City of Piedmont

Multi-family Design Standards and ADU Incentives

Public Review Draft | October 2021

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1 Overview

In the fall of 2020, the City of Piedmont initiated the **Piedmont Multi-family Design Standards and ADU Incentives** Project. Funded by an SB 2 Planning Grant, the project is part of the larger City-led "Piedmont is Home" campaign to reach out to the community, to consider creative ways the City can help address the region's housing crisis, and to make Piedmont an even more inclusive place to call home.

The **Multi-family Design Standards and Accessory Dwelling Units (ADU) Incentives** Project seeks to aid this effort by removing barriers for multi-family and ADU development in Piedmont. The project supports the equitable distribution of affordable units across the City and ensures that future multi-family and ADU development will enhance community character. Specifically, the project addresses design and feasibility of multi-family residential, residential mixed-use development, and accessory dwelling units (ADUs and JADUs) through community-informed design standards and prototype plans.

Following a community outreach campaign in the spring of 2021 that included a community-wide survey and two public meetings, the City and consulting team developed the material presented in this document for public review.

In This Document

This document includes the following chapters:

- **Chapter 2, Objective Design Standards,** provides recommendations for two new sections in Chapter 17 of the Piedmont Planning and Land Use Code: design standards for multi-family development in Zone C and design standards for residential mixed-use development in Zone D. The new sections establish design requirements to ensure that development is consistent with the character of, and compatible in scale with, existing Zone C and Zone D neighborhoods. To reflect the community's design priorities, encourage careful detail, and support predictability of design for applicants and residents, the standards promote development in a general Mediterranean architectural style.

  Consistent with State of California housing legislation, projects that comply with the Code's objective development and design standards may undergo administrative review only. As an exception to the process, any projects that do not comply with the objective design standards may voluntarily choose a discretionary Design Review process.

- **Chapter 3, Test Site Studies** shows the objective design standards on two hypothetical Zone D test sites – one in the Grand Avenue subarea and one in the Civic Center subarea. The test site massing studies represent just one possible expression of the objective design standards on each test site. Following the massing studies, Chapter 3 provides a summary of the economic feasibility of the two massing studies under the following three scenarios:

  - A base case scenario;
  - A density bonus scenario; and
  - A project that includes 50 percent affordable housing units.

  The focus of the test site studies is the design (aesthetic) standards; however, the test site massing also shows possible changes to basic Zone D development standards such as height, FAR, and density. While the visualizations and feasibility study assume that such changes to the basic development

standards will be needed to achieve the City's goal of facilitating housing affordability, those changes are for future study only.

- **Chapter 4, ADU Recommendations,** provides incentives to facilitate equitable distribution of affordable units across the City through the construction of ADUs and Junior ADUs (JADUs). This chapter provides recommended revisions to the Division 17.38 of the Piedmont City's Planning and Land use Code in conformance with recent State legislation.
- **Chapter 5, ADU Prototype Plans,** provides sample ADU plans to aid property owners in the design process. These plans present designs that are feasible on typical Piedmont lots and that reflect massing, site design, and architecture supported by the City and Piedmont community.

Next Steps

Following public review, the planning team will prepare material for review by the Housing Advisory Committee and Planning Commission in early 2022, followed by adoption by City Council.

This work will inform the ongoing efforts that are underway as Piedmont updates the Housing Element of the City's General Plan to meet the requirements of State law. The findings of the Piedmont Multi-family Design Standards and ADU Incentives Project can be used in consideration and identification of suitable sites for housing in the City.

The project's recommendations will ultimately allow for a streamlined approval of housing that is affordable to both owner and renter households at all income levels on a range of sites throughout the City. This includes all sites that are zoned to allow residential uses; sites that are publicly-owned; and vacant parcels. In conjunction with the Housing Element update, State law mandates that the City must support and actively facilitate affordable multi-family development on sites that are between 0.5 acres and 10 acres in size that permit residential uses at a density of at least 20 dwelling units per acre. These standards will assist Piedmont in meeting this mandate.

