seamless opening and connection to the front yard garden. (April 11 Staff report)

General Plan Policy 28.2

General Plan Policy 28.2 relates to the style compatibility of the home relative to other homes in the immediate blocks. The policy states, in part, "on blocks where no particular style is predominant, new construction and alterations should be compatible with the style of homes nearby." The definition of "compatible" appears to be the crux of the Commission's determination. As stated previously, Staff, the Commission on February 14, and prior practice all indicate that the Contemporary style is compatible with the style of homes nearby.

Staff specifically indicates how the style is compatible, stating:

> Referring to Design and Preservation Element Policy 28.2 Style Compatibility, the surrounding houses in the neighborhood are an eclectic group of styles with no one style dominating or repeating. Styles include: Cottage, Mission, Prairie, Colonial, Craftsman, and Hybrid Styles. The proposed design is matching the material quality of most of the homes on this block which are primarily plaster with wood details. (April 11 Staff report)

The Commission's findings on Guideline 4.01, 28.1, and 28.2 are not supported by the evidence before the Commission.

We ask the City Council to find that the Commission erred in its denial of a design review permit for 116 Fairview Avenue on April 11, 2022, and approve the design permit as proposed.

CITY OF PIEDMONT
120 VISTA AVENUE
PIEDMONT, CA 94611
TEL: (510) 420-3050
FAX: (510) 658-3167

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FEE PAID 1955.-
DATE FILED 3/10/22
NUMBER DRPC2022-015
PLANNER GN
(For staff use only)

APPLICATION FOR DESIGN REVIEW PERMIT, review by PLANNING COMMISSION

Please complete this application form if the value of your project exceeds $142,445 and/or one or more variances is necessary.

☑ DESIGN REVIEW PERMIT ☐ VARIANCE ☐ ADDITIONAL VARIANCE

Fees. Please add those that apply to your project (*includes a $52 records management fee*)

☐	($1,636)	Project has an estimated value less than $199,423
☑	($1,955)	Project has an estimated value equal to or greater than $199,423
☐	($4,804)	Project is a NEW HOUSE.
☐	($952)	Project requires a VARIANCE.
☐	($1,296)	Project requires a VARIANCE, without a Design Review Permit.
☐	($470 each)	Project requires _____ additional VARIANCES.
$2,007	**TOTAL**	**Please note that planning application fees are non-refundable.**

Property Owner Information

Name(s) of Property Owner(s) ELLEN & GENE SWITKES
Address of Property 116 FAIRVIEW AVE Zip Code: 94610
Mailing Address of Property Owner(s) (if different from above) [redacted]
City, State, Zip Code: OAKLAND, CA 94612
Telephone Number [redacted] Preferred Contact Method EMAIL
Mobile Number [redacted] Email [redacted]

Design Professional/Property Owner Agent Information

Name of Design Professional/Agent DINESH PERERA/ JAIME REID OF FORMATdk
Address of Design Professional/Agent 1091 CALCOT PALCE #419
City, State, Zip Code: OAKLAND, CA 94606
Telephone Number (818) 314-7301 DINESH (360) 317-3658 JAIME Preferred Contact Method: EMAIL
Mobile Number SAME Email dinesh@formatdk.com, jaime@formatdk.com
Professional License Number C-38857 Expiration Date 12/31/2021
Piedmont Business License Number BUS-8764-01 Expiration Date 10/22/2022
(required for all design professionals/contractors/engineers/agents)
(Please contact the City Clerk at 510-420-3040 for Piedmont Business License information.)

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Description of proposed project
PROPOSED REMODEL OF EXISTING SINGLE FAMILY RESIDENCE INCLUDES FACADE REMODEL; FRONT PORCH REMODEL INCLUDING NEW TRELLIS; LIVING ROOM, DINING ROOM, AND KITCHEN REMODEL INCLUDING NEW WINDOWS; NEW REAR YARD WOOD DECK, STAIRS, TRELLIS, AND RAISED PLANTER.

Estimated cost of proposed exterior improvements $ $225,000

(Please refer to page 13 of this application for additional information on what to include your cost estimate)

Please indicate what steps you have taken to discuss this project with your neighbors prior to submittal:
Discuss full scope of exterior modifications, provide drawings.

Please indicate what steps you have taken to discuss this project with city staff prior to submittal:
THIS PROJECT WAS INITIALLY REVIEWED BY THE PLANNING COMMISSION DURING THE 2/14/2022 HEARING.
THIS IS A RESUBMITTAL ADDRESSING COMMENTS MADE DURING SAID HEARING.

Authorization of Design Review Permit Submittal

My signature below signifies that I:

- have read the background document and have provided all applicable information per the attached variance and/or design review permit checklist;
- have reviewed the legal description on my property deed and indicated all recorded easements and deed restrictions on the submitted site plan (*Please provide a description here of the easements and restrictions that were indicated on your property deed*) NO EASEMENTS INDICATED ON DEED;
- believe the information provided in this application is accurate to the best of my knowledge.
- agree to provide city staff and/or Planning Commissioners access to my property to view existing conditions and proposed construction. (*Please note any special instructions regarding access to your property such as dogs, gates, alarms, etc.)* NONE;
- understand that if this application is approved, a building permit (issued within one year from the approval date) is required for construction and that no construction may commence prior to the issuance of the building permit. No changes to the approved construction may be made without city approval, and changes may require a new application; and
- understand that that I, the property owner, shall defend (with counsel acceptable to the city), indemnify and hold harmless the city (including its agents, officers, and employees) from any claim, action, or proceeding to challenge an approval of the Planning Commission, City Council, or any officer or department concerning a permit granted under City Code Chapter 17.

➢ SIGNATURE(S) OF PROPERTY OWNER(S) [redacted] 3 Nov. 2021 date

Agent Authorization

This authorization permits City staff to contact your agent if necessary.

I authorize Jeremy & Frances Fisher; Dinesh Perera/ Jaime Reid of FORMATdk to act as my agent (architect, contractor, engineer, etc.) in the processing of all matters pertaining to this application.

➢ SIGNATURE(S) OF PROPERTY OWNER(S) [redacted] 3 Nov 2021 date

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ZONE A or ZONE E INFORMATION

Please complete all applicable zoning information below.

(Zone A) or Zone E (Circle one) Lot Area 5,000 square feet Lot Frontage 50 feet

Code Requirements Zone A See §17.20.040 Zone E See §17.28.040	To Existing Structures	To Proposed Construction	Code Limit	Variance Required? (circle one)
Lot Coverage/Structures[1]	35.9 %	40.0 %	40%	Yes (No)
Minimum Landscaped Area	28.2 %	30.0 %	30% (A) / 40% (E)	Yes (No)
Building Height	21'-6 1/2"	19'-10 1/2"	35 ft	Yes (No)
Street Yard Setback[2]	20'-0"	20'-0"	20 ft	Yes (No)
SOUTH Side Yard Setback[2,3]	3'-4 1/4"	6'-10 3/4"	5 ft (Zone A) 20 ft (Zone E)	Yes (No)
NORTH Side Yard Setback[2,3]	9'-2 1/2"	9'-2 1/2"	5 ft (Zone A) 20 ft (Zone E)	Yes (No)
Rear Yard Setback[2,3]	28'-9 1/2"	28'-9 1/2"	5 ft (Zone A) 20 ft (Zone E)	Yes (No)
Floor Area Ratio[4]	58.4 %	58.4 %	55% 0 - 5,000 sq.ft. 50% 5,001 - 10,000 sq.ft. 45% 10,001 and up sq.ft.	Yes (No)

If new construction is proposed within the 20-foot street yard setback, please indicate the distance from the face of curb to the lot line or describe how the lot line was determined. Distance from face of curb to lot line is 12'-1 1/2"; LOT LINE DETERMINED USING ASSESSOR'S MAP DIMENSIONS TAKEN FROM FENCE AT REAR LOT LINE
(Feel free to contact city staff for assistance in determining the distance from the curb to the lot line.)

What is the total square footage of the addition(s)? N/A (NO ADDITION PROPOSED)

What is the maximum height of any proposed trellis, fence and/or retaining wall? (§17.90.020)
TRELLIS: 8'-4 1/2" A.F.F.

[1] A site feature is not calculated in the lot coverage if (1) the feature is not more than 7 feet high and (2) the total area of all site features on the lot is 400 square feet or less.
[2] *Setback* means the required distance that a building, structure or other designated item must be located from a lot line. Setbacks are measured from the *lot line* to the *footprint* of the *structure* or *building*. (§17.90.020)
[3] An accessory structure in both Zones A and E may be located anywhere within the side and rear setback areas except that it: (a) must be located within 35 feet of the rear lot line; (b) must be located at least 5 feet from a habitable structure on an abutting property, and, for a corner lot, at least 5 feet from a side lot line of an abutting lot to the rear; (c) may not exceed 15 feet in height; and (d) may not be habitable.
[4] The floor area ratio standard is not applied to finishing an area into habitable space if: (1) there is no expansion of the exterior building envelope; and (2) the owner has not obtained a final inspection within the prior three years on building permit issued for an expansion of the building envelope.

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§17.90.010 *Bedroom* includes any room with features generally characteristic of bedrooms, regardless of its designation on a building plan. A bedroom has adequate privacy and meets the minimum size and habitation requirements of the Building Code. It includes and is not limited to a room with: (a) access to a full bathroom on the same floor or within half a floor, if the house has a split level; (b) access to a full bathroom through a common hallway or other common space such as a kitchen, living room and/or dining room. A *bedroom* need not have a closet.

Based on the definition above, how many *bedrooms* are existing: 4

What is the total number of *bedrooms* under the current proposal: 4

If this application results in the net addition of one or more *bedrooms*, additional conforming parking spaces may be required on the property. The number of conforming parking spaces required is as follows:

Dwelling unit is 700 square feet or less	1 conforming parking space required
1 – 4 *bedrooms*[5]	2 conforming parking spaces required
5 – 6 *bedrooms*	3 conforming parking spaces required[6]
7 or more *bedrooms*	4 conforming parking spaces required[6]

A conforming parking space is covered, non-tandem, and at least 8-½ feet wide by 18 feet deep, 7-½ feet wide by 15 feet deep for a compact space. A minimum 1-foot clearance must be provided between the length side of a parking space and the nearest wall or similar obstruction.

How many existing conforming parking spaces are there on the property? 1

Please describe any additional parking on the property that does not meet the definition of a conforming parking space: NONE

If this application results in the net addition of a room eligible for use as a bedroom, please describe how this application proposes to meet the parking requirements: N/A

Please describe the proposed parking on the property that is covered, non-tandem, and at least 8-1/2 feet wide by 18 feet deep: N/A

[5] An applicant may increase the primary dwelling unit up to four bedrooms without adding additional parking, as long as:

a. no existing parking space is eliminated if it creates a nonconformance;
b. the required number of parking spaces are provided, even if uncovered or tandem;
c. the parking spaces are not within the required 20 foot street setback; and
d. the project does not fall under the provisions of City Code Section 17.30.010(B)(4).

[6] In Zone A, one of every three required parking spaces may be for a compact car

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DESIGN REVIEW PERMIT STANDARDS
(To be completed by the applicant.)

The hearing body (the Planning Commission or City Council) may not approve a design review permit unless the design of the project conforms to all the standards listed below (§17.66.060). **Please describe how the proposed project meets the standards for approving a design review permit:**

A. **The proposed design is consistent with the City's General Plan and Piedmont Design Guidelines.** (*Describe how the project's exterior design elements are aesthetically pleasing as a whole and harmonious with existing and proposed neighborhood development. These elements include but are not limited to: height, bulk, area openings, breaks in the façade, line and pitch of the roof, materials, arrangements of structures on the parcel, and concealment of mechanical and electrical equipment. You may cite specific guidelines and General Plan goals and policies.*)

Please refer to the attached Word document.

B. **The design has little or no effect on neighboring properties' existing views, privacy, and access to direct and indirect light.**

Please refer to the attached Word document.

C. **The proposed design does not adversely affect pedestrian or vehicular safety.**

Please refer to the attached Word document.

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APPLICANT'S VARIANCE FINDINGS

The hearing body (the Planning Commission or City Council) may approve a variance only if it makes the findings listed below. Please describe how the proposed project meets the variance criteria of City Code Section 17.70.040.A.

1. The property and existing improvements present unusual physical circumstances of the property (including but not limited to size, shape, topography, location and surroundings), so that strictly applying the terms of this chapter would keep the property from being used in the same manner as other conforming properties in the zone; *(Describe specific, unique problems with the property, such as location, surroundings, mature trees, natural obstacles or formations, and explain why the improvements cannot be made in conformity with codes and regulations. Issues of personal hardships -- such as family size, finances, and medical condition -- should not be considered.)*

   N/A

2. The project is compatible with the immediately surrounding neighborhood and the public welfare; and *(Explain why, without the variance, the owner cannot use the property in the same manner as others in the same zone, and explain how the variance will not give the owner an advantage over others in the same zone.)*

   N/A

3. Accomplishing the improvement without a variance would cause unreasonable hardship in planning, design, or construction. In this subsection 3, *unreasonable hardship* refers to the unusual physical characteristics of the property and existing improvements, and not to conditions personal to the applicant.: *("Unreasonable hardship" for purposes of this subsection refers to the unusual physical characteristics of the underlying lot and existing improvements on the lot which prohibit development of the lot in a manner consistent with lots conforming to City standards. "Unreasonable hardship" shall not refer to any conditions personal to the applicant.)*

   N/A

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INSTRUCTIONS for NOTICE BY APPLICANT (§17.62.030.B)

1. Complete the attached notice and make one photocopy to be provided to each adjacent neighbor, and one photocopy to be submitted with this application.

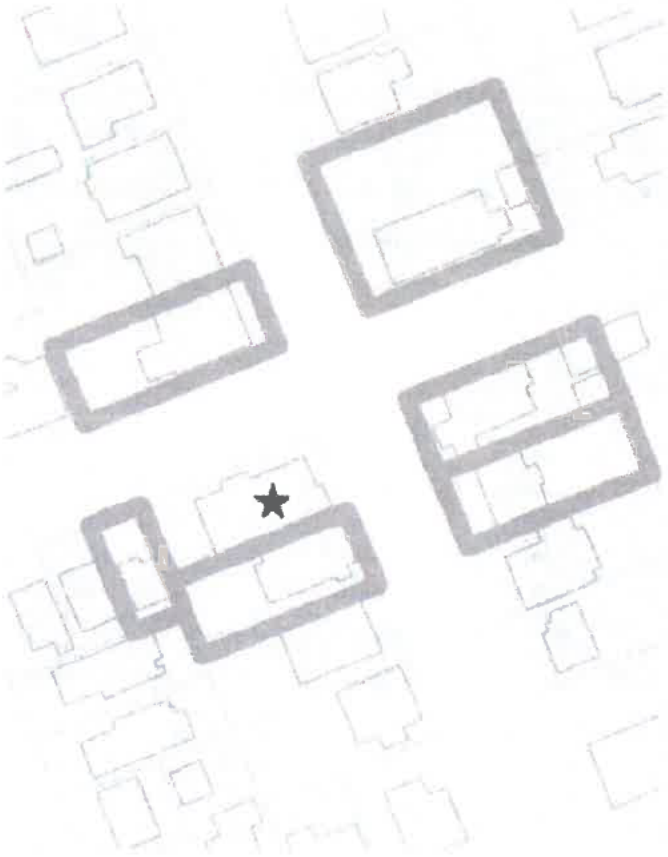
2. Hand deliver or mail one copy of the notice to each *adjacent* neighbor at least 30 days before the initial hearing. *Adjacent* means next to, or against. For notification purposes it includes a property directly across the street (§17.90.010). You may address the notices to "Property Owner" if you do not know the names of your adjacent neighbors.

3. Complete the attached affidavit of service and return it along with one copy of the notice to the Planning Director at least 30 calendar days before the hearing. Please note the affidavit of service is not required to be notarized.

4. Please call the Planning Department at (510) 420-3050, if you have any questions or would like help in determining the addresses or names of your adjacent neighbors.

Example Map of Neighbor Notices:

If the applicant lives at the "star" property, the applicant shall notify the adjacent affected (highlighted) properties.



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NOTICE BY APPLICANT
of
AN APPLICATION SUBMITTED FOR DESIGN REVIEW PERMIT,
Review by PLANNING COMMISSION

Dear Neighbor:

I/ We have submitted an application for design review permit for consideration by the Piedmont Planning Commission. I am seeking City approval of an application to (description of project) PROPOSED REMODEL OF EXISTING SINGLE FAMILY RESIDENCE INCLUDES FACADE REMODEL; FRONT PORCH REMODEL INCLUDING NEW TRELLIS; LIVING ROOM, DINING ROOM, AND KITCHEN REMODEL INCLUDING NEW WINDOWS; NEW REAR YARD WOOD DECK, STAIRS, TRELLIS, AND RAISED PLANTER.

The purpose of this form is to notify you of my application. My application is expected to be considered by the Planning Commission on or after (date) APRIL 11, 2022.

This notice will be followed by a notice from the city confirming the date of the hearing and inviting you to comment on the application. The Planning Commission regularly meets at 5:00 p.m. on the second Monday of every month in the council chambers at City Hall, 120 Vista Avenue. Please contact the Planning Department at (510) 420-3050, if you have any questions regarding my application.

Signed,

[redacted]

Signature of applicant

Jeremy Fisher
Print name of applicant

116 Fairview Ave
Address of project (number and street)

3/9/22
Date

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MAR 10 2022
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CITY OF PIEDMONT

AFFIDAVIT OF SERVICE BY APPLICANT/ AGENT

(To be attached to a copy of the notice and returned to the Planning Director.)

Jeremy Fisher being sworn, says that he or she is over 18 years of age
Print affiant (applicant/agent) name

and a resident of Alameda County, USA.
County, Country

That affiant's residence address is 116 Fairview Ave.

That affiant served a copy of the attached notice of an application for variance and/or design review permit, review by the Planning Commission by placing said copy in an envelope addressed to (please list the names and addresses of all the property owners to whom the notice was served):

110 FAIRVIEW AVE - Fareeha Cheema and Usama Ashraf

111 FAIRVIEW AVE - Property Owner

115 FAIRVIEW AVE - Property Owner (Rental)

120 FAIRVIEW AVE - Eric and Brooke Wall

327 JEROME AVE - Mr. and Ms. Knowland

131 NOVA DR - Property Owner

which envelope was then sealed and postage fully prepaid thereon, and thereafter was on 3/9/22,
date
deposited in the United States mail or delivered personally by hand.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on 3/9/22 at 116 Fairview Ave, Piedmont, California.
address

Signed [redacted]
Affiant's signature

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VARIANCE and/or DESIGN REVIEW PERMIT SUBMITTAL CHECKLIST

☑ Application form signed by property owner(s)
☑ Application Fee + any additional fees advised by staff (check or online credit card payment)

Digital copies of plans and application materials must be submitted to ondutyplanner@piedmont.ca.gov In general, the following are required for Design Review Permit applications unless specifically noted otherwise by Planning Department staff. Please contact the Planning Department and staff will assist you with application submittal requirements.

If you wish to submit hard copies of plans, they may be no larger than 24"x 36", and to scale. For a complete list of submittal requirements please see section 2.06 of the Piedmont Design Guidelines.

Please label all drawings and supporting documents with the property's address.

☐ **Site Survey** (preferred scale 1/8")
Please dimension and show coordinates for all lot lines, show the location of street right-of-way, show the location of all existing structures, fences, retaining walls, significant trees with a minimum of 12" trunk diameter, show grade elevations at building corners, show existing floor elevations, show existing roof eave and roof peak elevations, show utilities and easements, provide contour lines at a minimum of 2 ft. intervals, and provide a north arrow.

☑ **Existing Site Plan** (preferred scale 1/8")
Please indicate the location of all existing structures, retaining walls, fences, site features, trees, landscaping, hard-surface areas, lot lines, front, side and rear yard setback lines, and easements. Please outline the locations of structures on adjacent properties (up to 25 feet from the property line) and label their uses. Provide setback dimensions from all existing structures to lot lines (*Setback* means the required distance that a building, structure or other designated item must be located from a lot line. Setbacks are measured from the *lot line* to the *footprint* of the *structure* or *building*. See Zoning Ordinance Sec. 17.90.020.). Please show all curbs, sidewalks, street trees and the street right-of-way bordering the subject property. Please show a North arrow, label adjacent streets, and call out existing features. It is preferred that the site plan shows the roof of structures on the property rather than the interior floor plans. See "proposed" below for formatting instructions.

☑ **Proposed Site Plan** (preferred scale 1/8")
Please indicate the location of all existing and proposed structures, retaining walls, fences, site features, trees, landscaping, hard-surface areas, lot lines, front, side and rear yard setback lines, and easements. Please outline the locations of structures on adjacent properties (up to 25 feet from the property line) and label their uses. Provide setback dimensions from all existing and proposed structures to lot lines (*Setback* means the required distance that a building, structure or other designated item must be located from a lot line. Setbacks are measured from the *lot line* to the *footprint* of the *structure* or *building*. See Zoning Ordinance Sec. 17.90.020.). Please show all curbs, sidewalks, street trees and the street right-of-way bordering the subject property, and any changes proposed to these features. Please show a North arrow, show grade changes at the property line, label adjacent streets, and call out existing features and proposed modifications. It is preferred that the site plan shows the roof of structures on the property rather than the interior floor plans. **Please show each proposed site plan either side by side on the same page as the corresponding existing floorplan or in a manner where a contrasting outline of the existing construction is shown on the proposed plan, if possible.**

☑ **Roof Plans (Existing and Proposed)** (preferred scale 1/8")
Roof plans should include the pitch, overhangs, skylights, chimneys, vents, and gutters. Roof plans may be shown on the site plans. Please specify all existing and proposed roof materials.

☑ **Existing Floor Plans** (preferred scale 1/4")
Please provide plans for all floor levels including basements and attics, and include room names, window and door locations, built-in cabinets, appliance and fixture locations, ceiling heights, exterior light fixture locations and parking space dimensions. Show the removal of any existing features, including roofs, walls, ceilings, windows, doors, built-in-cabinets, appliances, fixtures and parking spaces. Please show a north arrow and label the floor level. See "proposed" below for formatting instructions.

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☑ **Proposed Floor Plans** (preferred scale 1/4")
Please provide plans for all floor levels including basements and attics, and include room names, window and door locations, built-in cabinets, appliance and fixture locations, ceiling heights, exterior light fixture locations and parking space dimensions. Please show a north arrow, label the floor level, and call out proposed modifications. **Please show each proposed floorplan either side by side on the same page as the corresponding existing floorplan or in a manner where a contrasting outline of the existing construction is shown on the proposed plan, if possible.**

☑ **Existing Elevations** (preferred scale 1/4")
Please provide North, South, East and West elevations (proposed to be changed or affected by new construction) including all existing materials (including roofing materials), styles and operational characteristics of windows and doors and roof slopes. Please include exterior vents, downspouts, gutters and exterior light fixtures. Additionally, if the height of the building is changing, please show the average existing building height (See Zoning Ordinance *Sec. 17.90.020*). Please do not abbreviate architectural terms. Label each elevation as "existing" and indicate the direction of view (i.e. North, South, East, West or Front, Rear, Left Side, or Right Side). See "proposed" below for formatting instructions.

☑ **Proposed Elevations** (preferred scale 1/4")
Please provide North, South, East and West elevations (proposed to be changed or affected by new construction) including all proposed materials (including roofing materials), styles and operational characteristics of windows and doors and roof slopes. Please include exterior vents, downspouts, gutters and exterior light fixtures. Additionally, if the height of the building is changing, please show the average proposed building height (See Zoning Ordinance *Sec. 17.90.020*.). Please do not abbreviate architectural terms. Label each elevation as "proposed" and indicate the direction of view (i.e. North, South, East, West or Front, Rear, Left Side, or Right Side). **Please show each proposed exterior elevation either side by side on the same page as the corresponding existing exterior elevation, or in a manner where a contrasting outline of the existing construction is shown on the proposed elevation, if possible.**

☐ **Building Section: When required for additions and new construction** (Preferred scale ¼")
Please provide a minimum one building cross section showing the relationship between existing and new construction, and/ or new construction and existing grade.

