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**PLANNING COMMISSION
AGENDA
Tuesday, October 10, 2017
7:00 PM - REGULAR MEETING**

ALL DOCUMENTS RELATING TO THE FOLLOWING AGENDA ITEMS AND STAFF REPORTS ARE AVAILABLE FOR PUBLIC REVIEW AT THE ORINDA CITY HALL IN THE PLANNING DEPARTMENT OFFICE, LOCATED AT 22 ORINDA WAY, AS WELL AS IN THE GOVERNMENT SECTION OF THE ORINDA PUBLIC LIBRARY, LOCATED AT 26 ORINDA WAY. **AGENDA AND STAFF REPORTS ARE ALSO AVAILABLE FOR PUBLIC REVIEW ON THE CITY'S WEBSITE AT WWW.CITYOFORINDA.ORG. SELECT CITY MEETINGS AND SCROLL DOWN TO PLANNING COMMISSION.**

ANY PERSON INTERESTED IN ADDRESSING THE PLANNING COMMISSION SHOULD COMPLETE A "REQUEST TO SPEAK" FORM AND PLACE IT IN THE SPEAKER CARD TRAY ON THE STAFF TABLE. THESE FORMS ARE PLACED NEXT TO THE AGENDAS AT THE REAR OF THE MEETING ROOM. WHEN YOUR NAME IS CALLED, PLEASE GO TO THE SPEAKER'S PODIUM AND STATE YOUR NAME BEFORE MAKING YOUR COMMENTS. AS A COURTESY TO ALL, COMMENTS MADE FROM THE AUDIENCE DURING TESTIMONY OR COMMISSION DELIBERATION ARE NOT PERMITTED AND ARE NOT INCLUDED AS PART OF THE PUBLIC RECORD. A CUMULATIVE TIME LIMIT OF 10 MINUTES PER SPEAKER FOR ALL AGENDA ITEMS, EXCEPT PUBLIC HEARINGS, WILL BE OBSERVED.

1. **CALL TO ORDER**
2. **ADOPTION OF AGENDA**
3. **PUBLIC FORUM**

This section of the agenda is provided for the public to express comments on items for which there is no other opportunity for public comment on this agenda and for items which do not appear on the agenda. Comments should be restricted to items of interest to the public that are within the subject matter jurisdiction of the Commission. Public comment offered during the public forum which are addressed to an agendaized public hearing item will be considered by the Commission and made part of the public hearing record only if the comments are also offered at the time and place scheduled for the public hearing or submitted in writing prior to the close of the public hearing. Public speakers are encouraged to summarize their comments and limit presentations to three (3) minutes.

4. **CONSENT CALENDAR**

The Consent Calendar section of the agenda consists of items that are acted on in one motion; unless a Commissioner or a member of the public requests that the Commission remove an item from the consent calendar for discussion. By approval of the consent calendar, the Staff recommendation will be adopted. If this item is removed from the consent calendar, the Commission will follow the procedures described in the agenda for new public hearings.

- A. **Adopt Draft Action Minutes of August 8, 2017**
- B. **Adopt Draft Action Minutes of September 26, 2017**

5. CONTINUED PUBLIC HEARINGS

Following a project report by staff, interested members of the public are encouraged to comment. The project applicant will speak first and will be allocated up to ten (10) minutes to present the project, including any time he or she wishes to reserve for rebuttal. The applicant shall inform the Chair at the outset of his or her presentation of the amount of time to be allocated for rebuttal. Following the applicant's presentation, speakers in favor of the project may speak, followed by speakers in opposition to the project. Speakers are asked to summarize their comments and limit their presentations to three (3) minutes. After all other speakers make their presentations; the applicant will be allowed to present a rebuttal in the amount of time he or she requested at the outset of his or her presentation.

- C. 47 Orchard Road

PROJECT SITE:	47 Orchard Road
APN:	269-052-001
APPLICATIONS:	DRA-2017-023; EXC-2017-023; TRP-2017-016; GUP-2017-001
ZONING DESIGNATION:	RL-20
OWNER/APPLICANT:	Neal & Leslie Rose/Talon Design Group, Inc.
PROJECT PLANNER:	Mayank Patel
CEQA STATUS:	Categorically Exempt, CEQA §15303(a)
STAFF RECOMMENDATION:	<p>Approve Design-Review and General-Use Permit applications to demolition an existing residence, pool house, and detached home office and associated deck; construct a new 11,669 square-foot (13,717 gross) single-family residence and detached garage; and renovate an existing 2,028 square-foot guest house and associated attached garage/workshop on a 72,454 square-foot lot.</p> <p>Make findings for Tree-Removal Permit (TRP-2017-016) to remove three protect oaks within/immediately adjacent to the Type-II Water-Channel setback.</p> <p>Deny Exception-Permit (EXC-2017-023) for work within a 30-foot Type-II Water Channel setback.</p>

6. NEW PUBLIC HEARINGS

Following a project report by staff, interested members of the public are encouraged to comment. The project applicant will speak first and will be allocated up to ten (10) minutes to present the project, including any time he or she wishes to reserve for rebuttal. The applicant shall inform the Chair at the outset of his or her presentation of the amount of time to be allocated for rebuttal. Following the applicant's presentation, speakers in favor of the project may speak, followed by speakers in opposition to the project. Speakers are asked to summarize their comments and limit

their presentations to three (3) minutes. After all other speakers make their presentations; the applicant will be allowed to present a rebuttal in the amount of time he or she requested at the outset of his or her presentation.

7. OTHER COMMISSION MATTERS

8. PLANNING COMMISSIONER'S REPORTS

9. PLANNING DIRECTOR'S UPDATE

Planning Director's announcements or brief updates and status of appealed projects.

10. ADJOURNMENT

I, Sheri Smith, declare under penalty of perjury under the laws of the State of California that this agenda has been posted at least 72 hours in advance at the Orinda City Offices to include: Orinda City Hall, Orinda Community Center and Orinda Public Library. Additional copies of Agendas and Staff Reports, are available in the Orinda Planning Department, the Orinda Public Library (government section) and on the City's website at www.cityoforinda.org.

If you wish to provide any document longer than 3 pages to the Planning Commission for its consideration, you must submit fifteen (15) copies to the Planning Department no later than 4:30pm, three business days prior to the meeting. Documents containing 3 or fewer pages may be submitted to the Planning Department by noon, the day of the meeting, prior to the meeting or at the meeting (15 copies required).

In compliance with the Americans with Disabilities Act, the City of Orinda will provide special assistance for disabled citizens. If you have a request for a disability-related modification or accommodation, including auxiliary aids or services, to participate in this meeting, please contact the Planning Department's Sr. Administrative Assistant at (925) 253-4261 or ssmith@cityoforinda.org. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. [28CFR 35.102-35.104 ADA Title II]

APPEALS: A decision of the Planning Commission is final unless a written notice of appeal, specifying the grounds for appeal, is submitted to the City Clerk during normal business hours (Monday through Friday, 8:00 AM – 12:00PM and 1:00PM - 5:00 PM) within ten (10) calendar days, with appropriate fees. The appeal will be considered by the City Council. If you challenge any actions on this agenda in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing. The time to file action to challenge the decision is governed by the Code of Civil Procedure, Section 1094.6.