2 Objective Design Standards

Division 17.24 Zone C: Multi-family Residential

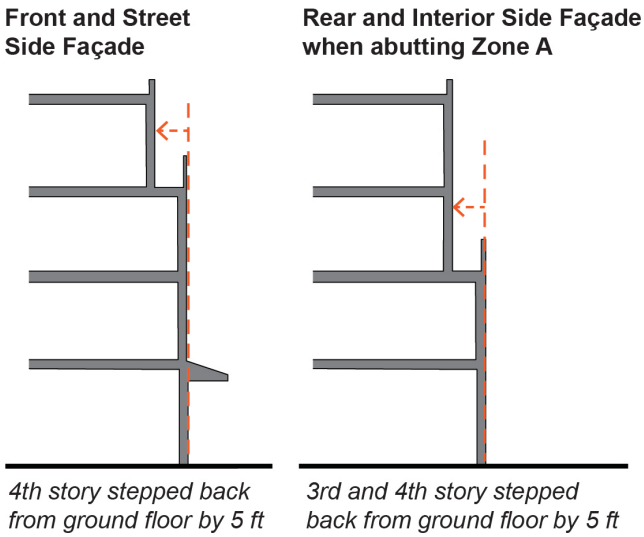
Section 17.24.050 Design standards

A. **Building Envelope Design.**

1. **Upper-story Step-backs.**

a. Along the front and street side façade, the fourth story must be stepped back a minimum five feet from the ground floor façade.

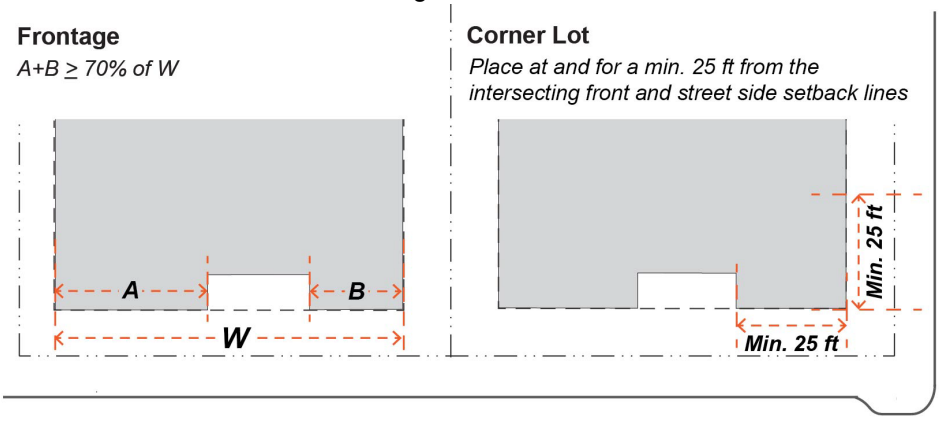
b. Along the interior side and rear façade, when abutting Zone A, the third and fourth story must be stepped back a minimum five feet from the ground floor façade.



2. **Building Placement.**

a. *Frontage.* A minimum 70% percent of ground-floor building frontage must be built at the minimum setback line to maintain a consistent street wall.

b. *Corner Lot.* At street corners, buildings must be placed at and for a minimum 25 feet distance from the intersecting front and street side setback lines.



3. **Building Massing Abutting Zone A.** Building façade planes abutting Zone A may not exceed 35 feet in width without a break of minimum six feet in depth.

4. **Privacy.**

   a. *Outdoor Habitable Space.* Balconies, decks, and other habitable outdoor spaces are not allowed on upper-story facades abutting Zone A.