☑ **Window Schedule**
If your proposed project includes window and/or door modifications, please submit a window and door schedule which notes existing and proposed window size, material, operation, sash dimension, a typical window detail in a partial wall section showing the window recess dimension from the face of the exterior wall, and divided lite type (i.e. true divided lites or three-dimensional simulated divided lites). At the discretion of the Planning Director, a window schedule can be omitted only if all the above information is otherwise provided.

☑ **Graphic Calculations (1 set only)**
Please submit plans which graphically illustrate the required calculations with an itemized list of existing and proposed structures, landscape areas and floor area. Calculations are expressed as percentages and must be recorded on the permit application form. Please request a graphic calculations sample for your reference. Separate graphic calculations are to be submitted, as follows:

☑ **Existing and proposed lot coverage/structures** equals the number of square feet of structures covering the lot divided by the number of square feet in the lot. For a complete definition of structure coverage, please see Zoning Ordinance *Sec. 17.90.020*.

☑ **Minimum landscape coverage** equals the number of square feet of landscaped area divided by the number of square feet in the lot. For a complete definition of landscape please see Zoning Ordinance *Sec. 17.90.020*.

☑ **Existing and proposed floor area ratio (FAR)** equals the number of square feet of floor area divided by the number of square feet in the lot. For a complete definition of floor area, please see Zoning Ordinance *Sec. 17.90.020*.

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☑ **Photographs**
Please provide photographs of the front (street), rear and side views of the existing structures on the subject property. Please also provide a front (street) view of the structures on the two adjacent properties. The photographs may be placed either on a standard permit application sheet size and be part of the submittal package, or may be placed on 8 ½" x 11" sheets as an accompanying submittal package.

☑ **3D Modeling (Highly Recommended for Certain Projects)**
The complexity of some projects may warrant the need for 3D representation. At the discretion of staff, a recommendation during the initial pre-application to produce these materials may occur. If so, please consider providing a 3D graphic representation, digital 3D model, or constructed scale model showing existing and proposed views from the street, as well as any critical views that best describe how the proposed project mitigates any potential negative impacts on adjacent parcels.

☑ **Landscape Plans (When required by Zoning Ordinance *Sec. 17.34.*)**
Landscape Plans should include lot lines, indicate landscape areas, identification of vegetation, the location of all structures and hardscape surfaces. The landscape plans may also include a plant list including the size and spacing of plants to be installed and the location of proposed planting. Landscape plans must also address irrigation and comply with the *California Water Efficient Landscape Ordinance*.

☑ **Story Pole Certification** when required. Please see the attached Story Pole Protocol.

☑ **Reach Code Compliance**
If your proposed project has a stated value cost of over $25,000, expands the roof area by at least 30%, affects the electrical panel, or alters the kitchen or laundry room; you may be affected by building code requirements for energy efficiency. Please visit the webpage below and click on "Checklist for requirements" to see if your project is affected:
Webpage: (https://piedmont.ca.gov/services__departments/planning__building/about_building_)
Or PDF:
(https://piedmont.ca.gov/UserFiles/Servers/Server_13659739/File/Government/Departments/Planning%20Division/Climate%20Action%20Program/Piedmont%20Checklist%20for%20Homeowners.pdf).

Prior to Submitting an Application
If you believe that any of the above requirements do not pertain to your project, please call the Planning Department at (510) 420-3050 and make an appointment to meet with a planner. Applicants and their agents (architect, contractor, engineer, etc.) are encouraged to discuss the application with the Planning staff early in the planning process. Planning staff will be happy to review all procedures with you and answer any questions you have. There is no fee charged for any meetings or discussions prior to the submittal of an application fee. *Please note that all design review applications will require a building permit application if approved.*

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CONSTRUCTION COST ESTIMATION GUIDELINES

To calculate the estimated cost of the exterior improvements (from page 2 of this application) please include the following expenditures associated with the work being proposed under this application. For the purposes of this requirement, please use industry standards for estimating the construction materials and labor, whether or not you plan on doing the construction yourself.

As provided for in the City Code, the Planning Director will make an assessment of the information submitted, and will determine whether the plans will require review by the Director or the Planning Commission of the design review permit application. Please note that should staff request additional information to support your indicated estimated construction cost, you may be requested to submit information in the form of bids from three different construction contractors with active Piedmont business licenses. Alternatively, you may directly apply for Design Review Permit, review by Planning Commission without providing the above-requested information.

Please include **all** materials and labor associated with this application including but not limited to:

Landscaping: grading, fencing, decking, retaining walls, railings, fountains, water features, patios, trellises, lighting, built-in barbecues, pavers, asphalt, and concrete.

Demolition: all demolition, hauling, recycling, and excavation work.

Foundation Work: form work, gravel, steel, and concrete.

Framing: sheathing, insulation, water proofing, doors, windows, and wall framing.

Roofing: roofing materials, gutters, chimneys, water proofing, skylights, and flashing.

Exterior Finishes: siding materials, trim, repairs, and paint.

Mechanical Equipment: plumbing, electrical, heating, ventilation, and air conditioning.

Fee's: architectural fees, engineering fees, permit fees, inspection fees, and consultant fees.

Labor: all labor costs associated with the exterior improvements must be included.

Please **Do Not Include** the following items in your cost estimate: all interior finishes, appliances, furniture, plumbing fixtures, interior lighting fixtures, interior paint, and cabinetry.

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Review by the
PIEDMONT PLANNING COMMISSION

DESIGN REVIEW PERMIT APPLICATION DUE DATES AND MEETING DATES FOR 2022
Planning Counter Hours: Monday through Thursday, 8:30a.m.-5:00p.m.

Please note there will not be a Planning Commission meeting in January 2022.

APPLICATION DUE DATES:	MEETING DATES:
Design review permit applications must be submitted to the Planning Department, 120 Vista Avenue, **by 4:30 pm,** 30 days prior to the meeting.	The Planning Commission meets on the **second Monday of each month at 5:30 pm,** on digital format or at Piedmont City Hall, 120 Vista Avenue, in the Council Chambers.
FRIDAY, JANUARY 14, 2022	MONDAY, FEBRUARY 14, 2022
FRIDAY, FEBRUARY 11, 2022	MONDAY, MARCH 14, 2022
THURSDAY, MARCH 10, 2022	MONDAY, APRIL 11, 2022
THURSDAY, APRIL 7, 2022	MONDAY, MAY 9, 2022
THURSDAY, MAY 12, 2022	MONDAY, JUNE 13, 2022
THURSDAY, JUNE 11, 2022	MONDAY, JULY 11, 2022
THURSDAY, JULY 7, 2022	MONDAY, AUGUST 8, 2022
THURSDAY, AUGUST 11, 2022	MONDAY, SEPTEMBER 12, 2022
THURSDAY, SEPTEMBER 8, 2022	MONDAY, OCTOBER 10, 2022
THURSDAY, OCTOBER 13, 2022	MONDAY, NOVEMBER 14, 2022
THURSDAY, NOVEMBER 10, 2022	MONDAY, DECEMBER 12, 2022
THURSDAY, DECEMBER 8, 2022	MONDAY, JANUARY 9, 2023
THURSDAY, JANUARY 12, 2023	MONDAY, FEBRUARY 13, 2023
THURSDAY, FEBRUARY 9, 2023	MONDAY, MARCH 13, 2023
THURSDAY, MARCH 9, 2023	MONDAY, APRIL 10, 2023

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DESIGN GUIDELINES SECTION 2.07: STORY POLES

2.07.01 PURPOSE

To enable neighbors, Planning Commissioners and staff to envision the proposed construction of design review applications and ensure the accuracy of the story pole representations, in accordance with Piedmont City Code Sections 17.66.010, and 17.66.020.

2.07.02 PROTOCOLS

The Planning Department shall require the installation and verification of story poles for design review applications when:

1. A new residence and/or any other detached structure requiring design review is proposed;
2. An upper level expansion of an existing residence (including decks and dormers) is proposed;
3. A neighbor's light, view and/or privacy is in question;
4. The installation is needed by the staff or Planning Commission to assess the proposed height and/or bulk of large single story expansions or any other proposed expansions.

2.07.03 PROCEDURES

Unless otherwise directed by the Director of Planning or the Director's designee, story poles are to be erected by the applicant or the applicant's representative and verified by a California Licensed Land Surveyor or Licensed California Civil Engineer. Verification must be in the form of a completed Story Pole Certification Form that is stamped and signed by the licensed professional along with photographs of the story poles. The Certification Form, the format of which shall be determined by the Director of Planning, shall state that the story poles are in compliance with the proposed application.

The verification shall be submitted to the Planning Department no later than 12:00 noon, 14 days before a scheduled Planning Commission hearing in accordance with the most recently published Planning Commission schedule. **Without exception, applications that do not have verification received by noon on the required deadline date will not be eligible for the Planning Commission agenda.** For Director Design Review applications, staff will not consider the application to be complete or send the required notice to neighbors until verification is received, and will not take action on the application until at least 14 days from the receipt of the story pole verification. Applicants are encouraged to install and verify well in advance of the deadline to avoid problems with weather and surveyor scheduling.

Story poles shall be installed to define the outlines of the proposed construction in order to show the proposed height and mass of the construction. Typically there will be a pole at every proposed corner to indicate the wall planes, and poles that represent roof points, with boards, tape or ropes that connect the poles to indicate the roof height, ridges, slopes and relationship to the walls. There are no required materials for the poles, but the poles must be clearly visible and stable (wood and aluminum stud framing and rigid PVC pipes are typical materials for the vertical members with flag banners, PVC pipe, colored rope, plastic construction netting or durable caution tape preferred as horizontal members), and the tape or ropes should be brightly colored, clearly visible and strongly attached. Staff and the Planning Commission may require colored flags or plastic construction netting to help understand the proposed construction. Should inclement weather cause damage to the story poles, they may need to be repaired and reverified prior to the application being considered by the Planning Commission or staff. Please contact staff if you have questions about a specific project.

Story poles shall remain erected through the appeal period after action is taken on the application, and shall be removed promptly after the end of the appeal period if an appeal has not been filed. If an appeal is filed, the story poles must remain erected until final action is taken on the application.

2.07.04 STORY POLE CERTIFICATION FORM

Please see the Story Pole Certification Form directly following this page. It must be submitted along with photographs of the story poles.

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STORY POLE VERIFICATION DEADLINE SCHEDULE

APPLICATIONS SUBJECT TO PLANNING COMMISSION REVIEW

Verification from a California Licensed Surveyor or California Licensed Civil Engineer shall be received in writing to the Department of Planning no later than 12:00 noon, 14 days before the scheduled hearing in accordance with the Story Pole Protocol and Procedures on the reverse side of this schedule. *Without exception, applications that do not have written verification received by noon on the required deadline date will not be eligible for the Planning Commission agenda.* Applicants are encouraged to install and verify well in advance of the deadline to avoid problems with weather and surveyor scheduling. Planning Counter Hours: Monday through Thursday, 8:30a.m.-5:00p.m.

MEETING DATES For the meeting of:	VERIFICATION RECEIPT DEADLINE Verification must be received by:
MONDAY, FEBRUARY 14, 2022	**NOON, MONDAY, JANUARY 31, 2022**
MONDAY, MARCH 14, 2022	**NOON, MONDAY, FEBRUAY 28, 2022**
MONDAY, APRIL 11, 2022	**NOON, MONDAY, MARCH 28, 2022**
MONDAY, MAY 9, 2022	**NOON, MONDAY, APRIL 25, 2022**
MONDAY, JUNE 13, 2022	**NOON, *THURSDAY*, MAY 26, 2022**
MONDAY, JULY 11, 2022	**NOON, MONDAY, JUNE 27, 2022**
MONDAY, AUGUST 8, 2022	**NOON, MONDAY, JULY 25, 2022**
MONDAY, SEPTEMBER 12, 2022	**NOON, MONDAY, AUGUST 29, 2022**
MONDAY, OCTOBER 10, 2022	**NOON, MONDAY, SEPTEMBER 26, 2022**
MONDAY, NOVEMBER 14, 2022	**NOON, MONDAY, OCTOBER 31, 2022**
MONDAY, DECEMBER 12, 2022	**NOON, MONDAY, NOVEMBER 28, 2022**
MONDAY, JANUARY 9, 2023	**NOON, *THURSDAY*, DECEMBER 22, 2022**
MONDAY, FEBRUARY 13, 2023	**NOON, MONDAY, JANUARY 30, 2023**
MONDAY, MARCH 13, 2023	**NOON, MONDAY, FEBRUARY 27, 2023**
MONDAY, APRIL 10, 2023	**NOON, MONDAY, MARCH 27, 2023**

APPLICATIONS SUBJECT TO STAFF REVIEW

Staff will not consider an application to be complete or take action on the application until at least 14 days from the receipt of the story pole verification from a California Licensed Surveyor or California Licensed Civil Engineer.

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CITY OF PIEDMONT
CALIFORNIA

City use only
Date Received _____

Time Received _____

STORY POLE CERTIFICATION FORM

(Must be prepared by a California Licensed Surveyor or Civil Engineer and must be accompanied by photographs of the installed story poles.)

On 01/22/2022 *(Date)*, I surveyed the story poles located at

116 Fairview Ave *(Property address)*, Piedmont, CA, related to plans submitted as part of design review application #20-0033 *(Application number)*.

I have determined that the story poles are in substantial compliance with the plans dated

November 2, 2021 *(Plan date or City date-stamp date)*, and accurately represent the proposed construction in terms of dimensions, corner/wall locations, and ridge heights/locations.

Charles Bonadiman
(Name - please print)

Bonadiman Pacific Surveying, Inc
(Company)

5737 Kanan Rd #310, Aguora, CA
(Address)

(650) 618-9892
(Phone Number)

bonadimanpacific@yahoo.com
(Email address)

_____
(Piedmont Business License Number)

PLEASE STAMP AND SIGN BELOW



PIEDMONT DESIGN GUIDELINES:
2. THE DESIGN REVIEW PROCESS
STORY POLE CERTIFICATION FORM

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Stormwater Requirements Checklist for Small Projects

- All applicants for Design Review Permit must complete and submit this form.

Municipal Regional Stormwater Permit (MRP) Order No. R2-2009-0074 ; Order No. R2-2011-0083; NPDES No. CAS612008

Purpose: The Alameda Countywide National Pollutant Discharge Elimination System (NPDES) Municipal Stormwater Permit, which is issued and enforced by the San Francisco Regional Water Quality Control Board, requires that the City of Piedmont, as a member agency of the Alameda Countywide Clean Water Program, track and report the development of impervious surfaces.

Impervious Surfaces include any surface that cannot be effectively (easily) penetrated by water, thereby resulting in runoff. Examples: pavement (asphalt, concrete, etc.), buildings/structures, decks, driveways, swimming pools, and on-grade paths.

Permeable Surfaces include pervious concrete, porous asphalt, sand-set unit pavers, and granular materials.

A. Applicant Information

A.1 Property Owner Name: ELLEN & GENE SWITKES

A.2 Project Address: 116 FAIRVIEW AVE (Number Street) PIEDMONT (City) 94610 (Zip Code)

A.3 Mailing Address: SAME (*If different from above*) (Number Street) (City) (State) (Zip Code)

A.4 Property Owner Phone Number: [redacted] Email Address: [redacted]

A.5 Architect/Contractor: DINESH PERERA/ JAIME REID OF FORMATdk (818) 314-7301 DINESH (360) 317-3658 JAIME
(Name) (Phone Number)

1091 CALCOT PALCE #419 (Address) OAKLAND (City) 94606 (Zip Code) dinesh@formatdk.com, jaime@formatdk.com (Email Address)

B. Project Information

B.1 Total Lot Area in Sq. Ft.: 5,028 APN #: 51-4632-14-1

B.2 Please select the correct description of the project from one of the six selections below:

Yes	No		
○	◉	B.2.a	The project proposes no disturbance to the site (only changes to the interior, existing roof and/or existing walls). *(MRP Provision C.3.b.ii.(1)(b) and C.3.b.ii.(3))* ⇒ The project is exempt from MRP provisions. Please complete section F of this form.
◉	○	B.2.b	The project proposes to disturb the site and will create and/or replace less than 2,500 square feet of impervious surface. *(MRP Provision C.3.i.i)* ⇒ The project is exempt from MRP provisions but you are encouraged to incorporate into your plans one or more of the design measures listed under Section C of this form. Please complete section E of this form, which notes Construction Site Control requirements.
○	◉	B.2.c	The project is a new or existing single-family home project that proposes to create and/or replace 2,500 square feet or more of impervious surface. *(MRP Provision C.3.i.i)* ⇒ Please complete Sections C and E of this form, both of which note the stormwater protection requirements for the project.
○	◉	B.2.d	The project is commercial, industrial, multi-family (town homes, condominiums, and/or apartments), mixed-use, and/or public project that proposes to create and/or replace 2,500 square feet or more of impervious surface but less than 10,000 square feet of impervious surface. *(MRP Provision C.3.i.i)* ⇒ Please complete Sections C and E of this form, both of which note the stormwater protection requirements for the project.

Staff Use Only: ____DR # _____, submitted on _____ Building Permit # _____

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○ ◉ B.2.e The project proposes to create and/or replace 5,000 square feet or more of impervious surface (collectively over the entire project site) and is a restaurant, auto service facility, retail gasoline outlet, or uncovered parking lot. *(MRP Provision C.3.b.ii(1))*

⇒ The project is regulated. Please complete Sections D and E of this form, both of which note the stormwater protection requirements for Regulated Projects.

○ ◉ B.2.f The project is a commercial, industrial, multi-family (town homes, condominiums, and/or apartments), mixed-use, and/or public project that proposes to create and/or replace 10,000 square feet or more of impervious surface (collectively over the entire project site). *(MRP Provision C.3.b.ii(2 and 3))*

⇒ The project is regulated. Please complete Sections D and E of this form, both of which note the stormwater protection requirements for Regulated Projects.

N/A **C. Small Projects and Single-Family Home Projects**

MRP Provision C.3.i requires single-family home projects that create and/or replace 2,500 square feet or more of impervious surface; and all commercial, industrial, multi-family (town homes, condominiums, and/or apartments), mixed-use, and/or public projects, which create and/or replace 2,500 square feet or more of impervious surface but less than 10,000 square feet of impervious surface, to install one or more of the site design measures listed under C.2.

C.1 The project proposes to create and/or replace _____ square feet of impervious surface.

C.2 Please indicate which of the following six site design measures are incorporated into the project plans:

Yes	No	Plan Sheet #	Site Design Measure
○	○	_____	Direct roof runoff into cisterns or rain barrels for reuse.
○	○	_____	Direct roof runoff onto vegetated areas.
○	○	_____	Direct runoff from sidewalks, walkways, and/or patios onto vegetated areas.
○	○	_____	Direct runoff from driveways and/or uncovered parking lots onto vegetated areas.
○	○	_____	Construct sidewalks, walkways, and/or patios with permeable surfaces.
○	○	_____	Construct bike lanes, driveways, and/or uncovered parking lots with permeable surfaces.

N/A **D. Regulated Projects**

MRP Provision C.3.b requires Regulated Projects to implement Low Impact Development (LID) source control, site design, and stormwater treatment onsite or at a joint stormwater treatment facility in accordance with MRP Provisions C.3.c and C.3.d, unless the Provision C.3.e alternate compliance options are evoked.

D.1 The project proposes to create and/or replace _____ square feet of impervious surface.

D.2 Please contact City staff for a Stormwater Requirements Checklist for Regulated Projects, which you must complete and submit.

Yes

○ I have completed and attached a Stormwater Requirements Checklist for Regulated Projects

E. Construction Site Best Management Practices and Control Measures

Yes No

◉ ○ I understand that because the project proposes to disturb the site, the Chief Building Official may require the implementation of appropriate and effective erosion and other construction pollutant controls (Best Management Practices, BMPs) by the project's construction site operators/developers as outlined under MRP Provision C.6.

F. Owner Signature

I declare under penalty of perjury, that to the best of my knowledge, the information presented herein is accurate and complete. Incorrect information may delay my project application(s) and/or permit(s).

3/10.2021

[redacted]

Signature of Pro

Date

More information on the Alameda County Clean Water Program and additional literature such as *Stormwater Requirements Checklist for Regulated Projects, C3 Builder's Outreach 2012 Update, C3 Technical Guidance Manual,* and *Construction Best Management Practices* are available at www.cleanwaterprogram.org and http://cleanwaterprogram.org.

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The hearing body (the Planning Commission or City Council) may not approve a design review permit unless the design of the project conforms to all the standards listed below (§17.66.060). Please describe how the proposed project meets the standards for approving a design review permit:

A. The proposed design is consistent with the City's General Plan and Piedmont Design Guidelines. (Describe how the project's exterior design elements are aesthetically pleasing as a whole and harmonious with existing and proposed neighborhood development. These elements include but are not limited to: height, bulk, area openings, breaks in the facade, line and pitch of the roof, materials, arrangements of structures on the parcel, and concealment of mechanical and electrical equipment. You may cite specific guidelines and General Plan goals and policies.)

The existing house is a modern building with Mission Revival decorative elements attached to the street-facing facade. Referring to Design and Preservation Element Policy 28.1 the proposed design matches the north easterly neighbor's height and uses a pitched roof to a) allow more natural light to the north easterly neighbor's side-facing windows as well as b) add height towards the taller south westerly neighbor. The proposed design reduces the height and bulk of the building by removing the faux decorative elements (including the false facade/ tall parapet) and updating it into a cohesive Contemporary style using three-dimensional elements and massing that create volumetric relief in the facade. In keeping with the Contemporary style, this project proposes a zero-eave roof, simple building geometry, and a large accordion door system at the front facade to create a welcoming, seamless opening and connection to the front yard garden.

Referring to Design and Preservation Element Policy 28.2 Style Compatibility, the surrounding houses in the neighborhood are an eclectic group of styles with no one style dominating or repeating. Styles include: Cottage, Mission, Prairie, Colonial, Craftsman, and Hybrid Styles. The proposed design is matching the material quality of most of the homes on this block which are primarily plaster with wood details.

This project proposes aluminum-clad wood windows that have the same dimensional quality/ profile as the existing wood windows and neighboring wood windows but with superior durability and weather resistance. Additionally, a new, Santa Barbara finish (smooth) skim coat of rich integral-color plaster over the entire building is proposed. Additional wood elements have been added such as the wood trellis, wood fence, wood cladding and wood vertical trellis panels discussed above.

Revisions to the design have been made to clearly articulate the contemporary style and finesse the exterior features to relate to one another. Vertical wood trellis panels have been added adjacent to the front and rear façade corners adding warmth and contemporary detailing to the most visible areas of the façade. Stucco control joint layout has been shown with slight adjustments to window elements to finesse the features of the home into an organized composition. Light fixtures, house numbers, and roof flashing have been added to the renderings. The material of the low fence has been changed from plaster to cedar slats, matching the detail of the vertical trellises to further articulate the contemporary style of the building and tie the various design features together.

B. The design has little or no effect on neighboring properties' existing views, privacy, and access to direct and indirect light.

The proposed pitched roof provides a lower profile at the neighboring property to the north (120 Fairview Ave) thus reducing impact on the adjacent neighbor, minimizing shadows, and maximizing their access to daylight. New windows have been proposed that are offset from the neighbors' side windows to preserve privacy. The existing exterior stair in the south side yard stair is also proposed to be removed, increasing the open space between the project and 110 Fairview Ave

C. The proposed design does not adversely affect pedestrian or vehicular safety.

The proposed design does not make any changes to the existing sidewalk, curb, or curb cut.

