



CITY OF PIEDMONT

Planning Commission Agenda - **REVISED**
Monday, April 8, 2024
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

Introduction of New Commissioner and Election of Chair and Vice Chair

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 March 11, 2024, regular meeting of the Planning Commission and the minutes for the March 11, 2024, special 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. **ANNOUNCEMENT OF THE 2024 DESIGN AND SUSTAINABILITY AWARDS RECIPIENTS**
Announcement of the recipients of the 2024 Design and Sustainability Awards. An awards gala will follow on April 24, 2024, at 5:30 p.m. in the Piedmont Community Hall.
 4. **CONDITIONAL USE PERMIT**
1235 Grand Avenue
CUP2024-001

The application proposes a new beauty salon.
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CEQA Determination: The project is categorically exempt under the California Environmental Quality Act, pursuant to CEQA Guidelines Section 15301, Existing Facilities.

5. DESIGN REVIEW PERMIT AND VARIANCE PERMIT
24 Sotelo Avenue
DRPC2024-003 AND VAR2024-004

The applications propose construction at the rear of the house and property, including reconstruction of the rear deck, enclosure of an existing 173 square foot porch, installation of new windows and doors, construction of an outdoor kitchen, and various other interior and exterior modifications. A variance is required to construct with the 20-foot side yard setback.

CEQA Determination: The project is categorically exempt under the California Environmental Quality Act, pursuant to CEQA Guidelines Section 15301, Existing Facilities.

6. DESIGN REVIEW PERMIT
2026 Oakland Avenue
DRPC2024-005

This application proposes to construct a three-story addition at the rear (south) of the house that includes new decks at the main and upper levels, construct a rooftop deck and stair enclosure, install new windows and doors throughout, new exterior lighting, and make several other associated interior and exterior modifications, including hardscape and landscape improvements.

CEQA Determination: The project is categorically exempt under the California Environmental Quality Act, pursuant to CEQA Guidelines Section 15301, Existing Facilities.

7. DESIGN REVIEW PERMIT
19 Monticello Avenue
DRPC2024-007

This item has been removed from the agenda.

The application proposes to construct a second-floor rear deck, make window modifications, and create living space within the existing building envelope.

CEQA Determination: The project is categorically exempt under the California Environmental Quality Act, pursuant to CEQA Guidelines Section 15301, Existing Facilities.

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 March 25, 2024. **The revised agenda was posted at the City Hall bulletin board and Police Department bulletin board on March 27, 2024.**