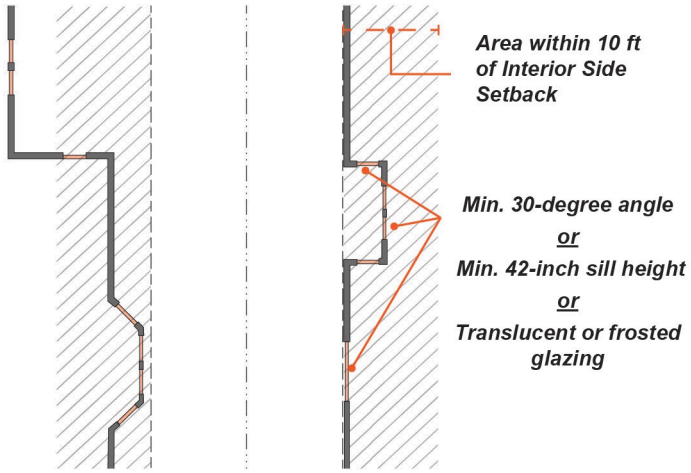
   b. *Balcony and Deck Placement.* Primary living spaces located along a side setback shall orient balconies and decks towards the front and rear of the building.

   c. *Privacy and Window Placement.* Windows to primary living spaces within 10 feet of and oriented toward an interior side setback or within 25 feet of and facing another unit on-site must:

      i. Be oriented a minimum 30-degrees as measured perpendicular to the adjacent side setback line;

      ii. Have a minimum sill height of 42 inches from the finished floor; or

      iii. Use permanently translucent or "frosted" glazing.



B. **Building Design.**

1. **Street-Facing Building Articulation and Modules.**

   a. *Vertical Articulation.*

      i. Building facades up to 45 feet in length along a right of way must incorporate two or more of the following:

         (a) Window bays a minimum 2 feet in depth from building façade every 10 horizontal feet.

         (b) Recesses a minimum 2 feet in depth from building façade every 10 horizontal feet

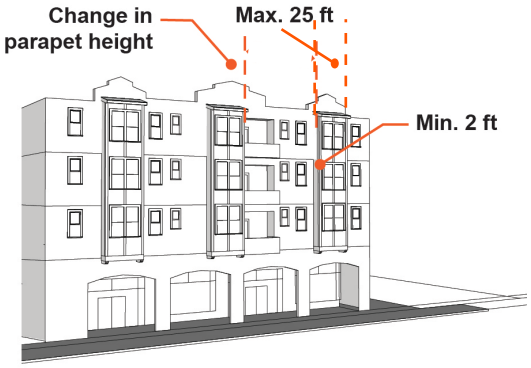
         (c) Porches or decks over a minimum 25 percent of the façade.

      ii. When a building façade exceeds 45 feet in length along a right of way, it must be separated into façade bays no greater than 25 feet in width defined by a recess a minimum of 2 feet in depth and at least one of the following strategies:

(a) Change in roof parapet height or shape

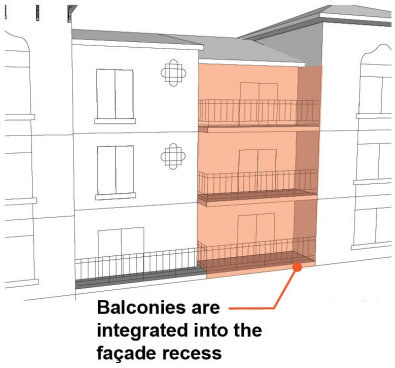
(b) Change in roof form

(c) Change in building height, minimum 8-foot difference



Building façade > 45 ft

b. *Balconies and Porches.* Balconies and porches must be integrated into building recesses or overhangs on at least one side of the porch or balcony.



c. *Bay Articulation.* The eave or roof form of a recessed façade bay shall be no higher than the corresponding elements of the façade bay located the setback line.

d. *Townhouses/Rowhouses.* In townhouse and rowhouse development types, all primary facade planes of adjacent attached units must be staggered a minimum of 12 inches to avoid monotony in design.