Further information regarding front yard fencing: a low wood fence is proposed at the front of the house to create a greater sense of privacy and security at the front yard. The existing home had a similar fence 3' closer to the house with a large entry portal and an awkward hall-like space that prevented direct access to the front door. The proposed design is placing the opening of the fence closer to the front door marking the entrance. The wall is still maintaining a semi-private area where children and pets are prevented from walking off onto the street, and package deliveries can be left at the front door. The extension of the fence also allows landscape elements on the inside of the fence softening the vertical surface with natural plants as well as allowing vines to grow up onto the trellis. The archway has been removed to maintain a consistent contemporary style. The fence is also no longer flush with the front façade, which provides a break in the façade creating more relief and a human-scale massing along the street frontage.

The Commissioners stated the need for more information on where the architectural context was drawn from, how the wood trellis engages the house, what the finish of the trellis is, window treatments, and visual cues for the front door.

We have updated both the front and rear trellises to include black painted steel post and beam supports with the wood trellis members attached to the bottom of the steel beam creating a minimal ceiling plane with consistently spaced Western Red Cedar members. The trellis attaches to the building façade with a ledger which continues along the border of the trellis creating a cleanly framed element. The wood members are attached to the ledger/trellis frame with concealed fasteners.

The window coverings for the home are proposed to be Mecho shades. Several panels will be used for the accordian door system that matches the rhythm of the door panels with the rolls mounted at the header. The front façade window will have a shade with the roll mounted at the sill allowing for partial screening of the living room without completely obstructing the visual connection with the street.

The entrance to the house is emphasized by enlarging the opening to the entry alcove and changing the alcove material from the exterior plaster to a warm, rich, and tactile cedar paneling. A portal from the front façade to the alcove has been cut, increasing visual cues of the entry alcove from the street.

Commissioner Duransoy was not in favor of the stylistic changes due to the inconsistency with neighborhood context and because the interior changes could be accomplished without any changes to the exterior. The other Commissioners found merit in the design but thought it needed more finesse so that all exterior features relate to each other and clearly articulate a contemporary style.

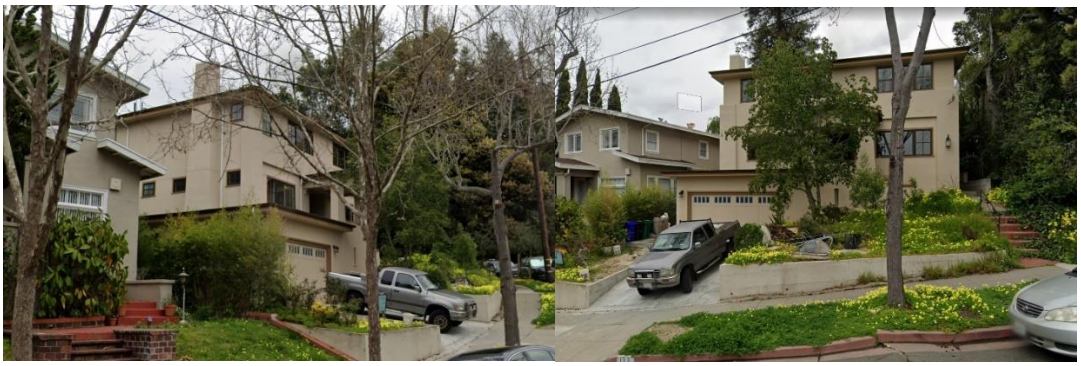
Revisions to the design have been made to clearly articulate the contemporary style and finesse the exterior features to relate to one another. Vertical wood trellis panels have been added adjacent to the front and rear façade corners adding warmth and contemporary detailing to the most visible areas of the façade. Stucco control joint layout has been shown with slight adjustments to window elements to finesse the features of the home into an organized composition. Light fixtures, house numbers, and roof flashing have been added to the renderings. The material of the low fence has been changed from plaster to cedar slats, matching the detail of the vertical trellises to further articulate the contemporary style of the building and tie the various design features together.

Resolution 323-FDR-21
WHEREAS, The Property Owner is requesting a stylistic change to the exterior of the house, to make interior modifications on the main level and several other modifications to hardscape and landscape throughout the property, including: altering the profile of the front (west) facade and roof, removing the existing chimney, making window and door modifications throughout, constructing a wood deck and trellis in the front (west) and rear (east) of the house, constructing retaining walls and on-grade site stairs, adding skylights, installing guardrails and adding exterior lighting, located at [116 Fairview Avenue], which construction requires a design review permit; and

WHEREAS, after reviewing the application, plans, and any and all testimony and documentation submitted in connection with such application, and after having visited the subject property, the Piedmont Planning Commission finds that that the project is inconsistent with General Plan policies and programs, and the proposal does not conform to the criteria and standards of Section 17.66.060 of the Piedmont City Code as follows:
1. The proposed design is not consistent with the City's General Plan and Piedmont Design Guidelines due to the roof form and the trellis design needs clarification.

The project consists of a mix of a flat roof with a shed roof. The mix of flat and sloped roofs can be seen on the street at: 111 Fairview uses a combination of gable, hipped and flat roofs, 77 Fairview uses a combination of shed and flat roof, and further down the street 78 Fairview uses a combination gable and flat roof.

111 Fairview:



77 Fairview:



78 Fairview:



A mixed shed roof composition is consistent with contemporary buildings in Piedmont for example: 110 Dracena (mixed shed roof and hipped roof) and 19 Muir (mixed shed roof and flat roof).

The medium slope of 3 and 12 is consistent with neighboring building slopes including the closest neighbor to the shed roof at 120 Fairview Ave.

Details for the black galvalume flashing of the zero-eave roof form have been added.

Detailing of the trellis has been modified. Text from above included below for convenience:

> *We have updated both the front and rear trellises to include black painted steel post and beam supports with the wood trellis members attached to the bottom of the steel beam creating a minimal ceiling plane with consistently spaced Western Red Cedar members. The trellis attaches to the building façade with a ledger which continues along the border of the trellis creating a cleanly framed element. The wood members are attached to the ledger/trellis frame with concealed fasteners.*

2. The design has little or no effect on neighboring properties' existing views, privacy, and access to direct and indirect light, because the distance between neighboring properties is appropriate, there is no impact on views, and no impact on access to light.

3. The proposed design does not adversely affect pedestrian or vehicular safety, as there is no effect on pedestrian or vehicular safety.

4. The application does not comply with the following Design Review Guidelines: 3.05 (Compatibility with the Street Right-of-Way), 4.01 (Building Styles), 4.02 (Building Elements).

Proposed maintains existing setbacks 3.05 (Compatibility with the Street Right of Way) and maintains existing trees with the addition of new trees to contribute to the urban canopy, soften the structure, and help provide privacy and shading without complete dependence on window coverings.

4.01.02 Stylistic changes applied to entire exterior. Existing structure does not fit into the neighborhood context and feels out of place in the neighborhood. Within the building itself the Mission revival elements are tacked on and are not integrated into a cohesive design. An example of this is the

placement of all Spanish revival architectural elements are only applied to the front façade, including: the false façade, the medallions, and the archway. The proposed design is updating the structure into a cohesive Contemporary style using three-dimensional elements and massing that create volumetric relief in the facade. In keeping with the Contemporary style, this project proposes a zero-eave roof, simple building geometry, and a large accordion door system at the front facade to create a welcoming, seamless opening and connection to the front yard garden.

4.02 Building Elements: A wholesale stylistic change is proposed for the structure with all of the building elements designed to be compatible with the Contemporary Style. Building elements to be consistent with the contemporary style have been revised as noted above. Text from above included here for convenience:

> *Revisions to the design have been made to clearly articulate the contemporary style and finesse the exterior features to relate to one another. Vertical wood trellis panels have been added adjacent to the front and rear façade corners adding warmth and contemporary detailing to the most visible areas of the façade. Stucco control joint layout has been shown with slight adjustments to window elements to finesse the features of the home into an organized composition. Light fixtures, house numbers, and roof flashing have been added to the renderings. The material of the low fence has been changed from plaster to cedar slats, matching the detail of the vertical trellises to further articulate the contemporary style of the building and tie the various design features together.*

5. The project is not consistent with General Plan policies and programs, including the land use element, housing element, and design and preservation element, including: Design and Preservation Element Policy 28.1 (Scale, Height, and Bulk Compatibility), Design and Preservation Element Policy 28.2 (Style Compatibility).

The existing house is a modern building with Mission Revival decorative elements attached to the street-facing facade. Referring to Design and Preservation Element Policy 28.1 the proposed design matches the north easterly neighbor's height and uses a pitched roof matching the easterly neighbors slope to a) allow more natural light to the north easterly neighbor's side-facing windows as well as b) add height towards the taller south westerly neighbor. The proposed design reduces the height and bulk of the building by removing the faux decorative elements (including the false facade/ tall parapet).

Referring to Design and Preservation Element Policy 28.2 Style Compatibility, the surrounding houses in the neighborhood are an eclectic group of styles with no one style dominating or repeating. Styles include: Cottage, Mission, Prairie, Colonial, Craftsman, and Hybrid Styles. The proposed design is matching the material quality of most of the homes on this block which are primarily plaster with wood details. The surrounding houses have primarily wood windows which the proposed project will match.

The neighbor across the street at 121 Fairview uses a trellis as an arbor to increase the visible garden from the street. The proposed project will use a similar modernized trellis at the front and rear façade to contribute to the visible garden from neighbors and the street.

FAIRVIEW RESIDENCE

116 FAIRVIEW AVENUE
PIEDMONT, CA 94610

DESIGN REVIEW COMMENT RESPONSE

MARCH 23, 2022

ABREVIATIONS

&	AND
<	ANGLE
@	AT
	CENTERLINE
∅	DIAMETER
⊥	PERPENDICULAR
#	POUND OR NUMBER
ACCESS.	ACCESSIBLE
ACOUS.	ACOUSTICAL
A.D.	AREA DRAIN
ADJ.	ADJUSTIBLE
A.F.F.	ABOVE FINISHED FLOOR
AGGR.	AGGREGATE
AL.	ALUMINUM
APPROX.	APPROX MATE
ARCH.	ARCHITECTURAL
ASPH.	ASPHALT
BATT.	BATTING
BD.	BOARD
BLDG.	BUILDING
BLK.	BLOCK
BLK'G.	BLOCKING
BM.	BEAM
B.O.	BOTTOM OF
CAB.	CABINET
CALC.	CALCULATION
C.B.	CATCH BASIN
CER.	CERAMIC
C.I.	CAST IRON
C.J.	CONTROL JOINT
CLG.	CEILING
CLRA.	CLEAR ANODIZED
CLOS.	CLOSET
CLR.	CLEAR
COL.	COLUMN
CONC.	CONCRETE
CONSTR.	CONSTRUCTION
CONT.	CONTINUOUS
CNTR.	COUNTER
CTR.	CENTER
D.	DRYER
DET.	DETAIL
DIA.	DIAMETER
DIM.	DIMENSION
D.W.	DISH WASHER
DR.	DOOR
DWG.	DRAWING
(E)	EXISTING
EA.	EACH
E.A.	EXHAUST FLUE
E.B.	EXISTING GRADE
ELEC.	ELECTRICAL
ELEV.	ELEVATION
ENCL.	ENCLOSURE
EQ.	EQUAL
EQPT.	EQUIPMENT
EXT.	EXTERIOR
F.D.	FLOOR DRAIN
F.E.	FIRE EXTINGUISHER
F.F.	FINISH FLOOR
F.G.	FINISH GRADE
FIN.	FINISH
FIXT.	FIXTURE
FL.	FLOOR
FLUOR.	FLUORESCENT
F.O.C.	FACE OF CONCRETE
F.O.F.	FACE OF FINISH
F.O.S.	FACE OF STUD
FPRF.	FIREPROOF
FT.	FOOT OR FEET
FTG.	FOOTING
FX.	FIXED
G.A.	GAUGE
G.B.	GRAB BAR
GALV.	GALVANIZED
GL.	GLASS
GND.	GROUND
GR.	GRADE
G.S.M.	GALVANIZED SHEET METAL
GYP. BD	GYPSUM BOARD
H.B.	HOSE BIB
H.C.	HOLLOW CORE
HDWD.	HARDWOOD
HDWR.	HARDWARE
HORIZ.	HORIZONTAL
HR.	HOUR
HT.	HEIGHT
I.A.	INSIDE DIAMETER
INSUL.	INSULATION
INT.	INTERIOR
JT.	JOINT
KIT	KITCHEN
LAM.	LAMINATE
LAV.	LAVATORY
LT.	LIGHT
MAX.	MAXIMUM
M.C.	MEDICINE CABINET
M.D.	MOTION DETECTOR
MECH.	MECHANICAL
MEMB.	MEMBRANE
MFR.	MANUFACTURER
MIN.	MINIMUM
MISC.	MISCELLANEOUS
MTD.	MOUNTED
MTL.	METAL
MUL.	MULLION
(N)	NEW
N.I.C.	NOT IN CONTRACT
NO.	NUMBER
NOM.	NOMINAL
N.T.S.	NOT TO SCALE
O.A.	OVERALL
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER
OPNG.	OPENING
OPP.	OPPOSITE
P	POLE
PART.	PARTITION
PL.	PLATE
P.LAM.	PLASTIC LAMINATE
PLAS.	PLASTER
PLYWD.	PLYWOOD
P.O.E.	POINT OF ENTRY
PR.	PAIR
PT.	POINT
P.T.	PRESSURE TREATED
PTD.	PAINTED
R	RISER
RAD.	RADIUS
R.D.	ROOF DRAIN
REF.	REFERENCE
REGTR.	REGISTER
REINF.	REINFORCED
REQ.	REQUIRED
RESIL.	RESILIENT
RM.	ROOM
R.O.	ROUGH OPENING
RWD.	REDWOOD
R.W.L.	RAIN WATER LEADER
S.E.D.	SEE ELECTRICAL DRAWINGS
S.M.D.	SEE MECHANICAL DRAWINGS
S.S.D.	SEE STRUCTURAL DRAWINGS
S.A.	SMOKE ALARM
S.C.	SOLID CORE
SCHED.	SCHEDULE
SECT.	SECTION
S.C.	SQUARE FEET
S.	SHELF
SHW.	SHOWER
SHT.	SHEET
S.M.	SIMILAR
SPEC.	SPECIFICATION
SQ.	SQUARE
SS.	STAINLESS STEEL
STD.	STANDARD
STL.	STEEL
STOR.	STORAGE
STRUCT.	STRUCTURAL
SYM.	SYMMETRICAL
T.B.	TOWEL BAR
T.D.	TOWEL DISPENSER
TEL.	TELEPHONE
T.&G.	TONGUE AND GROVE
THK.	THICK
THRSH.	THRESHOLD
T.O.	TOP OF
T.O.P.	TOP OF PLATE
T.O.W.	TOP OF WALL
TPO	THERMOPLASTIC
T.V.	TELEVISION
TYP.	TYPICAL
UNF.	UNFINISHED
U.O.N.	UNLESS OTHERWISE NOTED
VERT.	VERTICAL
VEST.	VESTIBULE
V.I.F.	VERIFY IN FIELD
W.	WASHER
W/D	WASHER/DRYER
W.H.	WATER HEATER
W/	WITH
W.C.	WATER CLOSET
WD.	WOOD
W/O	WITHOUT
W.O.	WHERE OCCURS
W.P.	WATER PROOF
WSCT.	WAINSCOT
WT.	WEIGHT

GENERAL NOTES

1. ALL CONSTRUCTION SHALL CONFORM TO THE 2019 CALIFORNIA BUILDING CODE, AS AMENDED BY THE CITY OF PIEDMONT AND OTHER GOVERNING CODES, RULES, REGULATIONS, ORDINANCES, LAWS, ORDERS, APPROVALS, ETC. THAT ARE REQUIRED BY PUBLIC AUTHORITIES. IN THE EVENT OF CONFLICT, THE MOST STRINGENT REQUIREMENTS SHALL APPLY.
2. ANY ERRORS, OMISSIONS, OR CONFLICTS FOUND IN THE VARIOUS PARTS OF THE DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
3. WRITTEN DIMENSIONS TAKE PRECEDENCE. DO NOT SCALE DRAWINGS.
4. DIMENSIONS ARE TO THE FACE OF STUDS, UNLESS OTHERWISE NOTED.
5. DIMENSIONS ARE TO TOP OF PLATE OR TOP OF FINISH FLOOR IN SECTION OR ELEVATION UNLESS OTHERWISE NOTED OR INDICATED.
6. VERIFY ALL EXISTING CONDITIONS AT JOB SITE.
7. ALL MATERIALS, APPLIANCES, & EQUIPMENT SHALL BE INSTALLED PER INSTRUCTIONS.
8. DETAILS SHOWN ARE TYPICAL. SIMILAR DETAILS APPLY IN SIMILAR CONDITIONS.
9. VERIFY BOTH EXISTING AND FINISH GRADE WITH THE SITE PLAN, IF APPLICABLE.
10. VERIFY ALL ARCHITECTURAL DETAILS WITH THE STRUCTURAL DRAWINGS BEFORE THE ORDERING OR INSTALLATION OF ANY ITEM OR WORK.
11. COORDINATE ALL DETAILS WITH SHEAR WALLS, HOLD-DOWNS, STRUCTURAL STEEL, AND POSTS. ENCASE STRUCTURAL POSTS AS REQUIRED BY THE STRUCTURAL DRAWINGS.
12. WINDOW SIZES & DOOR HEAD HTS ARE UNIT FRAME DIMS. REFER TO MANUFACTURER FOR ACTUAL ROUGH OPENINGS SIZES. VERIFY OPENINGS AND DOOR WINDOW DETAILS PRIOR TO ORDERING
13. WHERE LOCATIONS OF WINDOWS & DOORS ARE NOT D MENSIONED THEY SHALL BE CENTERED ON THE WALL OR AS INDICATED ON THE DRAWINGS. VERIFY DOOR AND WINDOW LOCATIONS WITH DETAILS.
14. ALL CHANGES IN FLOOR MATERIALS ALIGN W/ FRAMED OPENING OR UNDER CENTER OF DOOR.
15. DOORS, WINDOWS, KEYING, LIGHTING, LOCK DEVICES, EXIT DEVICES, AND NUMBERING SHALL COMPLY WITH STATE AND LOCAL BUILDING CODES.
16. PROVIDE BLOCKING FOR HAND RAILS, CABINETS, EQPT, SHELVES, TOILET ACCESSORIES, FIXTURES, ETC.
17. INSTALL INSULATION BETWEEN STUDS & JOISTS AT ALL OPEN CAVITIES AT WALLS, CEILINGS AND FLOORS BETWEEN CONDITIONED & UNCONDITIONED SPACE. VENTILATE AS REQUIRED.
18. CONTRACTOR TO PERFORM A HAZARDOUS MATERIALS SURVEY PRIOR TO DEMOLITION.
19. ALL BUILDING WATERPROOFING (INTERIOR & EXTERIOR) INCLUDING FOUNDATIONS & SLAB ON GRADE & WINDOW & DOOR INSTALLATIONS ARE ASSUMED TO BE DESIGN BUILD BY GENERAL CONTRACTOR. DETAILS ARE PROVIDED FOR DESIGN INTENT ONLY. ARCHITECT IS NEITHER LIABLE NOR RESPONSIBLE.
20. VERIFY DETAILS (BY SKETCHES,SHOP DRAWINGS OR IN MEETINGS) FOR SKYLIGHTS, WINDOWS, EXTERIOR DOORS, CABINETS, TILE INSTALLATION, FIXTURE INSTALLATION AND STAIRS PRIOR TO INSTALLATION/ FABRICATION.
21. COORDINATE FRAMING W/ LIGHTING LAYOUT ON EMP, INTERIOR ELEVATIONS AND DETAILS.
22. INSTALL ACOUSTIC BATT INSULATION AT BATHROOMS AND BEDROOMS.

CONTACTS

OWNER
ELLEN & GENE SWITKES
116 FAIRVIEW AVE
PIEDMONT, CA 94610

DESIGNER
FORMATdk
1091 CALCOT PLACE, #419
OAKLAND, CA 94606
PHONE: 818.314.7301

SCOPE OF WORK

PROPOSED REMODEL OF EXISTING SINGLE FAMILY RESIDENCE INCLUDES FACADE REMODEL; FRONT PORCH REMODEL INCLUDING NEW TRELLIS; LIVING ROOM, DINING ROOM, AND KITCHEN REMODEL INCLUDING NEW WINDOWS; NEW REAR YARD WOOD DECK, STAIRS, AND RAISED PLANTER.

SYMBOLS

PROJECT NORTH

SIM / 1 / A101 — DETA L REFERENCE TAG

1 / A101 / 1 / 1 — INTERIOR ELEVATION TAG

1 / A101 — EXTERIOR ELEVATION TAG

BUILDING SECTION

S M / 1 / A101 — WALL SECTION

1 / A101 / 1 / A101 — VIEW REFERENCE

101 — DOOR TAG

XX — WINDOW TAG

1i — WALL TAG

? — F NISH TAG

? — KEYNOTE TAG

1 — REVISION TAG

ELEVATION DATUM OR CONTROL POINT

CENTERLINE

DRAWING INDEX

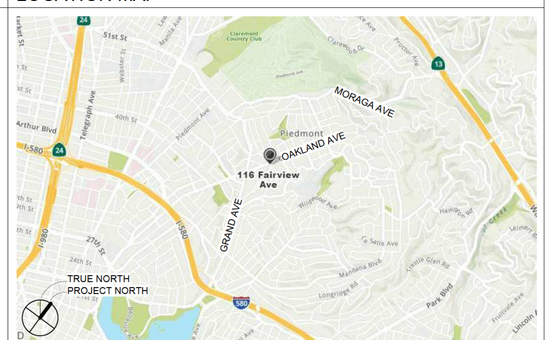
ARCHITECTURAL

A0.0	COVER
A0.1	EXISTING & PROPOSED SITE/ ROOF PLAN
A0.2	GRAPHIC CALCULATIONS
A0.3	PHOTOGRAPHS
A0.4	RENDERINGS
A0.5	LANDSCAPE PLAN
A2.1	EXISTING/ DEMO & PROPOSED LOWER LEVEL FLOOR PLANS
A2.2	EXISTING/ DEMO & PROPOSED UPPER LEVEL FLOOR PLANS
A3.1	EXISTING & PROPOSED EXTERIOR ELEVATIONS
A3.2	EXISTING & PROPOSED EXTERIOR ELEVATIONS
A3.3	EXISTING & PROPOSED EXTERIOR ELEVATIONS
A10.1	DOOR & WINDOW SCHEDULES
EMP2	ELECTRICAL PLAN

PROJECT DATA

BUILDING CODES:	2019 CALIFORNIA BUILDING CODE (CBC) 2019 CALIFORNIA RESIDENTIAL CODE (CRC) 2019 CALIFORNIA PLUMBING CODE (CPC) 2019 CALIFORNIA MECHANICAL CODE (CMC) 2019 CALIFORNIA ELECTRICAL CODE (CEC) 2019 CALIFORNIA ENERGY CODE 2019 CALIFORNIA FIRE CODE
APN:	51-4632-14-1
ZONING:	ZONE A - SINGLE FAMILY RESIDENTIAL
LOT SIZE:	5,000 SF
OCCUPANCY:	R-3
CONSTRUCTION:	TYPE VB, NON-SPRINKLERED

LOCATION MAP



FORMATdk
1091 CALCOT PLACE, #419
OAKLAND, CA 94606
818.314.7301

ISSUANCES

NO.	DESCRIPTION	DATE
	DESIGN REVIEW PERMIT	01/25/2022
1	DESIGN REVIEW COMMENT RESPONSE	03/23/2022

FAIRVIEW RESIDENCE
116 FAIRVIEW AVENUE
PIEDMONT, CA 94610

DESIGN REVIEW COMMENT RESPONSE

COVER

JOB NAME: FAIRVIEW

SCALE: 1" = 1'-0"

DRAWN BY: JSR

SHEET: A0.0

3/31/2022 11:59:25 AM



FORMdk
1091 CALCOT PLACE, #419
OAKLAND, CA 94606
818.314.7301

ISSUANCES

NO.	DESCRIPTION	DATE
	DESIGN REVIEW PERMIT	01/25/2022
1	DESIGN REVIEW COMMENT RESPONSE	03/23/2022

FAIRVIEW RESIDENCE

116 FAIRVIEW AVENUE
PIEDMONT, CA 94610

DESIGN REVIEW
COMMENT RESPONSE

EXISTING &
PROPOSED SITE/
ROOF PLAN

JOB NAME
FAIRVIEW

SCALE
As indicated

DRAWN BY
JSR

SHEET
A0.1

3/31/2022 11:59:25 AM



GRAPHIC CALCULATIONS

EXISTING FLOOR AREA

EXISTING LOWER LEVEL	1,414 S.F.
EXISTING UPPER LEVEL	1,506 S.F.
EXISTING TOTAL FLOOR AREA	2,920 S.F.

