



CITY OF PIEDMONT

Planning Commission Agenda
Monday, December 11, 2023
5:30 p.m.

City Council Chambers, 120 Vista Avenue, Piedmont, CA

Piedmont Planning Commission meetings are conducted in person at City Hall Council Chambers. As a courtesy, and technology permitting, members of the public may participate virtually. However, the City cannot guarantee that the public's access to teleconferencing technology will be uninterrupted, and technical difficulties may occur from time to time. Please see the end of the agenda for information on how to participate virtually.

Call to Order Roll Call

Public Forum Persons wishing to address the Planning Commission regarding items not on the agenda may do so during the Public Forum. In order for all speakers to be heard, the Commission normally limits individuals' comments to 3 minutes.

Disclosure of ex parte communications and identification of conflicts of interest

Regular Agenda

1. Approval of minutes for the November 13, 2023, regular meeting of the Planning Commission.
2. Removal of Applications from Regular Session to Consent Calendar. Applications that receive unanimous Planning Commission approval by consent will be placed on the Consent Calendar prior to consideration of the remaining applications on the Regular Session agenda.
3. STUDY SESSION FOR DRAFT ENVIRONMENTAL IMPACT REPORT AND AMENDMENTS TO THE GENERAL PLAN

The agenda item will present the Draft Environmental Impact Report (DEIR) prepared for the Housing Element Implementation project and introduce proposed amendments to the City of Piedmont General Plan, including draft amendments to the following elements: Land Use, Environmental Hazards, Transportation, Design and Preservation, Community Services and Facilities, Natural Resources and Sustainability, and Parks, Recreation, and Open Space. This agenda item provides an opportunity for the Planning Commission and the Piedmont community to study and comment on the draft documents. This is an informational item only.

4. STUDY SESSION OF UPDATES TO THE ZONING ORDINANCE

This agenda item discusses the draft updates to City Code Chapter 17, Planning and Land Use (Zoning Ordinance) that implement the key programs from Piedmont's adopted 6th Cycle Housing

Element for the 2023-2031 term (Housing Element) and State laws that go into effect on January 1, 2024. The draft revisions in this report propose to add a new division 17.54: Urban Lot Splits and Urban Housing Developments (SB 9), and update divisions 17.20 Zone A: Single family residential, 17.22 Zone B: Public Facilities, 17.24 Zone C: Multi-family residential, 17.26 Zone D: Commercial and mixed-use commercial/residential, 17.28 Zone E: Single family residential estate, 17.30 Parking, 17.40 Residential Rentals, and 17.90 Definitions & Measurements. This agenda item provides an opportunity for the Planning Commission and the Piedmont community to study and comment on the draft updates to the Zoning Ordinance. This is an informational item only.

5. REVIEW OF CONDITIONAL USE PERMIT
29 Wildwood Avenue

Pursuant to the City Council's action on January 18, 2022, the Planning Commission will receive a report regarding the review of the existing conditional use permit (CUP) #21-0335 for Piedmont Shell Auto Care located at 29 Wildwood Avenue. This agenda item addresses Condition of Approval No. 1, which requires a CUP review to occur in December of 2023. This agenda item is a review of the existing, approved CUP permit on the subject property and is not an action item.

6. VARIANCE AND DESIGN REVIEW
211 Crocker Avenue
VAR2023-011 and DRPC2023-022

The applications propose to construct a 276 square foot addition featuring a new entry porch and living space on both levels at the front of the residence, construct new windows and doors, install new exterior lighting, and make other various interior and exterior modifications. Two variances are required in order to construct within the five-foot side yard setback and to increase the bedroom count without providing conforming parking.

CEQA Determination: The project is categorically exempt under the California Environmental Quality Act, pursuant to CEQA Guidelines Section 15301, Class 1 (e), Existing Structures.

7. DESIGN REVIEW
139 Arbor Drive
DRPC2023-023

The application proposes to remodel the residence and construct a two-story addition, roof changes, exterior lighting, landscape changes, hot tub, and associated interior and exterior changes.

CEQA Determination: The project is categorically exempt under the California Environmental Quality Act, pursuant to CEQA Guidelines Section 15301, Class 1 (e), Existing Structures.

8. DESIGN REVIEW
359 El Cerrito Avenue
DRPC2023-026

The application proposes to construct a two-story addition in the rear of the house that includes expanding the basement and first floor levels, adding exterior lighting, changing the roof, making interior modifications on all levels, making window and door modifications throughout the house, adding an additional covered parking space, constructing a new arbor in the rear yard, and making several associated interior and exterior modifications.

CEQA Determination: The project is categorically exempt under the California Environmental Quality Act, pursuant to CEQA Guidelines Section 15301, Class 1 (e), Existing Structures.

Adjourn

Members of the public may participate in the meeting virtually in the following ways:

- Computer or smart phone: Click on <https://piedmont-ca.gov.zoom.us/j/81433792168>
- Telephone: Dial (669) 900-9128 and enter webinar/meeting number 814 3379 2168

To comment using the Zoom platform, click the “Raise Your Hand” button to request to speak when public comment is being taken. You will be asked to unmute yourself when it is your turn to make your comment. After the allotted time, you will then be re-muted. If you are dialing in by telephone, dial *9 to request to speak and *6 to unmute yourself when called.

The meeting is also available for live and archived viewing on the City’s website at https://piedmont.ca.gov/government/meeting_videos as well as on KCOM TV, Comcast Channel 27 or AT&T UVerse Channel 99.

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

Procedural Notes

1. The Planning Commission welcomes you to its meeting which is regularly scheduled for the second Monday of each month. Your interest and participation are encouraged and appreciated. Members of the public will have an opportunity to be heard during the public portion of a hearing. While it is not mandatory, you are requested to give your name and address, comments and/or questions. In order that all interested parties have an opportunity to speak, please limit your comments to the specific subject under discussion. Time limitations are generally three minutes but shall be at the discretion of the Chairperson. You are not required to give your name and address, but doing so makes the meeting more efficient, enables the recording secretary to properly attribute comments in the meeting minutes, and will enable the City to send future notices concerning this application if there are any.
2. Applications are generally scheduled in the order in which they were submitted, but the Planning Commission reserves the right to change the order of applications on the agenda or change items from one calendar to the other without further notice. Each applicant is advised that if her or his representative is not present to speak to this application, her or his application may be acted upon and possibly denied. This meeting is required to end at or before 11:30 p.m. unless a majority of the Commission votes to continue the meeting. If your item has not been heard prior to the 11:30 p.m. deadline, your item may be continued to a future meeting.
3. **APPEAL** - Any decision of the Planning Commission pursuant to Chapter 17 of the Piedmont City Code may be appealed by any interested party within ten (10) days to the City Council in accordance with the procedure set forth in Division 17.78, Appeals; Calls for review.
4. The Planning Commission may take a dinner break at approximately 7:00 pm.

Any member of the public who needs accommodations should email the City Clerk at cityclerk@piedmont.ca.gov or call (510) 420-3040 who will make their best efforts to provide reasonable accommodations to provide as much accessibility as possible while also maintaining public safety in accordance with the City procedure for resolving reasonable accommodation requests. Information about reasonable accommodations is available on the City website at <https://piedmont.ca.gov>. [28 CFR 35.102-35.104 ADA Title II]

In accordance with G.C. Sec. 54954.2 (a) this notice, and agenda were posted on the City Hall bulletin board and also in the Piedmont Police Department on November 27, 2023.