2. **Roof Form and Design.**

a. *Allowed Roof Forms.* Roof forms shall be limited to:

i. Hipped

ii. Gable

iii. Dormers

(a) *Dormer Length.* Dormers may not exceed 8 feet in length,

iv. Parapet

(a) *Length.* Parapet segments may not exceed 25 feet in length without interruption in height or form.

(b) *Design.* Parapets may take the form of a false gable enclosing a flat roof.

v. Roof-line Balustrade

b. *Pitch.* The pitch of the roof must be 3:12 to 5:12 ratio.

c. *Eaves.* Where eaves exceed 18 inches in depth, exterior brackets, rafter tails, or beams are required.

d. *Roof decks.* Roof decks are not permitted.

3. **Building Entries.**

a. *Ground Floor Entrances.*

i. Shared entrances may serve no more than three units.

ii. Shared entrances must face the primary right-of-way.

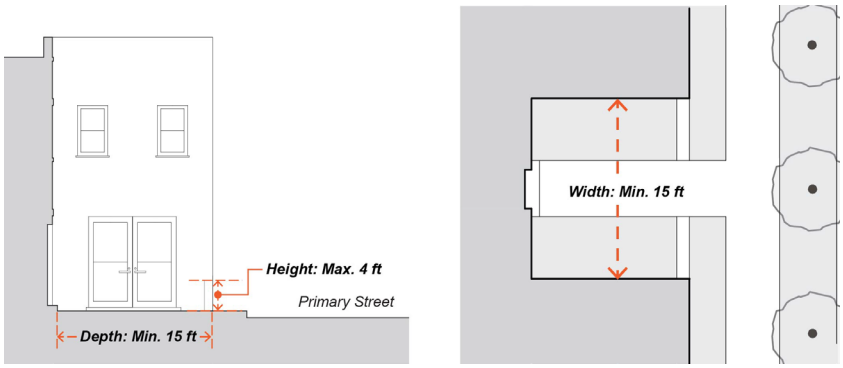
iii. Individual entrances must face either the primary right-of-way, an internal access drive, or a shared forecourt.

b. *Upper Floor Entrances.* Exterior stairs to upper units are not permitted.

c. *Frontage Types.*

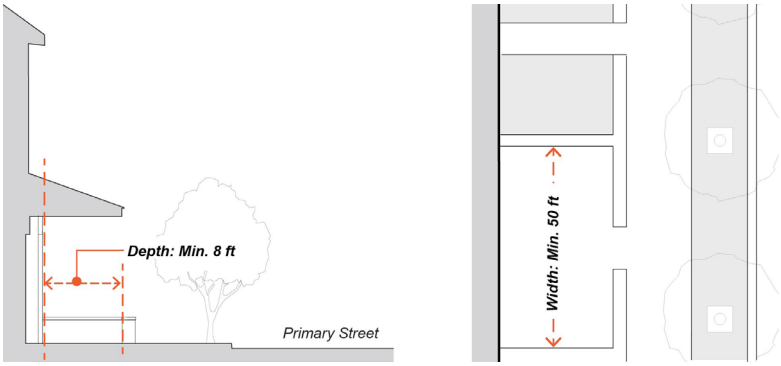
i. Building frontages must take one of the following forms:

(a) Shared forecourt with dimensions as indicated below:

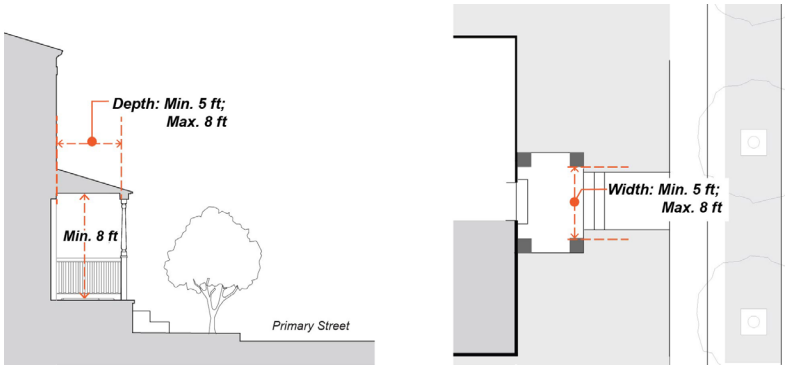


(b) Shared or individual covered terrace frontage with dimensions as indicated below:

(c) Individual covered dooryard frontages with dimensions as indicated below:



(d) Individual covered stoop frontages with dimensions as indicated below:



d. *Forecourt.*

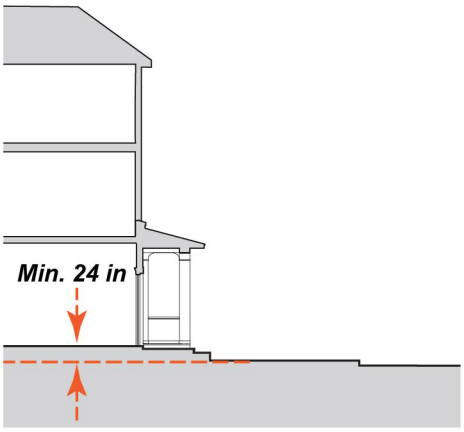
i. Forecourts must:

(a) Be visible from the street and linked to the street by a clear accessible path of travel.

(b) Be enclosed on at least three sides by buildings.

(c) Remain open to the sky (arbors and trellises are allowed)

4. **Ground Floor Finish Floor Elevation.** The ground floor finish floor elevation must be minimum 24 inches above sidewalk elevation.



5. **Window and Door Design.**

   a. *Window Shape.* Windows may be square, rectangular, or arched.

   b. *Window Recess and Trim.* All windows must be either:

      i. Recessed a minimum of 2 inches from the outer wall surface with trim at least 1 inch in width (foam or vinyl trim not permitted); or

      ii. Recessed a minimum of 3 inches from the outer wall surface.

   c. *Window Material.* Vinyl is not a permitted window material.

   d. *Divided Lites.* Simulated divided-lite grilles are acceptable only if they are located on both the outside and inside faces of the window, have spacer bars between the double panes of glass, and a thickness of at least 1/4 inch on each side of the window, interior and exterior.

   e. *"360-Degree" Design.* All windows on each floor of each façade must be consistent in design, including proportions, trim, material, and color.

   f. *Glazing.* Reflective or opaque tinting of glazing is prohibited.

   g. *Residential Signifiers.* Residential facades shall incorporate at least one element that signals habitation, such as window bays or doors with balconies, every 10 horizontal feet.

6. **Residential Unit Design.**

   a. *Affordable Unit Design.* Affordable units and market rate units in the same development shall be constructed of the same or similar exterior materials and details such that the units are not distinguishable.

   b. *Universal Design.* Minimum 15 percent of units must employ principles of Universal Design.

   c. *Private Open Space.* Minimum 100 square feet per unit. May be at-grade or elevated.

   d. *Common Open Space.*

      i. Minimum 500 square feet per lot or 25 square feet per unit, whichever is greater

      ii. Minimum dimension 15 feet.

iii. May be at-grade, elevated, but not rooftop.

7. **Parking and Driveway Design.**

a. *Parking Design.* Parking may be located in:

i. Tuck-under individually secured garages; or

ii. Shared garage (podium or underground).

b. *Driveway Width.* Driveways may not exceed 20 feet in width.

c. *Parking Visibility.* Structured parking levels may not directly face the right-of-way.

d. *Garage Doors.*

i. All garage doors must be motorized.

ii. Controlled entrances to shared parking facilities (gates, doors, etc.) shall be located a minimum 20 feet from the back of sidewalk and may not exceed 12 feet in width.

e. *Short-term Bicycle Parking*. Short-term bicycle parking must be provided by a stationary, securely anchored bicycle rack to which a bicycle frame and one wheel (two points of contact) can be secured if both wheels are left on the bicycle. One such bicycle rack may serve multiple bicycle parking spaces.