PROPOSED FLOOR AREA

PROPOSED LOWER LEVEL	1,414 S.F.
PROPOSED UPPER LEVEL	1,504 S.F.
PROPOSED TOTAL FLOOR AREA	2,918 S.F.

LOT AREAS

LOT AREA	5,000 S.F.
EXISTING STRUCTURE LOT COVERAGE	1,796 S.F.
EXISTING LANDSCAPED AREA	1,411 S.F.
PROPOSED STRUCTURE LOT COVERAGE	2,000 S.F.
PROPOSED LANDSCAPED AREA	1,502 S.F.

PERCENTAGES

EXISTING F.A.R.	2,920 S.F. / 5,000 S.F. = 58.4%
PROPOSED F.A.R.	2,918 S.F. / 5,000 S.F. = 58.4%
EXISTING STRUCTURE LOT COVERAGE	1,796 S.F. / 5,000 S.F. = 35.9%
EXISTING LANDSCAPE COVERAGE	1,411 S.F. / 5,000 S.F. = 28.2%
PROPOSED STRUCTURE LOT COVERAGE	2,000 S.F. / 5,000 S.F. = 40.0%
PROPOSED LANDSCAPE COVERAGE	1,502 S.F. / 5,000 S.F. = 30.0%

LEGEND

- STRUCTURE
- HARDSCAPE - EXISTING
- HARDSCAPE - PROPOSED
- LANDSCAPED AREA - EXISTING
- LANDSCAPED AREA - PROPOSED

FORMdk
1091 CALCOT PLACE, #419
OAKLAND, CA 94606
818.314.7301

ISSUANCES

NO.	DESCRIPTION	DATE
	DESIGN REVIEW PERMIT	01/25/2022

FAIRVIEW RESIDENCE
116 FAIRVIEW AVENUE
PIEDMONT, CA 94610

DESIGN REVIEW COMMENT RESPONSE

GRAPHIC CALCULATIONS

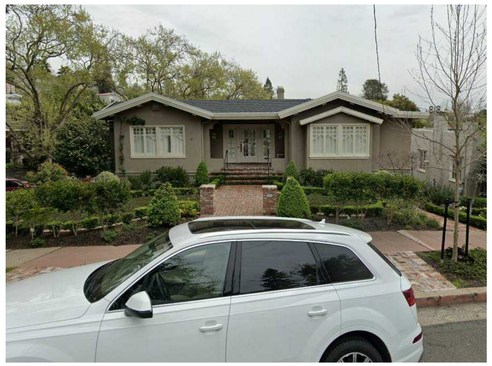
JOB NAME: FAIRVIEW

SCALE: 1/16" = 1'-0"

DRAWN BY: JSR

SHEET: A0.2

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NORTH NEIGHBOR (120 FAIRVIEW AVE)



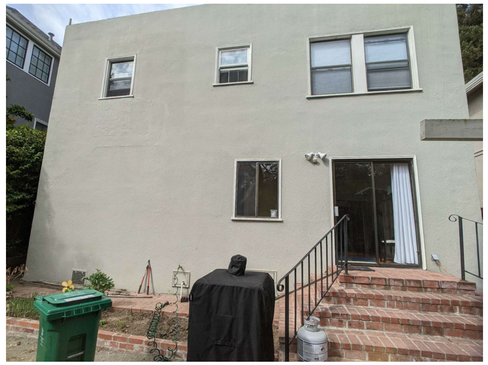
PROJECT SITE - FRONT (116 FAIRVIEW AVE)



SOUTH NEIGHBOR (110 FAIRVIEW AVE)



PROJECT SITE - SIDE (SOUTH)



PROJECT SITE - REAR



PROJECT SITE - SIDE (NORTH)

FORMdk
1091 CALCOT PLACE, #419
OAKLAND, CA 94606
818.314.7301

ISSUANCES

NO.	DESCRIPTION	DATE
	DESIGN REVIEW PERMIT	01/25/2022

FAIRVIEW RESIDENCE

116 FAIRVIEW AVENUE
PIEDMONT, CA 94610

DESIGN REVIEW COMMENT RESPONSE

PHOTOGRAPHS

JOB NAME: FAIRVIEW

SCALE:

DRAWN BY: JSR

SHEET: A0.3

3/31/2022 11:59:27 AM



REAR FACADE



FRONT FACADE



INTERIOR LOOKING TOWARDS STREET



FRONT FACADE - STREET & NEIGHBOR CONTEXT

FORMdk
1091 CALCOT PLACE, #419
OAKLAND, CA 94606
818.314.7301

ISSUANCES

NO.	DESCRIPTION	DATE
	DESIGN REVIEW PERMIT	01/25/2022
1	DESIGN REVIEW COMMENT RESPONSE	03/23/2022

FAIRVIEW RESIDENCE

116 FAIRVIEW AVENUE
PIEDMONT, CA 94610

DESIGN REVIEW
COMMENT RESPONSE

RENDERINGS

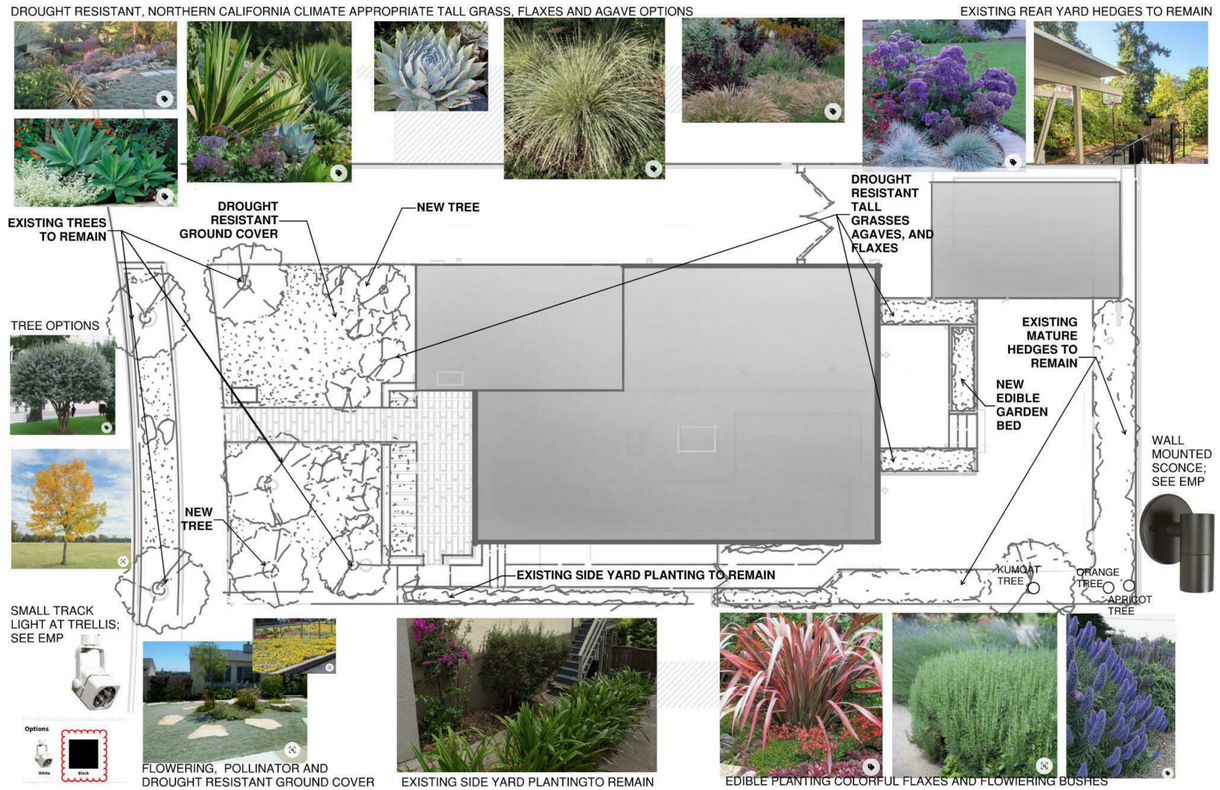
JOB NAME
FAIRVIEW

SCALE

DRAWN BY
DP

SHEET
A0.4

3/31/2022 11:59:27 AM



1 A0.5 PROPOSED LANDSCAPE PLAN
1/8" = 1'-0"

TRUE NORTH
PROJECT NORTH

GRAPHIC SCALE
0' 4' 8' 16' 32'

3/31/2022 11:59:27 AM

FORMdk
1091 CALCOT PLACE, #419
OAKLAND, CA 94606
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ISSUANCES

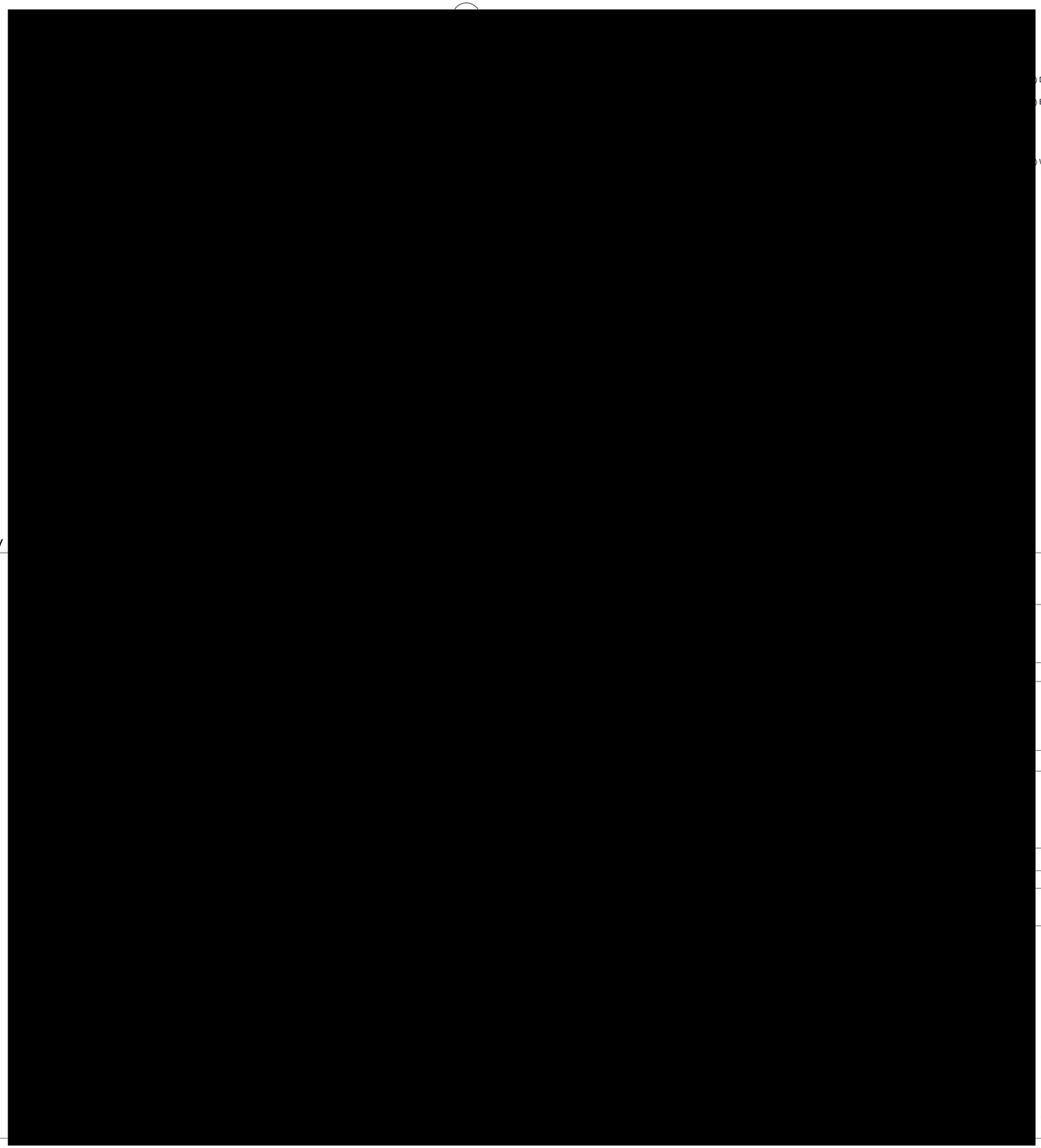
NO.	DESCRIPTION	DATE
	DESIGN REVIEW PERMIT	01/25/2022

FAIRVIEW RESIDENCE
116 FAIRVIEW AVENUE
PIEDMONT, CA 94610

DESIGN REVIEW COMMENT RESPONSE

LANDSCAPE PLAN

JOB NAME: FAIRVIEW
SCALE: 1/8" = 1'-0"
DRAWN BY: DP
SHEET: A0.5



3
A3.1

4
A3.1

1
A3.1

2
A3.1

DOORS SHOWN DASHED, TYP.

BRICK STAIRS AND METAL HANDRAIL

WINDOWS SHOWN DASHED, TYP.

ROOM FLOOR AREA = 154 S.F.
GLAZING AREA REQUIRED = 154 S.F. x 8% = 12.32 S.F.
GLAZING AREA PROVIDED = 26.52 S.F.
OPERABLE AREA REQUIRED = 154 S.F. x 4% = 6.16 S.F.
OPERABLE AREA PROVIDED = 12.40 S.F.

PROPOSED PAINTED STEEL HSS 4x4 POST

PROPOSED 42" HIGH PAINTED METAL GUARDRAIL, HSS 2x1x3/16 WITH CABLE RAIL

PROPOSED 3'-0" WIDE x 2'-6" HIGH RAISED PLANTING BED

PROPOSED IPE DECK AND STAIRS

PROPOSED 42" HIGH PAINTED METAL GUARDRAIL, HSS 2x1x3/16 WITH CABLE RAIL

PROPOSED PAINTED STEEL HSS 4x4 POST

PROPOSED PAINTED METAL HANDRAIL, HSS 2x1x3/16

ROOM FLOOR AREA = 129 S.F.
GLAZING AREA REQUIRED = 129 S.F. x 8% = 10.32 S.F.
GLAZING AREA PROVIDED = 12.43 S.F.
OPERABLE AREA REQUIRED = 129 S.F. x 4% = 5.16 S.F.
OPERABLE AREA PROVIDED = 15.23 S.F.

LEGEND

(E) WALL

DEMO WALL

TRUE NORTH

PROJECT NORTH

GRAPHIC SCALE

0' 2' 4' 8' 16'

2 EXISTING/ DEMO FLOOR PLAN - LOWER LEV
A2.1 1/4" = 1'-0"

1 PROPOSED FLOOR PLAN - LOWER LEVEL
A2.1 1/4" = 1'-0"

3/31/2022 11:59:27 AM

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FAIRVIEW RESIDENCE

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PIEDMONT, CA 94610

DESIGN REVIEW COMMENT RESPONSE

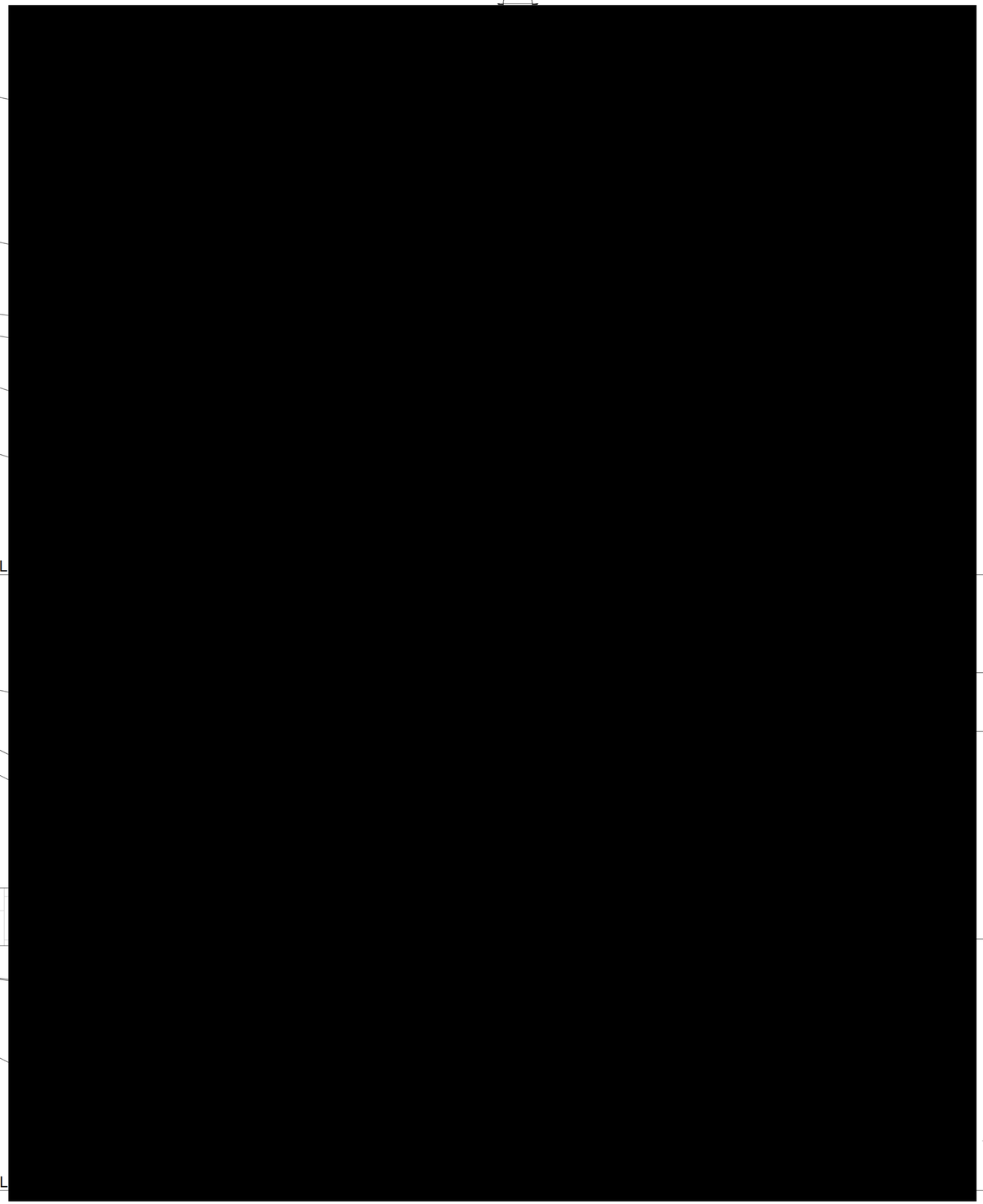
EXISTING/ DEMO & PROPOSED LOWER LEVEL FLOOR PLANS

JOB NAME: FAIRVIEW

SCALE: 1/4" = 1'-0"

DRAWN BY: JSR

SHEET: A2.1



2 EXISTING/ DEMO FLOOR PLAN - UPPER L
A2.2 1/4" = 1'-0"

ROOM FLOOR AREA = 262 S.F.
GLAZING AREA REQUIRED = 262 S.F. x 8% = 20.96 S.F.
GLAZING AREA PROVIDED = 89.78 S.F.
OPERABLE AREA REQUIRED = 262 S.F. x 4% = 10.48 S.F.
OPERABLE AREA PROVIDED = 34.02 S.F.

PROPOSED HOUSE NUMBERS AND EXTERIOR LIGHT, SEE ELEVATIONS

PORTAL TO ENTRY ALCOVE

1
A3.1

ROOM FLOOR AREA = 415 S.F.
GLAZING AREA REQUIRED = 415 S.F. x 8% = 33.20 S.F.
GLAZING AREA PROVIDED = 97.08 S.F.
OPERABLE AREA REQUIRED = 415 S.F. x 4% = 16.60 S.F.
OPERABLE AREA PROVIDED = 126.83 S.F.

PROPOSED PAINTED STEEL HSS 4x4 POST

1 PROPOSED FLOOR PLAN - UPPER LEVEL
A2.2 1/4" = 1'-0"

ROOM FLOOR AREA = 157 S.F.
GLAZING AREA REQUIRED = 157 S.F. x 8% = 12.56 S.F.
GLAZING AREA PROVIDED = 22.28 S.F.
OPERABLE AREA REQUIRED = 157 S.F. x 4% = 6.28 S.F.
OPERABLE AREA PROVIDED = 27.62 S.F.

ROOM FLOOR AREA = 136 S.F.
GLAZING AREA REQUIRED = 136 S.F. x 8% = 10.88 S.F.
GLAZING AREA PROVIDED = 34.43 S.F.
OPERABLE AREA REQUIRED = 136 S.F. x 4% = 5.44 S.F.
OPERABLE AREA PROVIDED = 22.67 S.F.

2
A3.1

ROOM FLOOR AREA = 152 S.F.
GLAZING AREA REQUIRED = 152 S.F. x 8% = 12.16 S.F.
GLAZING AREA PROVIDED = 37.01 S.F.
OPERABLE AREA REQUIRED = 152 S.F. x 4% = 6.08 S.F.
OPERABLE AREA PROVIDED = 25.50 S.F.

LEGEND

(E) WALL

DEMO WALL

TRUE NORTH
PROJECT NORTH

GRAPHIC SCALE
0' 2' 4' 8' 16'

3/31/2022 11:59:28 AM

FORMdk
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OAKLAND, CA 94606
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ISSUANCES

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FAIRVIEW RESIDENCE
116 FAIRVIEW AVENUE
PIEDMONT, CA 94610

DESIGN REVIEW COMMENT RESPONSE

EXISTING/ DEMO & PROPOSED UPPER LEVEL FLOOR PLANS

JOB NAME: FAIRVIEW

SCALE: 1/4" = 1'-0"

DRAWN BY: JSR

SHEET: A2.2



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1091 CALCOT PLACE, #419
OAKLAND, CA 94606
818.314.7301

ISSUANCES

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1	DESIGN REVIEW COMMENT RESPONSE	03/23/2022

FAIRVIEW RESIDENCE

116 FAIRVIEW AVENUE
PIEDMONT, CA 94610

DESIGN REVIEW
COMMENT RESPONSE

EXISTING &
PROPOSED
EXTERIOR
ELEVATIONS

JOB NAME
FAIRVIEW

SCALE
1/4" = 1'-0"

DRAWN BY
JSR

SHEET
A3.1

3/31/2022 11:59:29 AM



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1091 CALCOT PLACE, #419
OAKLAND, CA 94606
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ISSUANCES

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1	DESIGN REVIEW COMMENT RESPONSE	03/23/2022

FAIRVIEW RESIDENCE

116 FAIRVIEW AVENUE
PIEDMONT, CA 94610

DESIGN REVIEW
COMMENT RESPONSE

EXISTING &
PROPOSED
EXTERIOR
ELEVATIONS

JOB NAME
FAIRVIEW

SCALE
1/4" = 1'-0"

DRAWN BY
JSR

SHEET
A3.2

3/31/2022 11:59:30 AM



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1091 CALCOT PLACE, #419
OAKLAND, CA 94606
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ISSUANCES

NO.	DESCRIPTION	DATE
	DESIGN REVIEW PERMIT	01/25/2022
1	DESIGN REVIEW COMMENT RESPONSE	03/23/2022

FAIRVIEW RESIDENCE

116 FAIRVIEW AVENUE
PIEDMONT, CA 94610

DESIGN REVIEW COMMENT RESPONSE

EXISTING & PROPOSED EXTERIOR ELEVATIONS

JOB NAME: FAIRVIEW

SCALE: 1/4" = 1'-0"

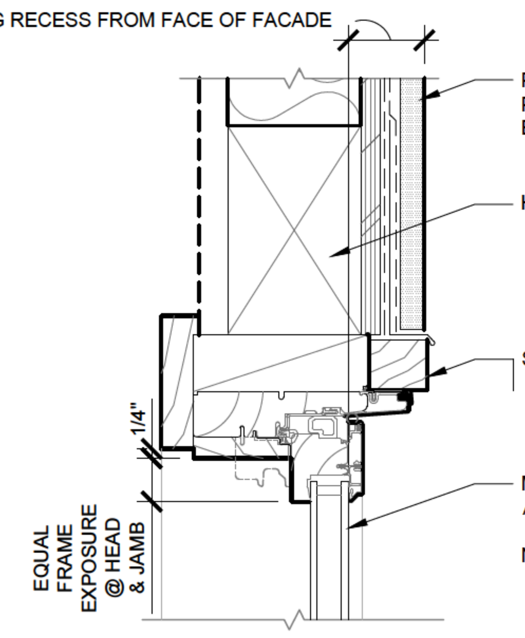
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SHEET: A3.3

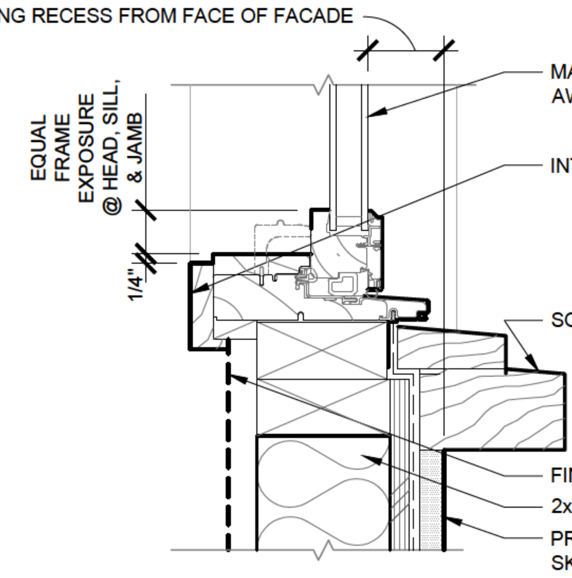
3/31/2022 11:59:30 AM

WINDOW GENERAL NOTES

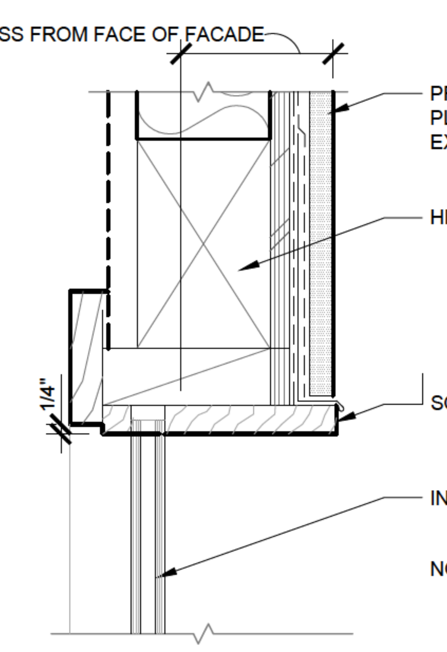
1. WINDOW TYPES ARE SHOWN FROM THE EXTERIOR.
2. SCHEDULED DIMENSIONS ARE TO UNIT FRAME. VERIFY WITH DETAILS.
3. VERIFY WINDOW SIZES AND LOCATIONS WITH FLOOR PLANS, EXTERIOR ELEVATIONS, INTERIOR ELEVATIONS, AND DETAILS.



12 / A10.1 — MARVIN SIGNATURE ULTIMATE WINDOW HEAD
3" = 1'-0"



8 / A10.1 — MARVIN SIGNATURE ULTIMATE WINDOW SILL
3" = 1'-0"

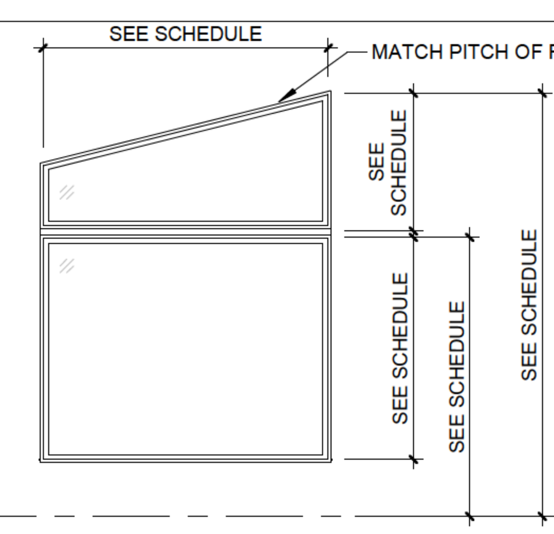


4 / A10.1 — FRONT FACADE WINDOW HEAD
3" = 1'-0"

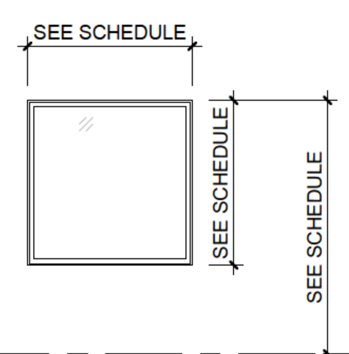
3/31/2022 11:59:31 AM

WINDOW SCHEDULE

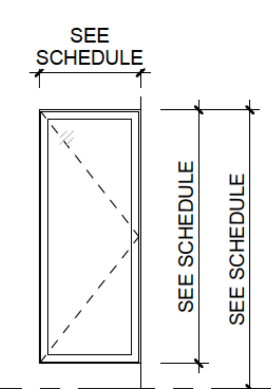
WINDOW NUMBER	SASH SIZE	RECESS	WIDTH	HEIGHT	HEAD HEIGHT	EGRESS (CRC R310) NET CLEAR OPNG > 5.7 SF	NET CLEAR HEIGHT > 24"	NET CLEAR WIDTH > 20"	SILL HEIGHT < 44"	DIVIDED LITE	MFR.	OPERATION TYPE	MATERIAL	FINISH	GLAZING	NOTES
1E	1 1/2"	2"	2'-9"	6'-0"	6'-6"	-	-	-	-	TRUE	-	FIXED	WOOD	PAINT	SINGLE PANE	EXISTING TO BE REPLACED
2E	1 1/2"	2"	2'-9"	6'-0"	6'-6"	-	-	-	-	TRUE	-	FIXED	WOOD	PAINT	SINGLE PANE	EXISTING TO BE REPLACED
3E	1 1/2"	2"	2'-9"	6'-0"	6'-6"	-	-	-	-	TRUE	-	FIXED	WOOD	PAINT	SINGLE PANE	EXISTING TO BE REPLACED
4E	1 1/2"	2"	2'-9"	6'-0"	6'-6"	-	-	-	-	TRUE	-	FIXED	WOOD	PAINT	SINGLE PANE	EXISTING TO BE REPLACED
5E	1 1/2"	2"	3'-4"	4'-2"	6'-7"	-	-	-	-	TRUE	-	CASEMENT	WOOD	PAINT	SINGLE PANE	EXISTING TO BE REMOVED
6E	1 1/2"	2"	3'-0"	4'-2"	6'-7"	-	-	-	-	TRUE	-	CASEMENT	WOOD	PAINT	SINGLE PANE	EXISTING TO BE REMOVED
7	1 1/2"	2"	3'-4"	4'-4"	6'-8"	9.8	44"	32"	28"	NONE	MARVIN	CASEMENT	ALUMINUM-CLAD WOOD	-	DOUBLE PANE	PROPOSED REPLACEMENT IN MODIFIED OPENING
7E	1 1/2"	2"	3'-4"	4'-0"	6'-4"	-	-	-	-	NONE	-	DOUBLE HUNG	WOOD	PAINT	SINGLE PANE	EXISTING TO BE REPLACED
8	1 1/2"	2"	3'-4"	4'-4"	6'-8"	9.8	44"	32"	28"	NONE	MARVIN	CASEMENT	ALUMINUM-CLAD WOOD	-	DOUBLE PANE	PROPOSED REPLACEMENT IN MODIFIED OPENING
8E	1 1/2"	2"	3'-4"	4'-0"	6'-4"	-	-	-	-	NONE	-	DOUBLE HUNG	WOOD	PAINT	SINGLE PANE	EXISTING TO BE REPLACED
9E	1 1/2"	2"	2'-4"	2'-4"	6'-8"	-	-	-	-	NONE	-	CASEMENT	WOOD	PAINT	SINGLE PANE	EXISTING TO REMAIN
10	1 1/2"	2"	3'-0"	4'-4"	6'-8"	8.6	44"	28"	28"	NONE	MARVIN	CASEMENT	ALUMINUM-CLAD WOOD	-	DOUBLE PANE	PROPOSED REPLACEMENT IN MODIFIED OPENING
10E	1"	1"	3'-0"	4'-0"	6'-4"	-	-	-	-	NONE	-	DOUBLE HUNG	ALUMINUM	-	SINGLE PANE	EXISTING TO BE REPLACED
11	1 1/2"	2"	4'-4"	4'-4"	6'-8"	-	-	-	-	NONE	MARVIN	FIXED	ALUMINUM-CLAD WOOD	-	DOUBLE PANE	PROPOSED REPLACEMENT IN MODIFIED OPENING, MULLED
11E	1"	1"	3'-0"	4'-0"	6'-4"	-	-	-	-	NONE	-	DOUBLE HUNG	ALUMINUM	-	SINGLE PANE	EXISTING TO BE REPLACED
12	1 1/2"	2"	2'-6"	4'-4"	6'-8"	6.7	44"	22"	28"	NONE	MARVIN	CASEMENT	ALUMINUM-CLAD WOOD	-	DOUBLE PANE	PROPOSED REPLACEMENT IN MODIFIED OPENING, MULLED
12E	1"	1"	3'-0"	4'-0"	6'-4"	-	-	-	-	NONE	-	DOUBLE HUNG	ALUMINUM	-	SINGLE PANE	EXISTING TO BE REPLACED
13	1 1/2"	2"	2'-6"	3'-0"	6'-7"	-	-	-	-	NONE	MARVIN	AWNING	ALUMINUM-CLAD WOOD	-	DOUBLE PANE	PROPOSED REPLACEMENT
13E	1 1/2"	2"	2'-6"	3'-0"	6'-7"	-	-	-	-	NONE	-	DOUBLE HUNG	WOOD	PAINT	SINGLE PANE	EXISTING TO BE REPLACED
14	1 1/2"	2"	4'-4"	4'-4"	6'-8"	-	-	-	-	NONE	MARVIN	FIXED	ALUMINUM-CLAD WOOD	-	DOUBLE PANE	PROPOSED REPLACEMENT IN MODIFIED OPENING, MULLED
14E	1"	1"	2'-6"	3'-4"	6'-8"	-	-	-	-	NONE	-	DOUBLE HUNG	ALUMINUM	-	SINGLE PANE	EXISTING TO BE REPLACED
15E	1"	1"	3'-0"	4'-0"	6'-4"	-	-	-	-	NONE	-	DOUBLE HUNG	ALUMINUM	-	SINGLE PANE	EXISTING TO BE REMOVED
16	1 1/2"	2"	3'-8"	4'-4"	6'-8"	11	44"	36"	28"	NONE	MARVIN	CASEMENT	ALUMINUM-CLAD WOOD	-	DOUBLE PANE	PROPOSED REPLACEMENT IN MODIFIED OPENING
16E	1"	1"	3'-0"	4'-0"	6'-4"	-	-	-	-	NONE	-	DOUBLE HUNG	ALUMINUM	-	SINGLE PANE	EXISTING TO BE REPLACED
17E	1 1/2"	2"	2'-6"	3'-4"	6'-10"	-	-	-	-	NONE	-	DOUBLE HUNG	WOOD	PAINT	SINGLE PANE	EXISTING TO BE REMOVED
18E	1 1/2"	2"	3'-6"	3'-4"	7'-5"	-	-	-	-	NONE	-	DOUBLE HUNG	WOOD	PAINT	SINGLE PANE	EXISTING TO BE REMOVED
19	1 1/2"	2"	6'-0"	4'-2"	7'-4"	-	-	-	-	NONE	MARVIN	AWNING	ALUMINUM-CLAD WOOD	-	DOUBLE PANE	PROPOSED REPLACEMENT IN MODIFIED OPENING
19E	1 1/2"	2"	4'-8"	2'-8"	6'-7"	-	-	-	-	NONE	-	FIXED	WOOD	PAINT	SINGLE PANE	EXISTING TO BE REPLACED
20E	1 1/2"	2"	2'-10"	6'-0"	6'-6"	-	-	-	-	TRUE	-	FIXED	WOOD	PAINT	SINGLE PANE	EXISTING TO BE REMOVED
21E	1 1/2"	2"	2'-10"	6'-0"	6'-6"	-	-	-	-	TRUE	-	FIXED	WOOD	PAINT	SINGLE PANE	EXISTING TO BE REMOVED
22E	1 1/2"	2"	2'-10"	6'-0"	6'-6"	-	-	-	-	TRUE	-	FIXED	WOOD	PAINT	SINGLE PANE	EXISTING TO BE REMOVED
23E	1"	1"	5'-6"	1'-2"	6'-8"	-	-	-	-	NONE	-	SLIDING	ALUMINUM	-	SINGLE PANE	EXISTING TO BE REMOVED
24E	1"	1"	2'-10"	3'-8"	6'-6"	-	-	-	-	NONE	-	SLIDING	ALUMINUM	-	SINGLE PANE	EXISTING TO BE REMOVED
25	1 1/2"	2"	3'-0"	2'-0"	8'-2"	-	-	-	-	NONE	MARVIN	AWNING	ALUMINUM-CLAD WOOD	-	DOUBLE PANE, TEMPERED	PROPOSED REPLACEMENT
25E	1"	1"	3'-0"	2'-0"	8'-2"	-	-	-	-	NONE	-	SLIDING	ALUMINUM	-	SINGLE PANE	EXISTING TO BE REPLACED
26	1 1/2"	2"	3'-8"	4'-6"	8'-2"	11 8	47"	36"	44"	NONE			ALUMINUM-CLAD WOOD	-	DOUBLE PANE	PROPOSED REPLACEMENT IN MODIFIED OPENING
26E	1"	1"	3'-8"	4'-2"	8'-0"	-	-	-	-	NONE	-	SLIDING	ALUMINUM	-	SINGLE PANE	EXISTING TO BE REPLACED
27	1 1/2"	4"	7'-6"	5'-10"	7'-4"	-	-	-	-	NONE	-	RAKED FIXED	WOOD	-	DOUBLE PANE	PROPOSED REPLACEMENT IN MODIFIED OPENING, MULLED
28	1 1/2"	4"	7'-6"	3'-7 1/2"	11'-1 1/2"	-	-	-	-	NONE	-	FIXED	WOOD	-	DOUBLE PANE	PROPOSED, MULLED
29	1 1/2"	2"	2'-8"	6'-8"	7'-4"	-	-	-	-	NONE	MARVIN	CASEMENT	ALUMINUM-CLAD WOOD	-	DOUBLE PANE	PROPOSED
30	1 1/2"	2"	2'-8"	6'-8"	7'-4"	-	-	-	-	NONE	MARVIN	CASEMENT	ALUMINUM-CLAD WOOD	-	DOUBLE PANE	PROPOSED; PROVIDE FALL PROTECTION HARDWARE
31	1 1/2"	2"	2'-6"	4'-4"	6'-8"	6.7	44"	22"	28"	NONE	MARVIN	CASEMENT	ALUMINUM-CLAD WOOD	-	DOUBLE PANE	PROPOSED, MULLED
32	1 1/2"	2"	4'-2"	4'-2"	7'-4"	-	-	-	-	NONE	MARVIN	AWNING	ALUMINUM-CLAD WOOD	-	DOUBLE PANE	PROPOSED
33	1 1/2"	2"	4'-8"	1'-0"	12'-0"	-	-	-	-	NONE	MARVIN	FIXED	ALUMINUM-CLAD WOOD	-	DOUBLE PANE	PROPOSED
34	1 1/2"	2"	4'-8"	1'-0"	12'-0"	-	-	-	-	NONE	MARVIN	FIXED	ALUMINUM-CLAD WOOD	-	DOUBLE PANE	PROPOSED
35	1 1/2"	2"	4'-8"	1'-0"	12'-0"	-	-	-	-	NONE	MARVIN	FIXED	ALUMINUM-CLAD WOOD	-	DOUBLE PANE	PROPOSED
36	1 1/2"	2"	3'-0"	4'-4"	6'-9"	-	-	-	-	NONE	MARVIN	CASEMENT	ALUMINUM-CLAD WOOD	-	DOUBLE PANE	PROPOSED
37	1 1/2"	2"	4'-4"	4'-4"	6'-8"	-	-	-	-	NONE	MARVIN	FIXED	ALUMINUM-CLAD WOOD	-	DOUBLE PANE	PROPOSED REPLACEMENT IN MODIFIED OPENING



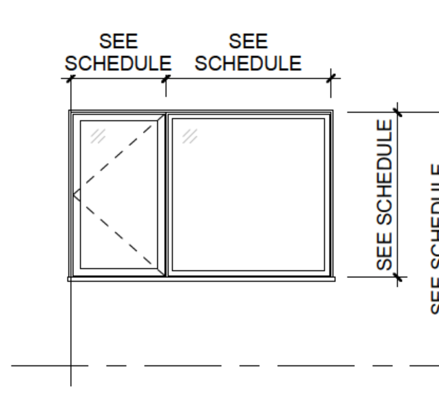
MULLED FIXED & RAKED FIXED
1/4" = 1'-0"



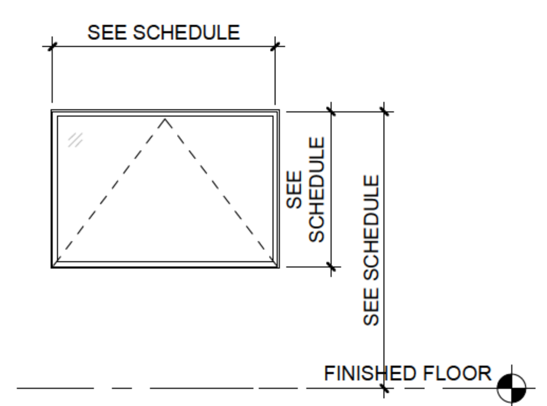
FIXED
1/4" = 1'-0"



CASEMENT
1/4" = 1'-0"



MULLED FIXED & CASEMENT
1/4" = 1'-0"



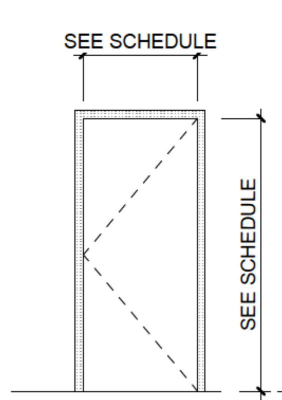
AWNING
1/4" = 1'-0"

DOOR GENERAL NOTES

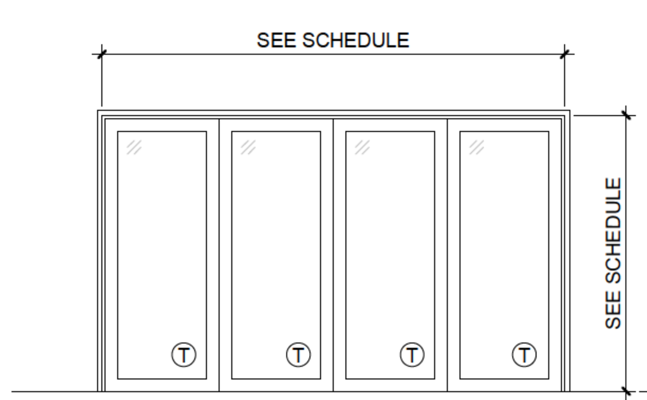
1. EXTERIOR SOLID CORE WOOD DOORS SHALL HAVE STILES AND RAILS NOT LESS THAN 1-3/8" AND RAISED PANEL NO LESS THAN 1-1/4" THICK, EXCEPT FOR THE EXTERIOR PERIMETER OF THE RAISED PANEL THAT MAY TAPER TO A TONGUE NOT LESS THAN 3/8" THICK PER CRC SECTION R327.8.3.
2. ALL GLAZING WITHIN OPERABLE DOORS AND SLIDING DOORS SHALL BE FULLY TEMPERED PER CRC SECTION 308.4.
3. ALL GLAZING ADJACENT TO DOORS WITH BOTTOM EXPOSED EDGE LESS THAN 60" ABOVE FLOOR/ WALKING SURFACE AND WITHIN 24" OF EITHER SIDE OF THE DOOR IN THE PLANE OF THE DOOR IN A CLOSED POSITION SHALL BE FULLY TEMPERED PER CRC SECTION 308.4.2.

DOOR SCHEDULE

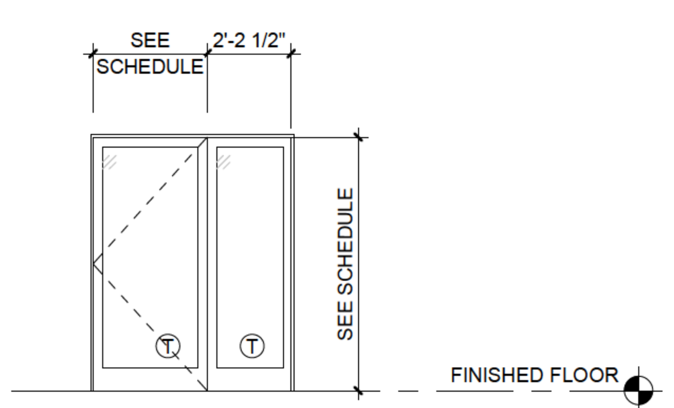
DOOR NUMBER	WIDTH	HEIGHT	THICKNESS	MFR.	OPERATION	MATERIAL	FINISH	GLAZING/ CONSTRUCTION TYPE	NOTES
1E	3'-6"	6'-8"	1 3/4"	-	SWINGING	WOOD	PAINTED	GLAZED	EXISTING TO BE REMOVED; EXTERIOR
2E	2'-6"	6'-8"	1 3/4"	-	SWINGING	WOOD	PAINTED	GLAZED	EXISTING TO BE REMOVED; EXTERIOR
3E	5'-0"	6'-8"	2"	-	SLIDING	ALUMINUM	-	GLAZED	EXISTING TO BE REPLACED; EXTERIOR
4	3'-0"	7'-2"	1 3/4"	TRUSTILE	SWINGING	WOOD	CLEAR, SATIN	SOLID CORE	PROPOSED; EXTERIOR
5	12'-0"	7'-2"	1 3/8"	PANORAMIC	ACCORDIAN	ALUMINUM	-	SAFETY GLAZING	PROPOSED; EXTERIOR
6	3'-0"	6'-8"	1 3/4"		SWINGING	ALUMINUM-CLAD WOOD	-	SAFETY GLAZING	PROPOSED; EXTERIOR



FLUSH WOOD SWINGING
1/4" = 1'-0"



GLAZED ACCORDIAN
1/4" = 1'-0"



GLAZED SWINGING WITH SIDELITE
1/4" = 1'-0"

FORMAT dk
1091 CALCOT PLACE, #419
OAKLAND, CA 94606
818.314.7301

ISSUANCES

NO.	DESCRIPTION	DATE
	DESIGN REVIEW PERMIT	01/25/2022
1	DESIGN REVIEW COMMENT RESPONSE	03/23/2022

FAIRVIEW RESIDENCE
116 FAIRVIEW AVENUE
PIEDMONT, CA 94610

DESIGN REVIEW COMMENT RESPONSE

DOOR & WINDOW SCHEDULES

JOB NAME: FAIRVIEW

SCALE: As indicated | DRAWN BY: JSR

SHEET: A10.1

GENERAL ELECTRICAL NOTES

1. ALL ELECTRICAL WORK UNDER THIS CONTRACT IS DESIGN/BUILD BY THE CONTRACTOR.

2. VERIFY ALL ELECTRICAL/TELEPHONE/CATV/STEREO/INTERCOM AND COMPUTER REQUIREMENTS WITH OWNER BEFORE INITIATING ANY WORK.

3. ELECTRICAL CONTRACTOR SHALL PROVIDE PROPER ELECTRICAL SERVICE TO ALL APPLIANCES.

4. INSTALL ELECTRICAL, TELEPHONE, AND TELEVISION WALL OUTLETS AT 8" FROM THE CL OF COVER PLATE TO FINISH FLOOR EXCEPT AT COUNTER AREAS INSTALL OUTLETS 4" ABOVE THE COUNTERTOP, INSTALL OUTLETS HORIZONTALLY AND COORDINATE WITH TILE WHERE APPLICABLE. U.O.N. INSTALL SWITCHES AND D MMERS ABOVE COUNTER AREAS 42" A.F.F. TO CL OF COVERPLATE. INSTALL SWITCHES 36" A.F.F., UNLESS OTHERWISE NOTED.

5. INSTALL THERMOSTATS AT 64" FROM CL OF COVERPLATE TO FINISHED FLOOR. MECHANICAL SUBCONTRACTOR TO VERIFY LOCATIONS AND THEIR ACCEPTABILITY WITH ARCHITECT AND THE BUILDING DEPARTMENT BEFORE INSTALLATION.

6. INSTALL ALL SMOKE ALARMS AND CARBON MONOXIDE SENSORS AS PER LOCATION ON THE PLANS. VERIFY ACCEPTABILITY WITH THE FIRE MARSHALL BEFORE INSTALLATION.

7. ALL RECEPTACLES ON THE KITCHEN COUNTER AND IN THE BATHROOM SHALL BE PROTECTED WITH GFCI. PROVIDE RECEPTACLES WITHIN 3'-0" OF SINKS, RANGES AND EDGES OF COUNTERTOPS. SPACING BETWEEN RECEPTACLES WILL NOT EXCEED 48". PROVIDE CODE REQUIRED GFCI OUTLETS BELOW COUNTER (ACCESSIBLE NEAR SINK) WITH NON GFCI OUTLETS ABOVE COUNTER AS REQUIRED OR SHOWN ON EMP DRAWING.

8. A DEDICATED 20 AMP CIRCUIT IS REQ. TO SERVE THE REQ. BATHRM RECEPTACLES.

9. TWO 20 AMP SMALL APPLIANCE BRANCH CIRCUITS SERVING THE KITCHEN COUNTER RECEPTACLES SHALL HAVE NO OTHER OUTLETS.

10. PERFORM ON-SITE ELECTRICAL WALK THROUGH WITH OWNER AND ARCHITECT PRIOR TO COMMENCING WORK TO CONFIRM LIGHTING, RECEPTACLES AND SWITCHING LOCATIONS.

SHEET NOTES

1. FOR SMOKE ALARM/ CARBON MONOXIDE ALARMS ON UPPER LEVEL, SEE .
2. SMOKE ALARMS SHALL BE INTERCONNECTED PER CRC R314.4.

GENERAL NOTES

1. UNLESS OTHERWISE NOTED CENTER CEILING MOUNTED LIGHT FIXTURE IN CENTER OF ROOM.
2. UNLESS OTHERWISE NOTED CENTER WALL MOUNTED LIGHT FIXTURE ABOVE PLUMBING FIXTURE, WALL, OR OPENING.
3. PROVIDE TIMERS @ ALL EXHAUST FANS.
4. VERIFY LAYOUT OF LIGHTS @ EXPOSED RAFTERS W/ ARCHITECT.
5. BOND ALL MATERIAL AND GAS PIPES TO GROUND.
6. ANTI-SIPHON VALVES @ HOSE BIBS.
7. SEE LIGHTING SCHEDULE FOR PRODUCT SPECIFICATIONS.
8. ALL OUTLETS SHALL BE TAMPER-RESISTANT.

[redacted]

TRUE NORTH
PROJECT NORTH

GRAPHIC SCALE
0' 2' 4' 8' 16'

1 EMP2 ELECTRICAL, MECHANICAL, PLUMBING/ RCP - UPPER LEVEL
1/4" = 1'-0"

LEGEND

S	SINGLE POLE SWITCH
S^3	THREE POLE SWITCH
S_D	DIMMER SWITCH
$_{VS}S$	SWITCH W/ VACANCY SENSOR
	DUPLEX OULET
$_{X}$	(E) OUTLET TO BE GROUNDED
$_{E}$	(E) OUTLET TO REMAIN (NO WORK)
	QUAD OUTLET
WP	DUPLEX OULET WEATHERPROOF
GFCI	DUPLEX OULET W/ GFCI
WP GFCI	DUPLEX OULET WEATHERPROOF W/ GFCI
	SPLIT WIRED OUTLET
220	220 OR 240 VOLT OUTLET
	DUPLEX FLOOR OUTLET
	QUAD FLOOR OUTLET
	ETHERNET JACK
	RECESSED CAN
	SURFACE LIGHT FIXTURE
	WALL-MOUNTED LIGHT FIXTURE
	PENDANT LIGHT FIXTURE
OP	OWNER-PROVIDED LIGHT AT (E) LOCATION
	SURFACE-MOUNTED LINEAR LIGHT FIXTURE
	UNDER CABINET LIGHT FIXTURE
CMA	CARBON MONOXIDE ALARM
SA	SMOKE ALARM
	EXHAUST FAN

FORMdk
1091 CALCOT PLACE, #419
OAKLAND, CA 94606
818.314.7301

ISSUANCES

NO.	DESCRIPTION	DATE
	DESIGN REVIEW PERMIT	01/25/2022
1	DESIGN REVIEW COMMENT RESPONSE	03/23/2022

FAIRVIEW RESIDENCE

116 FAIRVIEW AVENUE
PIEDMONT, CA 94610

DESIGN REVIEW COMMENT RESPONSE

ELECTRICAL PLAN

JOB NAME: FAIRVIEW

SCALE: 1/4" = 1'-0"

DRAWN BY: DP/JSR

SHEET: EMP2

3/31/2022 11:59:32 AM

116 Fairview
Mecho Shade Examples



TOP-DOWN



TOP-DOWN



TOP-DOWN



BOTTOM-UP

EL CAPITAN LED

DATE:	PROJECT:	TYPE:

CATALOG NUMBER LOGIC:



**Requires magnetic low voltage dimmer.*

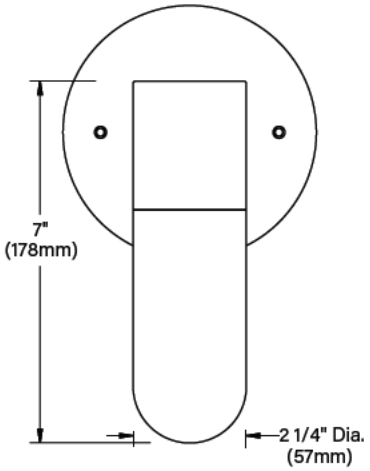
***Please see Adjust-e-Lume photometry to determine desired intensity.*

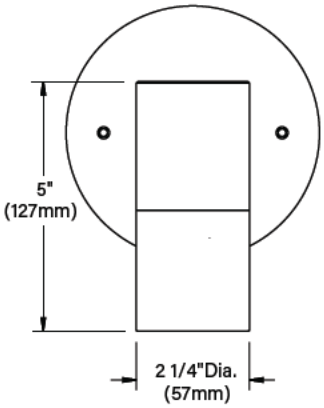
CATALOG NUMBER LOGIC
Example: B - EC - LED - e66 - SP - A6 - MAC - 12 - 11 - B
MATERIAL
(Blank) - Aluminum B - Brass S - Stainless Steel
SERIES
EC - El Capitan
SOURCE
LED - with Integral Dimming Driver (25W min. load when dimmed)*
LED TYPE
e64 - 7W LED/2700K e66 - 7W LED/4000K
e65 - 7W LED/3000K e74 - 7W LED/Amber
OPTICS
NSP - Narrow Spot (13°) MFL - Medium Flood (23°)
Spot (16°) WFL - Wide Flood (31°)
ADJUST-E-LUME OUTPUT INTENSITY**
A9 (Standard), A8, A7, A6, A5, A4, A3, A2, A1
FINISH (See page 2 for full-color swatches)
Standard Finishes (BZP, BZW, BLP, BLW, WHP, WHW, SAP, VER)
Premium Finish (ABP, AMG, AQW, BCM, BGE, BPP, CAP, CMG, CRI, CRM, HUG, MDS, NBP, OCP, RMG, SDS, SMG, TXF, WCP, WIR)
Also available in RAL Finishes
Brass Finishes (MAC, POL, MIT)
Stainless Steel Finishes (MAC, POL)
LENS TYPE
12 - Soft Focus 13 - Rectilinear
SHIELDING
11 - Honeycomb Baffle
CAP STYLE
A - 45°
B - 90°
C - Flush
D - 45° Less Weephole (Interior use only)
E - 90° Less Weephole (Interior use only)
F - 90° with Flush Lens

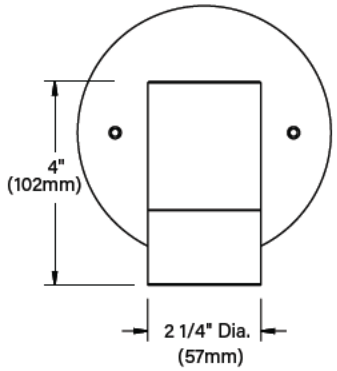
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EL CAPITAN LED

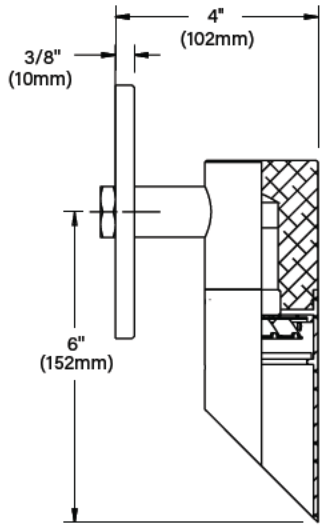
DATE:	PROJECT:	TYPE:



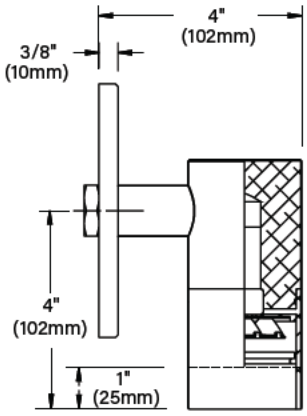




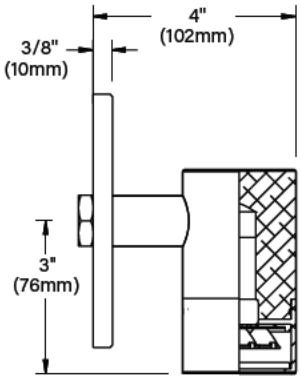
"A/D" CAP



"B/E/F" CAP



"C" CAP



STANDARD FINISHES

Satin Black (BLP)	Satin Bronze (BZP)	Satin White (WHP)	Satin Aluminum (SAP)
Black Wrinkle (BLW)	Bronze Wrinkle (BZW)	White Wrinkle (WHW)	Verde (VER)

Click Here to view larger, full-color swatches of all available finishes on our website.

PREMIUM FINISHES

Cascade Mtn. Granite (CMG)	Rocky Mtn. Granite (RMG)	Sierra Mtn Granite (SMG)	Aleutian Mtn Granite (AMG)	Textured Forest (TXF)
Black Chrome (BCM)	Beige (BGE)	Weathered Copper (WCP)	Old Copper (OCP)	Hunter Green (HUG)
Cracked Ice (CRI)	Mojave Desert Sandstone (MDS)	Antique Brass Powder (ABP)	Brown Patina Powder (BPP)	Sonoran Desert Sandstone (SDS)
Weathered Iron (WIR)	Clear Anodized Powder (CAP)	Cream (CRM)	Antique White (AQW)	Natural Brass Powder (NBP)

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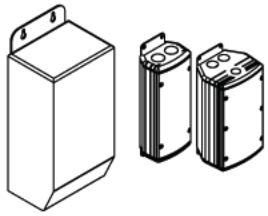
02/21/2020 SKU-776
SUB000942

EL CAPITAN LED

DATE:	PROJECT:	TYPE:

Accessories (Configure separately)

Drivers (Configure separately)



TR Series UPMRM

SPECIFICATIONS

ELECTRICAL	WATTAGE	7W
	ADJUST-E-LUME	Integral electronics allow for dynamic lumen response at the individual fixture. Indexed (100% to 25% nom.) lumen output. Maintains output at desired level or may be changed. Specify factory preset output intensity.
	WIRING	XLPE, 18GA,150C, 600V, rated and certified to UL3321.
	REMOTE TRANSFORMER	For use with 12VAC remote transformer or magnetic transformers only. B-K Lighting cannot guarantee performance with third party manufacturers' transformers.
PHYSICAL	MATERIALS	Furnished in copper-free aluminum (6061-T6), brass (360) or stainless steel (304).
	BODY	Unibody design with enclosed, water-proof wireway and integral heat sink is fully machined from solid billet.
	CAP	Fully machined and accommodates one (1) lens or louver media.
	LENS	Shock-resistant, tempered glass lens is factory adhered to fixture cap and provides hermetically sealed optical compartment.
	LED	Integrated solid state system and modular design with electrical disconnects allow for easy field upgrade and maintenance. High power, forward throw source complies with ANSI C78.377 binning requirements and exceeds ENERGY STAR® lumen maintenance requirements. LM-80 certified components. Integral, constant current driver. 12VAC/VDC input. 50/60Hz. Proprietary input control scheme achieves power factor correction and eliminates inrush current (limited to <250mA non-dimming). Output, overvoltage, open-circuit, and short circuit protected. Conforms to Safety Std. C22.2 No. 250.13-12.
	DIMMING	Line voltage dimmable via magnetic low voltage dimmer with dedicated neutral conductor. Remote magnetic transformer with LED loads should be loaded to 25% of the transformer VA (watts) rated value.
	OPTICS	Interchangeable OPTIKIT modules permit optical field changes. Color-code: Narrow Spot (NSP) = red; Spot (SP) = green; Medium Flood (MFL) = yellow; Wide Flood (WFL) = blue.
	INSTALLATION	5" dia., machined canopy with stainless steel universal mounting ring permits mounting to 4" octagonal junction box (by others). Suitable for uplight or downlight installation.
	HARDWARE	Tamper-resistant, stainless steel hardware. Canopy mounting screws are black oxide treated for additional corrosion resistance.
	FINISH	StarGuard, our 15-stage chromate-free process cleans and conversion coats aluminum components prior to application of Class 'A' TGIC polyester powder coating and is RoHS compliant. Powder coat or metal finish options available for brass material and metal finish option only for stainless steel material.
	WARRANTY	5-year limited warranty.
	CERTIFICATION & LISTING	ITL tested to IESNA LM-79. UL Listed. Certified to CAN/CSA/ ANSI Standards. RoHS compliant. Suitable for indoor or outdoor use and in wet locations. Made in the USA with sustainable processes.

c UL us LISTED

RoHS

MADE IN THE USA

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LAMP & DRIVER DATA (e64, e65, e66, e74)

DATE:	PROJECT:	TYPE:

CATALOG NUMBER LOGIC:

DRIVER DATA	Input Volts	InRush Current	Operating	Dimmable	Operation Ambient Temperature
	12VAC/DC 50/60Hz	<250mA (non-dimmed)	700mA	Magnetic Low Voltage Dimmer	-22°F-194°F (-30°C - 90°C)

LM79 DATA

BK No.	CCT (Typ.)	CRI (Typ.)	Input Watts (Typ.)
e64	2700K	80	7
	2700K	80	7
	2700K	80	7
	2700K	80	7
e65	3000K	80	7
	3000K	80	7
	3000K	80	7
	3000K	80	7
e66	4000K	80	7
	4000K	80	7
	4000K	80	7
	4000K	80	7
e74	Amber	80	7
	Amber	80	7
	Amber	80	7
	Amber	80	7

L70 DATA

Minimum Rated Life (hrs.) 70% of initial lumens (L_{70})
50,000
50,000
50,000
50,000
50,000
50,000
50,000
50,000
50,000
50,000
50,000
50,000
50,000
50,000
50,000
50,000

OPTICAL DATA

Angle	CBCP	Delivered Lumens	Multiplier
13°	5993	456	0.87
16°	4546	445	0.87
23°	1726	397	0.87
31°	1131	399	0.87
13°	6131	466	0.89
16°	4650	455	0.89
23	1766	406	0.89
31°	1157	409	0.89
13°	6889	524	
16°	5225	511	
23°	1984	456	
31°	1300	459	
13°	3,927	299	0.57
16°	2,978	291	0.57
23°	1,131	260	0.57
31°	741	262	0.57

OPTICS

Optic	Angle
NSP - Narrow Spot	13°
SP - Spot	16°
MFL - Medium Flood	23°
WFL - Wide Flood	31°

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ATTACHMENT D

ELCO Lighting

Project name:

Fixture type:

Date:

Miniature Track Lights Soft Square



Features

- MR11 Soft Square.
- Lamp: 12V or 24V 35W MR11.

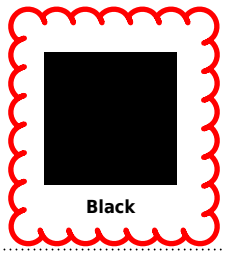
Specifications

Wattage	35W
Voltage	12V or 24V
Lamp Type	Halogen

Options

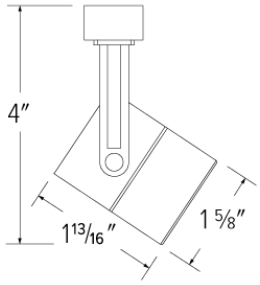


White



Black

Dimensions



Product Numbers

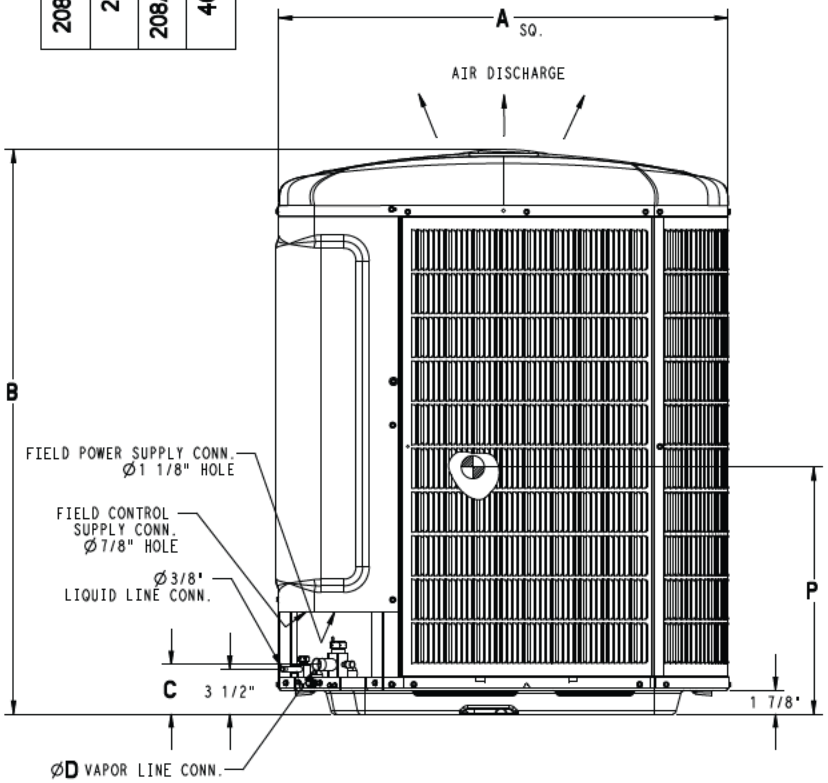
Item	Lamp type	Watts	Voltage	Finish
ET2132B	Halogen	35W	12V or 24V	Black
ET2132W	Halogen	35W	12V or 24V	White

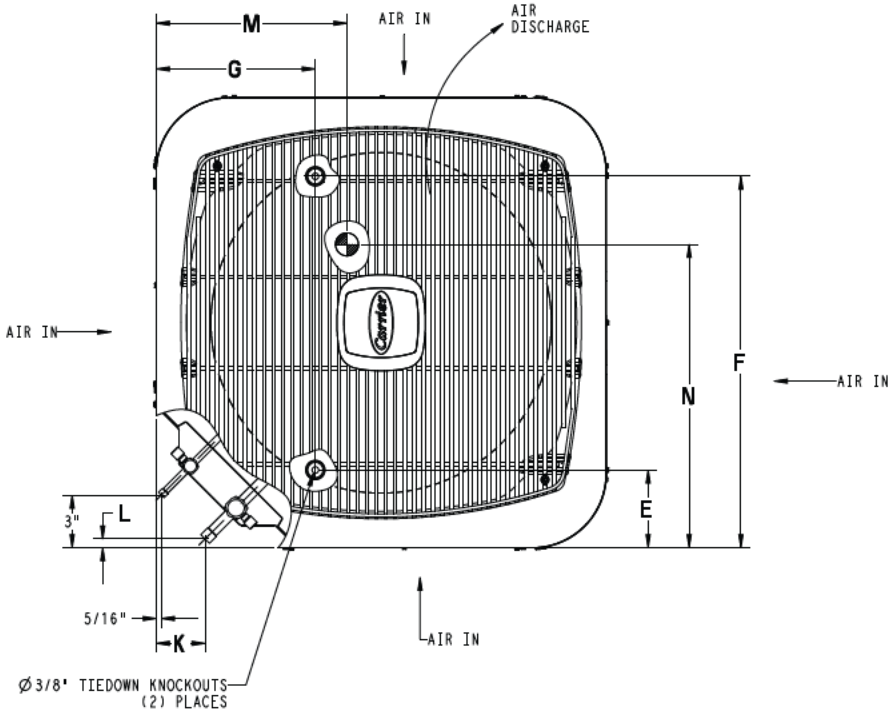
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DIMENSIONS - ENGLISH

UNIT	SERIES	ELECTRICAL CHARACTERISTICS				A	B	C	D	E	F	G	K	L	M	N	P	OPERATING WEIGHT (lbs)	SHIPPING WEIGHT (lbs)	SHIPPING DIMENSIONS (L x W x H)
		208-230-1-60	230-1-60	208/230-3-60	460-3-60															
25VNA024	0	X	O	O	O	35"	44"	3 7/8"	7/8"	6 9/16"	28 7/16'	9 1/8'	2 15/16"	5/8"	16 1/4"	16 1/4"	21 1/4'	324	367	36 1/8" X 39 1/4" X 50 3/16'
25VNA036	0	X	O	O	O	35"	44"	3 7/8"	7/8"	6 9/16"	28 7/16'	9 1/8'	2 15/16"	5/8"	16 1/4"	16 1/4"	21 1/4'	324	367	36 1/8" X 39 1/4" X 50 3/16'
25VNA048	0	X	O	O	O	35"	44"	3 7/8"	7/8"	6 9/16"	28 7/16'	9 1/8'	2 15/16"	5/8"	16 1/4"	16 1/4"	21 1/4"	334	375	36 1/8" X 39 1/4" X 50 3/16'
25VNA060	0	X	O	O	O	35"	44"	3 7/8"	7/8"	6 9/16"	28 7/16'	9 1/8'	2 15/16"	5/8"	16 1/4"	16 1/4"	21 1/4'	334	375	36 1/8" X 39 1/4" X 50 3/16'

X = YES
O = NO





UNIT SIZE	MINIMUM MOUNTING PAD DIMENSIONS
-	31 1/2" X 31 1/2"
24,36,48,60	35" X 35'

APPLICABLE GENERAL PLAN POLICIES AND DESIGN GUIDELINES:

Design & Preservation Policy 28.1: Scale, Height, and Bulk Compatibility - Strengthen the defining qualities of Piedmont neighborhoods by relating the scale of new construction, additions, and alterations to existing homes and neighborhood context. Overpowering contrasts in scale and height on adjacent lots should be avoided.

Design & Preservation Policy 28.2: Style Compatibility - On blocks where one architectural style or design theme is predominant, require new construction and alterations that respect and are compatible with the prevailing style. On blocks where no particular style is predominant, new construction and alterations should be compatible with the style of homes nearby. This applies not only to the house as a whole but to building elements such as foundations, porches, exterior stairs, doors, exterior materials, ornamentation, roofs, and doors.

4. BUILDING DESIGN: GENERAL

4.01 BUILDING STYLES

Piedmont has an eclectic range of residential building styles. Viewed from the street within any neighborhood, there are rarely two adjacent homes that look alike. House sizes can vary greatly, depending upon the lot size, the date of original construction and the topography of the property. To retain a building's architectural integrity, it is important to first recognize the special qualities of its specific building style prior to considering a design modification. It is equally important to understand the prevailing neighborhood character, determined by the characteristics of the different building styles, prior to the construction of new single-family homes, multi-family dwellings or mixed-use commercial buildings. The following are some of the many distinct building styles that can be found in Piedmont.[1]



Colonial Revival:
Symmetrical balanced windows framing a centered front door.



Cottage:
Low or intermediate pitched roof with minimal architectural detail.

[1] To further understand the specific qualities of building styles, the reader is advised to consult **A Field Guide to American Houses** by Virginia Savage McAlester. Alfred A. Knopf, 2017



Craftsman:
Low pitched gable roof with deep overhangs and exposed roof rafters.



Dutch Colonial:
Gambrel style roof with balanced divided lite windows.



Midcentury Modern:
Simple or flat roof with large expanses of glass and one exterior wall material.



Mission:
Low pitched tile roof, arched openings, prominent entry portal.



Monterey Colonial:
Shallow roofs, exposed wood rafters, second floor veranda with railings.



Neoclassical:
Columned entry porch with balanced divided lite windows.



New Traditional Multi Family:
Complex high pitched roofs with tall entry features.



Prairie:
Low pitched hip roof, symmetrical entry and window placement.



Spanish Revival:
Low pitched tiled roof, little or no overhang, deeply recessed windows and doors.



Spanish Revival – Civic:
Low pitched tiled roof, little or no overhang, tower or special design element.



Spanish Revival – Commercial:
Low pitched tiled roof, minimal detailing, recessed entry.



Split Level:
Tri-level with intersecting roofs with asymmetrical windows and entry.



Styled Ranch-Colonial Revival:
Prominent hip or gable roof, revival styled walls, windows and details.



Styled Ranch-Asian:
Low pitched roof with deep overhangs, exposed rafters; walls of wood and stucco.



Tudor:
Steeply pitched gable roofs, walls of stucco, stone and half-timbered wood.



Twenty-First Century Contemporary:
Orthogonal volumes with different wall textures or materials creating a sculptural effect.



Victorian Queen Anne:
Steeply pitched roofs with highly stylized wood details.

DESIGN STANDARDS:

1. Encourage creativity and innovation in building design
   Ref: General Plan Design and Preservation Element Policy 28.12
2. Preserve and conserve historically significant resources.
   Ref: General Plan Design and Preservation Element Policy 31.2
3. Ensure the use of appropriate materials for the repair, maintenance or expansion of historic structures.
   Ref: General Plan Design and Preservation Element Policy 31.3
4. Encourage the adaptive reuse of existing buildings, rather than their demolition.
   Ref: General Plan Design and Preservation Element Policy 31.7
5. Anticipate recognizing and preserving structures from the recent past; those built between 1945-1960.
   Ref: General Plan Design and Preservation Element Policy 31.9
6. Achieve design compatibility between additions, remodeling and other new construction by establishing development standards.
   Ref: Ref: Zoning Ordinance Sec. 17.20.010

4.01.01 PREDOMINANT BUILDING STYLE

DESIGN GUIDELINES: ON-SITE DESIGN COMPATIBILITY

Guidelines 1-4 apply to all additions and alterations to existing structures:

1. Where an existing structure is a hybrid of two styles (example: craftsman and prairie styles), the construction should continue this hybrid aesthetic.

2. Where an existing structure consists of an original building constructed in one architectural style and an addition constructed in a different architectural style, a minor addition should continue the architectural style of the part of the building to which it is attached. However, if the proposed construction is a major addition or consists of changes throughout the structure, the mix of styles should be eliminated in favor of a single predominant style.

3. Where an existing structure has one predominant building style, the new construction should be compatible and consistent with this style. "Compatible and consistent" does not require that the new construction be a precise copy of the predominant style, but neither does it prohibit this.

DESIGN COMMENTS:

A. Additions may replicate an existing building style to be compatible and consistent with the existing structure. Here is an example of a rear extension where exterior siding, roofing and architectural details replicate those found on the existing building. The windows, while not duplicates, are in keeping with the existing building style.



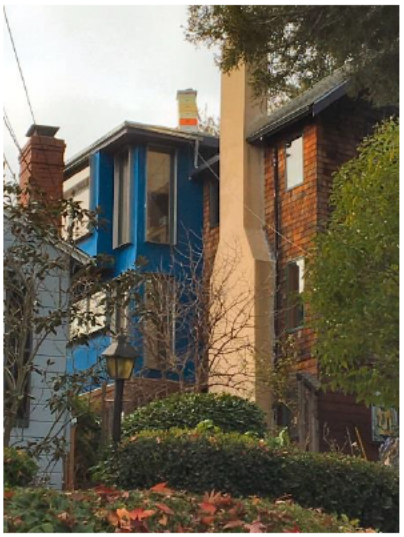
Yes

B. Additions may use complementary design elements to be compatible and consistent without replicating the existing building style exactly. Here is an example of a rear extension where classical architectural proportions and details reflect the period of the existing building style, without duplicating the existing exterior materials.



Yes

C. An addition that is inconsistent with the predominant building style that appears tacked on is immediately apparent as a different structure and fails to meet the objective of this guideline.



No

DESIGN GUIDELINE: ON-SITE DESIGN COMPATIBILITY (CONT'D)

4. For major modifications or additions to an existing structure where no one building style is predominant, the new construction provides an opportunity to establish a predominant building style. Projects should capitalize on this opportunity by modifying the remainder of the building, as well as any accessory structures, to improve architectural cohesion.

4.01.02 STYLISTIC CHANGES TO EXISTING STRUCTURES

DESIGN GUIDELINE: ON-SITE AESTHETIC DESIGN

1. Where there is a desire to change the existing building style, such changes should be applied to the entire exterior, and to accessory structures, and not only to the area where new construction is proposed.

DESIGN COMMENTS:



Yes

A. In this remodel and front garage addition, new architectural elements and details are employed throughout to unify existing and new construction into a singular building style.



Yes

B. In this remodel, new shingle siding provides a contrast to a top floor stucco band. New windows and trim elements help unify an updated Prairie style.



Yes



No

C. In this remodel, elements of a mid-20th Century building were unified with new exterior materials, windows and details, creating new shadow lines and establishing a unified contemporary building style.

D. This residence, with a horizontal addition, is perceived as two separate buildings. The two contrasting styles compete with each other.

4.01.03 DOCUMENTING COMPATIBILITY WITH BUILDING STYLE

The applicant for the new construction shall be responsible for including graphic materials in his/her submission to the City, documenting compatibility and consistency with a predominant building style.

City of Piedmont
CALIFORNIA

MEMORANDUM

DATE: April 11, 2022

TO: Planning Commission

FROM: Gopika Nair, Associate Planner

SUBJECT: STAFF REPORT for 116 Fairview Avenue

AGENDA ITEM NUMBER 11

APPLICATION SUMMARY:

DESIGN REVIEW PERMIT DRPC 2022-015

Ellen and Gene Switkes
116 Fairview Avenue

The application proposes a stylistic change to the exterior of the house, to make interior modifications on the main level and several other modifications to hardscape and landscape throughout the property, including: altering the profile of the front (west) facade and roof, modifying exterior siding on all sides and the main entry alcove, removing the existing chimney, making window and door modifications throughout, constructing a wood deck and wood and steel trellis in the front (west) and rear (east) of the house, constructing retaining walls and on-grade site stairs, adding skylights, installing guardrails, installing a wood fence within the 20-foot street yard setback, installing one roof mounted air conditioning unit within a wood screening enclosure, and adding exterior lighting.

APPLICATION HISTORY:

On February 14, 2022, the Planning Commission denied, without prejudice, a similar application for a design review that proposed stylistic changes to the exterior of the house, make interior modifications on the main level and several other modifications to hardscape and landscape throughout the property, including: altering the profile of the front facade and roof, and constructing a wood deck and trellis in the front and rear of the house. The Planning Commission found that although there was merit in the proposed Contemporary-style design, the exterior elements lacked finesse, especially: the wood trellis, window treatments and the visual cues for the main house entry. Abridged minutes are provided beginning on page 14 of this report as Attachment A.

CODE COMPLIANCE:

Note: The code compliance information below shows the proposed change from existing conditions to the currently proposed modifications to that design. Included in brackets [ ] for comparison are the conditions previously proposed in the application denied on February 14, 2022. Additionally, there are no changes proposed to the existing detached carport.

The residence is situated on a non-conforming lot in zone A. The lot contains approximately 5,000 square feet of area and 50 feet of frontage. The minimum lot area required in the City Code (section 17.20.040) is 8,000 square feet and the minimum lot frontage (section 17.20.040) is 60 feet. *Existing non-conforming.*

The existing structure coverage is 35.9% and is proposed to increase to 40% [40%]. The maximum limit in the City Code (section 17.20.040) is 40%. *Complies.*

The existing landscape coverage is 28.2% (*existing non-conforming*) and is proposed to increase to 30% [30%]. The minimum limit in the City Code (17.20.040) is 30%. *Complies.*

The existing building height (average) is 21 feet and is proposed to decrease to 19 feet 11 inches [19 feet 11 inches]. The maximum limit in the City Code (section 17.20.040) is 35 feet. *Complies.*

The existing right-side yard (south) setback measured to the exterior wall of the side porch is 3 feet 5 inch (*existing non-conforming*) and is proposed to increase to 6 feet 10 inches [6 feet 10 inches] measured to the exterior wall of the main house. The minimum required side yard setback in the City Code (section 17.20.040) is 5 feet. *Complies*

No changes are proposed that would affect the street yard (west) setback, left side yard (north) setback, rear yard (east) setback, or floor area ratio or parking code provisions. No new bedrooms are proposed.

DESIGN REVIEW:

The house is located on a fairly rectangular lot with frontage on Fairview Avenue. According to City records, the house was constructed in the Mission Revival style in 1929. A 1-car carport is located at the left rear corner of the property, accessed by a driveway in the left side yard. Since its original construction the house has had a few repairs, remodels and additions. The lot gradually slopes downhill from the street. Houses on the street are a mix of: 1) Spanish Revival-style architecture with stucco exteriors and tiled roofs; 2) Colonial Revival-style houses with slender columns that form entry porch and symmetrically balanced double hung windows and center door; 3) Craftsman bungalow-style house with a single-car garage, stucco siding, chimney; 4) Prairie-style houses with low pitched hip-roof, widely overhanging eaves; and 5) Four Square variation-style houses with cube-shaped footprint, hipped tiled roof and stucco exterior.

The current residence has a “Mission Revival” style influence only on the front façade whereas the other sides of the house have no distinctive features of the style. The decorative arch, free standing stucco wall of varying height form a courtyard entry. Other exterior materials include stucco walls, wood and aluminum windows and doors, clay tiled parapet cap in the front, and asphalt shingle roof. The carport is wood-framed with a flat built-up roof.

The current application proposes a stylistic change to the existing house and in doing that proposes to:

- Remove and demolish all the Mission Revival features seen in the front (west) including: the free-standing stucco walls, clay tiled parapet roofing and asphalt shingle roofing;
- Remove and demolish existing right side (south) entry porch and stair structure, and chimney on the left side (north) of the house;

- Replace existing casement, fixed, and double hung windows with awning, fixed, and casement windows, throughout the house;
- Modify the front roof profile to a 3:12 plaster finished sloping roof and add a galvalume parapet cap along the roof profile on all sides;
- Modify the exterior stucco siding to include control joints and wood slats;
- Construct a wood deck and stairs in the rear (east) of the house;
- Construct a wood and steel trellis roof for the deck in the rear and patio in the front (west) of the house;
- Install metal and cable handrails and guardrails where necessary;
- Add two (2) fixed aluminum skylights; and
- Add exterior lighting throughout the house.

The application also proposes to:

- Make several hardscape and landscape modifications;
- Construct wood slatted fencing up to 30 inches tall in the street yard (west) setback;
- Install raised planting beds in the rear alongside the new deck;
- Install an air conditioning unit within a wood screening enclosure on the roof of the house; and
- Make several other associated interior and exterior modifications.

The proposed stylistic changes have a Contemporary flair. The proposed exterior of the house includes typical control joints treatment throughout the house with wood slatted siding on the side and rear facades. The entire roof will be capped with a black galvalume parapet cap. Proposed windows and doors are of aluminum, wood, and aluminum-clad wood materials. The wood trellis in the front and back are supported by steel post. The proposed offset entry to the main house is on the side wall of the entry patio. A wood fence is proposed in the front yard, enclosing the new patio and planting area. The opening of the fence marks the main house entrance. The proposed landscape includes drought resistant, northern California climate appropriate plantings. The proposed hardscape materials include concrete and flagstone path and patio. No changes are proposed to the existing driveway or carport. 3-D renderings of the proposed changes and a conceptual landscape plan is included within the plan set.

The application also proposes a roof-mounted air conditioning unit. The unit is located closer to the rear of the roof of the house and will be enclosed within a wooden screen. The design of the enclosure is consistent with the wood slatted siding proposed on the main house.

A letter from the applicant detailing comments received on the previously proposed project (denied on the February 14, 2022 Planning Commission hearing) and efforts taken to address some or all of the comments is included as an attachment to the application form.

Should the Commission wish to make the required design review findings to approve the project, the Commission is asked to:

A. Determine that the project is categorically exempt under the California Environmental Quality Act, pursuant to CEQA Guidelines Section 15301 Class 1 (e), Existing Facilities because the project is an addition to an existing structure that is less than 50 percent of the floor area of the structure before the addition, and the project is consistent with General Plan policies and

programs; and

B. Take action on the design review permit, making the findings under Section 17.66.060; and

C. Consider the following conditions of approval:

1. **Exterior Lighting.** All new exterior light fixtures shall be downward directed with an opaque or translucent shade that completely covers the light bulb.

2. **C&D Compliance.** Compliance with Section 9.04 of the Municipal Code, which governs the recycling of construction and demolition debris, is required for all phases of this project.

3. **Window and Door Material**. As specified in the plans and application material, the building material for the windows and doors shall be wood, aluminum and aluminum clad wood.

4. **Window Trim**. The new exterior window trim shall be consistent with the design of the original exterior window trim.

5. **Window Color Scheme.** All the windows on the house shall have a consistent color scheme.

6. **Window Recess**. All new windows shall be recessed as noted on the window schedule on Sheet A10.1 of the plan set, from the exterior wall to the face of window sash in order to maintain consistency with the original architecture, as required by the City's Design Guidelines and Window Replacement Policy. Window details shall be submitted for review and approval at the time of building permit application.

7. **Pre-construction Inspection.** After the issuance of a building permit and prior to the commencement of window fabrication, the installer shall schedule a pre-construction inspection with the Building Department. The inspection will review the approved installation criteria, noted on the approved building permit drawings and specifications, such as the window recess, window trim if any, and window sill projection if any, with the existing conditions.

8. **BAAQMD Compliance.** The applicant shall comply with the Bay Area Air Quality Management District regulations related to any building demolition. The Demolition Notification form is available on their website at www.BAAQMD.gov/forms.

9. **Sound.** The proposed AC unit shall meet the sound requirements of a maximum 50 decibels at the nearest property line as proscribed in Building Code Section 8.02.020.JJ. Any modifications in order to meet the sound requirements are subject to staff review and approval.

10. **Skylight Flashing**. The metal flashing around the skylight(s) shall be painted to match the adjacent roof color.

11. **Construction Management Plan.** The Property Owner shall develop a comprehensive Construction Management Plan. The Construction Management Plan shall address noise, vibrations, traffic control, parking, debris removal, dust control, sanitary facilities, site safety security emergency access, and other potential construction impacts, as well as other details

involving the means and methods of completing the Project, including the construction route. The City Building Official has the authority to require modifications and amendments to the Construction Management Plan as deemed necessary throughout the course of the Project and until the Final Inspection.

a. Construction Site Control of Stormwater. The California Regional Water Quality Control Board requires all projects that disturb the site to comply with Provision C.6 of the San Francisco Bay Regional Stormwater NPDES Permit in order to prevent construction site discharges of pollutants and other regulated materials during construction. As required by the Chief Building Official and prior to the issuance of a building permit, the Applicant shall develop and submit a construction stormwater management plan as part of the Construction Management Plan to achieve timely and effective compliance with Provision C.6. Permit Provision C.6.c.ii provides sources for site specific, and seasonally- and phase-appropriate, effective Best Management Practices (BMPs) that may be incorporated into the stormwater management plan. Copies of the Municipal Regional Stormwater Permit are available from the Piedmont Public Works Department and on-line at cleanwaterprogram.org.
b. Renovation / New Construction. Pursuant to Section 17.32.6 of the Municipal Code, if for any reason more than 70% of the physical structure (as determined by the Building Official) is demolished or destroyed, the building shall conform to new building and planning Code requirements. If this occurs during demolition, all work must stop and a new hearing and public review by the Planning Commission is required.

12. **Construction Completion Schedule.** Work on the Project, once begun, shall be promptly executed with continuous good faith and reasonable progress. Since timely completion of this Project is of the essence, the Property Owner shall submit for approval a Construction Completion Schedule, which will specify, in detail, the duration and percentage of the project as a whole for each phase.
    a. The Construction Completion Schedule with associated construction values for each benchmark shall set forth completion dates for the following benchmarks as needed: i) Completion of Excavation; ii) Completion of Retaining Walls; iii) Completion of Foundation; iv) Completion of Rough Framing; v) Completion of Electrical; vi) Completion of Plumbing; vii) Completion of Mechanical; viii) Completion of Fire Sprinklers; ix) Completion of Home; x) Completion of Hardscaping and Landscaping; and any further construction benchmarks and conditions of occupancy as may be determined by the Director of Public Works.
    b. Before the Project begins, the Director of Public Works shall make a determination as to the reasonableness of the proposed completion dates applicable to the Project, and that determination shall constitute the Approved Construction Completion Schedule and be binding on the Property Owner. The City may, at the Property Owner's sole cost, engage the services of a consultant to review the proposed Construction Completion Schedule and, to the extent the period allocated for any work appears unjustifiable, recommend to the Director of Public Works a reasonable completion date for any benchmark.
    c. In the event of a change in scope of the Project that would alter the benchmarks dates set forth in the Approved Construction Completion Schedule, or in the event the Property Owner fails to meet a benchmark set forth in the Approved Construction Completion Schedule, the Property Owner shall immediately submit a request to amend the Approved Construction Completion Schedule to the Director of Public Works. The request to amend shall be accompanied by a new proposed Construction Completion Schedule in compliance with

subsection (a) of this condition of approval and the Director of Public Works shall evaluate the proposed amendments to the Approved Construction Completion Schedule in accordance with subsection (b) of this condition of approval.

d. The failure of the Property Owner to comply with the Approved Construction Completion Schedule, or any amendments to it approved in conformance with subsection (d) of this condition of approval, shall constitute a nuisance under the City of Piedmont City Code ("City Code"). The failure of the Property Owner to comply with the Approved Construction Completion Schedule may result in the City pursuing administrative citations pursuant to Chapter 1 of the City Code, nuisance abatement pursuant to Chapter 6 of the City Code, or any other remedy available to the City under the law. Additionally, if the Property Owner fails to comply with the Approved Construction Completion Schedule, the Director of Public Works, at his or her sole discretion, may make a claim against the Property Owner's Site Security, if one is required, in order to complete the benchmark. The Director of Public Works, at his or her sole discretion, may refer the application to the Planning Commission for public review and direction.

e. At least two weeks prior to start of construction, the Applicant shall provide written notice to property owners and residents of all adjacent properties on forms provided by the Director of Building & Planning. This notification shall include information such as the start date and scope of construction, building permit number, a copy of the Construction Completion Schedule, as well as the contact information of the property owner, designer/agent, and contractor(s). The Applicant shall sign an affidavit of said notice and provide a copy to City Building Official.

13. **Final Landscape Plan.** Before issuance of a building permit, the Applicant shall submit for staff review and approval of a Final Landscape Plan for all modifications. The final plan shall comply with City Code Division 17.34 and Section 17.33.30 and shall not propose plants near the driveway that could obscure visibility of pedestrians on the sidewalk or vehicles on the street from drivers backing out of the driveway. If the landscape plan for the project shows 2500 sq.ft. of new or renovated landscaping or during the course of construction more than 2500 sq. ft. of landscaped area is disturbed, the project will be required to comply with the provisions of California Water Efficient Landscape Ordinance (WELO). Upon the determination of the Director, minor differences in the number, size and/or species of vegetation between those shown on the approved landscape plan and those installed at the time of final inspection that do not involve an increase in hardscape or structure coverage may be subject to staff review and approval. Significant differences between the vegetation installed at the time of final inspection and vegetation shown on the approved landscape plan are subject to a design review permit.

14. **Defense of Legal Challenges.** The Property Owner shall indemnify, defend and hold harmless the City, its Council, Planning Commission, advisory boards, officers, employees, consultants and agents (hereinafter "City") from any claim, action or proceeding (hereinafter "Proceeding") brought against the City to attack, set aside, void or annul the City's actions regarding any development or land use permit, application, license, denial, approval or authorization, including, but not limited to, variances, use permits, developments plans, specific plans, general plan amendments, zoning amendments, approvals and certifications pursuant to the California Environmental Quality Act, and/or any mitigation monitoring program, or brought against the City due to actions or omissions in any way connected to the Property Owner's project ("Challenge"). City may, but is not obligated to, defend such Challenge as City, in its sole discretion, determines appropriate, all at Property Owner's sole cost and expense. This

indemnification shall include, but not be limited to, damages, fees and/or costs awarded against the City, if any, and costs of suit, attorney's fees and other costs, liabilities, and expenses incurred in connection with such proceeding whether incurred by the Property Owner, City, and/or parties initiating or bringing such Proceeding. If the Property Owner is required to defend the City as set forth above, the City shall retain the right to select the counsel who shall defend the City. Per Government Code Section 66474.9, the City shall promptly notify Property Owner of any Proceeding and shall cooperate fully in the defense.

Design Review Guidelines which may be used for reference are listed beginning on page 9.

DESIGN REVIEW FINDINGS:

To approve this application for design review, the Planning Commission must make findings that the application complies with the design review criteria under Section 17.66.060 as noted below. The **applicants'** proposed findings are indicated in **bold.**

(A) The proposed design is consistent with the City's General Plan and Piedmont Design Guidelines:

The existing house is a modern building with Mission Revival decorative elements attached to the street-facing facade. Referring to Design and Preservation Element Policy 28.1 the proposed design matches the north easterly neighbor's height and uses a pitched roof to a) allow more natural light to the north easterly neighbor's side-facing windows as well as b) add height towards the taller south westerly neighbor. The proposed design reduces the height and bulk of the building by removing the faux decorative elements (including the false facade/ tall parapet) and updating it into a cohesive Contemporary style using three-dimensional elements and massing that create volumetric relief in the facade. In keeping with the Contemporary style, this project proposes a zero-eave roof, simple building geometry, and a large accordion door system at the front facade to create a welcoming, seamless opening and connection to the front yard garden.
Referring to Design and Preservation Element Policy 28.2 Style Compatibility, the surrounding houses in the neighborhood are an eclectic group of styles with no one style dominating or repeating. Styles include: Cottage, Mission, Prairie, Colonial, Craftsman, and Hybrid Styles. The proposed design is matching the material quality of most of the homes on this block which are primarily plaster with wood details.
This project proposes aluminum-clad wood windows that have the same dimensional quality/ profile as the existing wood windows and neighboring wood windows but with superior durability and weather resistance. Additionally, a new, Santa Barbara finish (smooth) skim coat of rich integral-color plaster over the entire building is proposed. Additional wood elements have been added such as the wood trellis, wood fence, wood cladding and wood vertical trellis panels discussed above.
Revisions to the design have been made to clearly articulate the contemporary style and finesse the exterior features to relate to one another. Vertical wood trellis panels have been added adjacent to the front and rear façade corners adding warmth and contemporary detailing to the most visible areas of the façade. Stucco control joint layout has been shown with slight adjustments to window elements to finesse the features of the home into an organized composition. Light fixtures, house numbers, and roof flashing have been added to the renderings. The material of the low fence has been changed from plaster to cedar slats,

matching the detail of the vertical trellises to further articulate the contemporary style of the building and tie the various design features together.

(B) The design has little or no effect on neighboring properties' existing views, privacy, and access to direct and indirect light:

The proposed pitched roof provides a lower profile at the neighboring property to the north (120 Fairview Ave) thus reducing impact on the adjacent neighbor, minimizing shadows, and maximizing their access to daylight. New windows have been proposed that are offset from the neighbors' side windows to preserve privacy. The existing exterior stair in the south side yard stair is also proposed to be removed, increasing the open space between the project and 110 Fairview Ave

(C) The proposed design does not adversely affect pedestrian or vehicular safety:

The proposed design does not make any changes to the existing sidewalk, curb, or curb cut. Further information regarding front yard fencing: a low wood fence is proposed at the front of the house to create a greater sense of privacy and security at the front yard. The existing home had a similar fence 3' closer to the house with a large entry portal and an awkward hall-like space that prevented direct access to the front door. The proposed design is placing the opening of the fence closer to the front door marking the entrance. The wall is still maintaining a semi-private area where children and pets are prevented from walking off onto the street, and package deliveries can be left at the front door. The extension of the fence also allows landscape elements on the inside of the fence softening the vertical surface with natural plants as well as allowing vines to grow up onto the trellis. The archway has been removed to maintain a consistent contemporary style. The fence is also no longer flush with the front façade, which provides a break in the façade creating more relief and a human-scale massing along the street frontage.

CLEANWATER CONSIDERATIONS

The proposed project will not create *or replace* more than 2,500 square feet of impervious surfaces. Incorporation of site design measure(s) into the plans submitted for a building permit as required under Provision C.3.i of the Municipal Regional Stormwater NPDES Permit is not required.

CITY COUNCIL ACTION REQUIRED:

No City Council action is required unless the decision of the Planning Commission is appealed.

ATTACHMENTS:

Attachment A: Pages 14 - 16: Abridged Minutes of February 14, 2022 Planning Commission Hearing

DESIGN REVIEW GUIDELINES:

3.03 SITE DEVELOPMENT

3.03.01 SIGNIFICANT VIEWS

3.03.01.1 The siting and construction of a new or modified existing structure, including its site plantings at mature growth, should make all reasonable efforts to avoid adverse impacts on significant views currently available to existing nearby residences.

3.03.02 VISUAL AND ACOUSTICAL PRIVACY; ACCESS TO DIRECT OR INDIRECT LIGHT

3.03.02.2 The siting of a structure and its landscaping should clearly differentiate between the public right-of-way and the private space of the structure, giving the appearance that its occupants control their private space.

3.03.02.3 The siting of a structure and the openings into its rooms should discourage visual access by persons driving by in automobiles or walking along the sidewalk yet allow for the view of the streetscape and the neighborhood by its occupants, allowing for "eyes on the street."

3.05 COMPATIBILITY WITH THE STREET RIGHT-OF-WAY

3.05.01 SETBACKS FROM THE STREET RIGHT-OF-WAY

3.05.01.1 In addition to the Building Location Design Standards outlined in Section 3.06, building front setbacks from the street right-of-way should reflect the prevailing pattern found along other adjacent lots fronting the same side of the street.

3.09 FENCES AND WALLS

3.09.01 NEIGHBORHOOD AND CONTIGUOUS PARCEL COMPATIBILITY

3.09.01.1 The design of fences or walls should be consistent with the character of existing fences or walls in the neighborhood and on contiguous parcels, except when they exceed the recommended maximum heights outlined in these guidelines.

3.09.01.2 A fence or wall should minimize any adverse impacts on the neighborhood and on residences located on contiguous parcels. The quality of design reflected by the fence or wall should be directly related to its visual prominence.

3.09.02 ON-SITE AESTHETIC DESIGN AND COMPATIBILITY

3.09.02.1 The design of a fence or wall should be compatible with the architectural style of the residence which it serves and should provide visual interest and variety. A fence or wall should be well-designed and visually interesting. It should not call attention to itself, but instead should focus and direct attention to the residence.

3.09.02.2 When a fence or wall contains an entry to the residence, its design should give visual prominence to the residence and direct attention to the entry.

3.09.02.3 Fences or walls in front yards are to be avoided except in rare circumstances. However, if a residence is located on a corner or through lot, a fence or wall greater than four feet in height should be permitted to enclose the property's private outdoor living area in the side or rear yard.

3.09.02.4 With the exception of corner lots, fences or walls greater than four feet in height should not be located between the sidewalk and a house.

3.09.03 CONTIGUOUS PARCELS AND ON-SITE SAFETY

3.09.03.1 A fence or wall located in a side yard should not obstruct emergency access between the street and the side and rear yards of a contiguous residence.

3.09.03.2 A fence or wall located in a side yard should not obstruct emergency access from the street, through the side yard, and into the rear yard of the residence. A gate located in a side yard fence or wall should be wide enough to accommodate an emergency stretcher. Its locking mechanism should be a type that can be unlocked or removed by police and fire department personnel in an emergency. A gate in a fence or wall located within side yards and permitting access to rear yards should be equipped with an adequate lock which can be unlocked or removed by police and fire department personnel in an emergency.

3.09.03.3 A fence or wall located adjacent to a driveway should not obstruct the view of a driver exiting a driveway.

3.09.03.4 A fence or wall located in the side yard of a corner lot adjacent to a street should not obstruct the view of the cross street for drivers approaching the cross street.

3.11 LANDSCAPE AND HARDSCAPE DESIGN

3.11.01 INTRODUCTION

3.11.01.1 Landscape and hardscape surfaces are design elements that anchor structures to their surrounding terrain. Rather than being used as an afterthought to mask inappropriately positioned or designed structures, they should instead be part of a comprehensive site development design scheme and should be compatible with the design of structures found on the property.

3.11.01.2 As with additions to existing structures, additions to existing landscaping and hardscaping should provide a seamless transition to existing planting and pathway designs.

3.11.02 STREET FACING GARDENS IN SETBACK AREAS

3.11.02.1 Planting designs within the street facing setback area should be compatible with those found on neighboring properties, as shown in the two photographs above.

3.11.02.2 Living plant materials should be the primary ground cover for street facing gardens within the front setback area. Planting areas consisting primarily of rock or inorganic material should be avoided, as shown in the two photographs above.

3.11.02.3 Artificial turf is not a landscaping material. As a hardscape material it does not count towards the 30% landscape minimum. The 20 ft. street setback area must be landscaped except for areas of ingress and egress. Side and rear yards offer more flexibility in the use of landscape and hardscape materials, including artificial turf.

3.11.02.4 At corner lots, where the side yard also has a street facing garden within the 20 ft. street setback, landscaping should be attractive while providing privacy for outdoor living areas.

3.11.02.5 Hardscape, or paved surfaces in street facing gardens within the street setback areas should be limited to pathways to building entrances and driveways to garage entrances. Outdoor patios and active outdoor activity areas within this setback area are discouraged. Living plant materials should be installed adjacent to these hardscape surfaces to enhance these entry pathways, as shown in the two photographs above.

3.11.03 ON-SITE DESIGN PRINCIPLES

3.11.03.1 Minimize impacts on existing terrain.

3.11.03.2 Use natural drainage channels and on-site storm water drainage management opportunities.

3.11.03.3 Preserve and incorporate existing mature trees as part of the overall landscape design.
3.11.03.4 Use landscaping within side and rear setback areas to reinforce property lines and minimize the need for fencing between separate outdoor spaces.
3.11.03.5 Avoid locating structures within the drip line of existing mature trees or within riparian zones.
3.11.03.6 Rear yard gardens should provide plantings with usable open space.
3.11.03.7 When possible, use a variety of plant materials in the palette to have a layered effect of size and species. Consider the need for wind breaks, the need for shading in South and West facing areas, while choosing plant materials conducive to sunny and shaded zones within the lot.
3.11.03.8 Use native plant species, drought tolerant or climate appropriate planting materials. Consider following Bay-Friendly Landscape Guidelines when designing your garden.
3.11.03.9 Avoid invasive plant species or flammable mulch, such as shredded redwood bark, also known as "gorilla hair."
3.11.03.10 Consider the eventual height and width of plant materials when planting near property lines, buildings, site features, streets and sidewalks.
3.11.03.11 Use drip irrigation systems to establish newly planted materials, but choose species that will primarily survive on rainfall.
3.11.03.12 Use permeable paving as part of the hardscape materials, when possible. Pavers should be light in color with a high solar reflective index.
3.11.03.13 Consider planting strips at driveways
3.11.03.14 On-site asphalt driveway paving and on-site driveway and walkway solid white concrete paving should be discouraged. Colored concrete or pavers are recommended for on-site driveways and walkways

3.12 EXTERIOR LIGHTING

3.12.01 NEIGHBORHOOD AND CONTIGUOUS PARCEL COMPATIBILITY

3.12.01.2 Use "Dark Sky Compliant" exterior light fixtures that are shielded and directed downwards to prevent light trespassing from a subject property to neighboring properties. The use of floodlights is discouraged.

3.12.02 ON-SITE AESTHETIC DESIGN, COMPATIBILITLY AND SAFETY

3.12.02.1 Complement the light fixture design with the architectural character and building elements being illuminated.
3.12.02.2 Conceal electrical boxes from public view. Conduits should not be exposed on exterior walls and should be embedded either in walls or landscaping.
3.12.02.3 Locate low level lighting to ensure entry paths, entry stairs and driveways, garage and building entries are adequately illuminated.
3.12.02.4 When used, provide motion sensors that are adjustable, to prevent them from rapidly flashing on and off when activated.

4.01 BUILDING STYLES

4.01.02 STYLISTIC CHANGES TO EXISTING STRUCTURES

4.01.02.1 Where there is a desire to change the existing building style, such changes should be applied to the entire exterior, and to accessory structures, and not only to the area where new construction is proposed.

4.02 BUILDING ELEMENTS

4.02.01 ON-SITE AESTHETIC DESIGN CONSISTENCY

4.02.01.2 **Porches:** The construction of additional porches or the reconstruction of an existing porch should match any porches which were original to the existing structure. Particular attention should be given to the porch roof, columns, balustrades and railings, which are usually the most visible elements of the porch. New elements should be compatible with the design of the existing elements. For new construction, the building elements of a porch should also be consistent with the overall building style. Elements which are inconsistent with the architectural style of the building should be avoided.

4.02.01.3 **Decks and Balconies:** Deck and balcony additions to existing structures, as well as decks and balconies that are part of new structures should be consistent with the architectural style of the building to which they are attached.

4.02.01.6 **Doors:** Doors for new structures and additions, as well as new or replacement doors for existing structures, should be consistent with the architectural style of the building, while maintaining its security.

4.02.01.7 **Exterior Wall Material:** The material used on the exterior walls of an addition or remodeled portion of a structure should be consistent with the design integrity of the existing building. This may be achieved using different, yet compatible materials (above left), or by matching the materials of the existing structure (above right).

4.02.01.10 **Roof: Remodels/ Additions:** When a new roof is part of an addition or remodel, it should be consistent with the design integrity of the existing structure. The geometry of the new roof should relate to that of the existing roof. Individual design elements which need to be addressed include the type and pitch of the roof, cornices, gable-end finish, gutters, roof covering, and trim and molding. For example, an addition to a residence with a gable roof should extend the existing roof or match the pitch of the existing roof.

4.03 NEW REPLACEMENT AND NEW WINDOWS

4.03.03 ON-SITE AESTHETIC DESIGN COMPATIBILITY; REPLACEMENT WINDOWS AND NEW WINDOWS ON EXISTING STRUCTURES:

4.03.03.1 When replacing existing windows, installing new windows in an existing wall, or installing new windows in an addition, the type, proportion, placement, details and materials of new windows should be compatible with the existing windows, or with the original windows on the building should the existing windows be architecturally-inconsistent replacements. Window elements that should be addressed include the frame, pattern of the lites defined by the muntins, the trim used to surround the frame, and the degree to which the existing windows are recessed from the face of the wall. While it is not necessary to exactly replicate the existing pattern of muntins and lites, it should be as close as possible to reflect the original design in the new windows.

4.03.03.2 The primary focus in determining window compatibility is design and long-term quality and durability rather than actual material composition. Nevertheless, the use of vinyl framed windows is prohibited, unless they are paintable.

4.03.03.3 Window hierarchy shall be considered during the review of the permit application, including differences between primary windows that may have a greater level of detail (divided lites, increased size, and special treatments such as arches) and secondary windows. In all cases, there should be consistency in window proportions, operation, trim, and appearance.

4.03.03.4 Where there is a mix of existing window styles, replacement window materials and designs should be consistent on any elevation that is visible from a private or public street. Regardless of their location, all of the window frames and trim for the building should be the same color. While there may be some difference in window styles where new and existing windows occur, the overall appearance of windows should be consistent.
4.03.03.5 Where non-original windows are replaced on a building with a mix of existing window styles, the replacement window should more closely replicate or simulate the original windows.
4.03.03.6 The use of simulated divided-lite grilles on new windows is acceptable if they are located on both the outside and inside faces of the window, have spacer bars between the double panes of glass and are three dimensional, with profiles that are similar to the design of the original windows.

The list above is the applicable design guidelines as identified by staff.

APPLICABLE GENERAL PLAN POLICIES:

Design & Preservation Policy 28.1: Scale, Height, and Bulk Compatibility - Strengthen the defining qualities of Piedmont neighborhoods by relating the scale of new construction, additions, and alterations to existing homes and neighborhood context. Overpowering contrasts in scale and height on adjacent lots should be avoided.

Design & Preservation Policy 28.2: Style Compatibility - On blocks where one architectural style or design theme is predominant, require new construction and alterations that respect and are compatible with the prevailing style. On blocks where no particular style is predominant, new construction and alterations should be compatible with the style of homes nearby. This applies not only to the house as a whole but to building elements such as foundations, porches, exterior stairs, doors, exterior materials, ornamentation, roofs, and doors.

Design & Preservation Policy 28.5: Garages, Decks, and Porches -Encourage garages, decks, and porches to complement the architecture and design of the primary residence and adjacent residences. Garages should be visually integrated with the neighborhood and respect the amenities enjoyed by residences on contiguous parcels. New garages should be sited to minimize safety impacts and should not encourage parking that blocks all or part of a sidewalk.

Design & Preservation Policy 28.6: Exterior Materials - Encourage the use of exterior materials that are appropriate to the property, neighborhood and natural setting.

Design & Preservation Policy 29.2: Landscape Design - Use landscaping to soften the appearance of buildings, frame desirable views, screen undesirable views, buffer potentially incompatible uses, and maintain an attractive streetscape. Landscape design should fit the surrounding context and complement the city's natural landscape.

Design & Preservation Policy 29.5: Fence and Wall Design - Encourage fences and walls to be designed in a way that complements the architecture of adjoining residences. Adverse visual effects of fences and walls on adjacent properties should be minimized.

Design & Preservation Policy 29.8: Exterior Lighting - Discourage excessive or overly bright exterior lighting and lighting which could interfere with motorist safety. Exterior yard lighting should be designed to avoid spillover on to adjacent properties.

administrative citations pursuant to Chapter 1 of the City Code, nuisance abatement pursuant to Chapter 6 of the City Code, or any other remedy available to the City under the law. Additionally, if the Applicant fails to comply with the Approved Construction Completion Schedule, the Director of Public Works, at his or her sole discretion, may make a claim against the Property Owner's Site Security, if one is required, in order to complete the benchmark. The Director of Public Works, at his or her sole discretion, may refer the application to the Planning Commission for public review and direction.

e. At least two weeks prior to start of construction, the Applicant shall provide written notice to property owners and residents of all adjacent properties on forms provided by the Director of Building & Planning. This notification shall include information such as the start date and scope of construction, building permit number, a copy of the Construction Completion Schedule, as well as the contact information of the property owner, designer/agent, and contractor(s). The Applicant shall sign an affidavit of said notice and provide a copy to City Building Official.

RESOLVED, that based on the findings and facts set forth heretofore, the Piedmont Planning Commission approves the design review permit application for the improvements at 84 King Avenue, Piedmont, California, in accordance with the plans and specifications on file with the City.

Moved by Zucker, Seconded by Ramsey
Ayes: Duransoy, Ramsey, Strout, Zucker, Batra
Noes: None
Abstaining: None
Absent: Levine

REGULAR CALENDAR The Commission considered the following items as part of Regular Calendar:

Design Review Permit, 116 Fairview Avenue, DRP #21-0323

The Property Owners are requesting to construct a stylistic change to the exterior of the house, to make interior modifications on the main level and several other modifications to hardscape and landscape throughout the property, including: altering the profile of the front (west) facade and roof, removing the existing chimney, making window and door modifications throughout, constructing a wood deck and trellis in the front (west) and rear (east) of the house, constructing retaining walls and on-grade site stairs, adding skylights, installing guardrails and adding exterior lighting.

Public testimony was received from:

Dinesh Perera, Designer, presented the three main goals that included, to add more visibility from the street from the living spaces, secondly adding daylighting, and thirdly create a clean contemporary building with connection to the yard. The previous designer incorporated Spanish colonial elements in the front of the home, but The Designer stated that there was no predominant architectural style in the neighborhood and the internal space determined the exterior design. The trellis will be made of natura cedar and be connected to the wall. The visual cue for the front door is a tall opening in the low wall, creating a direct path to the front doorway.

Frances Fisher, Property Owner, proposed to bring more light into the home and redesign of space. The new design brings more flow through building and also creates a more welcoming home to the neighborhood.

The Commissioners stated the need for more information on where the architectural context was drawn from, how the wood trellis engages the house, what the finish of the trellis is, window treatments, and visual cues for the front door.

Commissioner Duransoy was not in favor of the stylistic changes due to the inconsistency with neighborhood context and because the interior changes could be accomplished without any changes to the exterior. The other Commissioners found merit in the design but thought it needed more finesse so that all exterior features relate to each other and clearly articulate a contemporary style.

Resolution 323-FDR-21
WHEREAS, The Property Owner is requesting a stylistic change to the exterior of the house, to make interior modifications on the main level and several other modifications to hardscape and landscape throughout the property, including: altering the profile of the front (west) facade and roof, removing the existing chimney, making window and door modifications throughout, constructing a wood deck and trellis in the front (west) and rear (east) of the house, constructing retaining walls and on-grade site stairs, adding skylights, installing guardrails and adding exterior lighting, located at 65 Oakmont Avenue, which construction requires a design review permit; and

WHEREAS, after reviewing the application, plans, and any and all testimony and documentation submitted in connection with such application, and after having visited the subject property, the Piedmont Planning Commission finds that that the project is inconsistent with General Plan policies and programs, and the proposal does not conform to the criteria and standards of Section 17.66.060 of the Piedmont City Code as follows:

1. The proposed design is not consistent with the City's General Plan and Piedmont Design Guidelines due to the roof form and the trellis design needs clarification.

2. The design has little or no effect on neighboring properties' existing views, privacy, and access to direct and indirect light, because the distance between neighboring properties is appropriate, there is no impact on views, and no impact on access to light.

3. The proposed design does not adversely affect pedestrian or vehicular safety, as there is no effect on pedestrian or vehicular safety.

4. The application does not comply with the following Design Review Guidelines: 3.05 (Compatibility with the Street Right-of-Way), 4.01 (Building Styles), 4.02 (Building Elements)

5. The project is not consistent with General Plan policies and programs, including the land use element, housing element, and design and preservation element, including: Design and Preservation Element Policy 28.1 (Scale, Height, and Bulk Compatibility), Design and Preservation Element Policy 28.2 (Style Compatibility.

RESOLVED, that based on the findings and facts set forth heretofore, the Piedmont Planning Commission denies the design review permit application for the construction at 116 Fairview Avenue, Piedmont, California, in accordance with the plans and specifications on file with the City

Moved by Strout, Seconded by Duransoy
Ayes: Duransoy, Strout, Zucker, Batra
Noes: None

Recused: Ramsey
Absent: Levine

Fence-Design Review Permit, 1 Crocker Avenue, DRFW #21-0328

The Property Owners are seeking retroactive approval for the construction of a 6-foot-tall fence within the 20-foot street-yard setback along Lincoln Avenue.

Public testimony was received from:

Derry MacBride, Property Owner, stated the primary purpose of the fence was to rid the community of the eyesore of the Thuja trees and replace them with a healthy, attractive hedge, consistent with their garden. The fence would also shield the view of the necessary but unsightly electrical equipment, on the side of the house on Lincoln Avenue.

Generally, the Planning Commission supported the project and stated that the fence would obscure the equipment, was appropriate for the neighborhood and the corner lot side yard

Resolution 328-FDR-21
WHEREAS, The Property Owners are requesting retroactive approval for the construction of a 6-foot-tall fence within the 20-foot street-yard setback along Lincoln Avenue. located at 1 Crocker Avenue, which construction requires a fence design review permit; and,

WHEREAS, after reviewing the application, plans, and any and all testimony and documentation submitted in connection with such application and after visiting the subject property, the Piedmont Planning Commission finds that the project is categorically exempt under the California Environmental Quality Act, CEQA, pursuant to CEQA Guidelines Section 15303, Class 3(e), New Construction or Conversion of Small Structures, the project was consistent with General Plan policies and programs, and the proposal, as conditioned, conformed to the criteria and standards of Section 17.66.060 of the Piedmont City Code as follows:

1. The proposed design is consistent with the City's General Plan and Piedmont Design Guidelines in that the fence height and design is consistent with the architecture of the home and neighborhood, the corner lot location, the fence integration with hedging and landscaping, and blocking mechanical equipment from the public right-of-way.

2. The design has little or no effect on neighboring properties' existing views, privacy, and access to direct and indirect light, because the distance from the project to neighboring homes is appropriate, the application proposes sufficient vegetative screening, and improves privacy from the public right away.

3. The proposed design does not adversely affect pedestrian or vehicular safety, because there is no effect on pedestrian or vehicular safety.

4. As conditioned, the application complies with the following Design Review Guidelines: 3.09 (Site Design) and 4.04 (Building Design:: General).

5. The project is consistent with General Plan policies and programs, including the land use element, housing element, and design and preservation element, including: Design and Preservation Element Policy 28.8 (Acoustical and Visual Privacy), Design and Preservation Element Policy 29.2 (Landscape Design), Design and Preservation Element Policy 29.3 (Front Yard Enclosures), and Design and Preservation Element Policy 29.5 (Fence and Wall Design).