f. *Long-term Bicycle Parking.* Long-term bicycle parking must be located:

i. On the same lot as the use it serves in a parking facility;

ii. In an enclosed bicycle locker;

iii. In a fenced, covered, and locked bicycle storage area; or

iv. Another secure area approved by the Planning Director.

g. *Bicycle and Auto Parking Clearance.* Five feet of clearance shall be provided between vehicle and bicycle parking spaces. Two feet of clearance shall be provided between bicycle parking spaces and adjacent walls, poles, landscaping, street furniture, drive aisles, and pedestrian walkways.

8. **Equipment Screening.**

a. *Solar Equipment.* Rooftop solar panels shall have a low-profile, flush-mounted design, with a maximum of 6-inch gap between the solar panel and the roof material. If solar panels are mounted on a flat roof and cannot be parallel to the roof surface, building parapets or other architectural elements shall screen roof-mounted equipment from view from the right-of-way. Screening shall be architecturally consistent with the building and match the existing building with paint, finish, and trim cap detail.

b. *Height of Roof-mounted Equipment.* Roof mounted equipment greater than 12 inches above the roof line, except for roof exhaust vents, plumbing vents, and solar panels, must be screened from being viewed from the public right-of-way.

c. *Location of Ground-mounted Equipment.* Mechanical and electrical equipment is not allowed in a street-facing setback or interior side setback abutting Zone A.

d. *Visibility of Ground-mounted Equipment.* Site-and ground-mounted mechanical or electrical equipment shall be screened using plant materials, fencing, or walls from public right-of-way. Conduits shall not be exposed on exterior walls and shall be embedded either in walls or landscaping. Landscaping must be irrigated and remain in place for a minimum of 10 years.

e. *Screening Height.* All screen devices shall be as high as the highest point of the equipment being screened.

f. *Drain-Waste-Vent System.* Supply, exhaust and venting plumbing, conduits, and flues shall be concealed within the walls of a building.

9. **Additions and Remodels.**

a. *Building Design.* Notwithstanding the design standards of this Chapter, additions to and remodels of existing buildings, including windows, porches, balconies and decks, must match the architectural design and detail of the existing building.

C. **Façade Design.**

1. **Blank Walls.**

a. *Limit on Blank Walls.* Blank walls on any floor may not exceed 8 horizontal feet.

b. *Enhancement on Blank Walls.* Non-glazed walls (blank walls) at the ground level must be enhanced with architectural details, landscaping, and/or landscaped trellises or lattices.

2. **Building Materials, Colors, and Finish.**

a. *Primary Building Materials.* Primary shall mean 50 percent or more of a façade surface area excluding transparent surfaces. The following primary cladding materials are allowed:

i. Stucco (minimum 2-coat)

ii. Stone or manufactured stone (must extend vertically to the foundation)

iii. Stone-colored brick (must extend vertically to the foundation)

iv. EIFS with finish coat

b. *Secondary Accent Materials.*

i. Metal (wrought iron, copper, bronze) with a non-reflective finish

ii. Wood

iii. Split-face CMU

iv. Terra cotta tile

v. Brick or brick veneer

vi. Glazed tile

c. *Building Colors.* A maximum of four colors shall be applied to be the building façade:

i. Primary color comprising 60 percent or more of the façade

ii. Secondary color comprising no more than 30 percent of the façade

iii. Tertiary color comprising no more than 10 percent of the façade

iv. Accent color for use on trim and architectural details.

Materials with intrinsic, naturally occurring colors, materials with prefinished color such as stucco, and colorized metal shall count towards the maximum.

d. *Porches, Balconies, Decks, and Exterior Stairs.* Porches, balconies, decks, and exterior stairs must be stucco or wood. Railings must be stucco, wood, or metal.

e. *Change in Exterior Building Material.* When there is a change in exterior building material, the material change must occur at the inside corner of a building form or a minimum of 8 feet beyond an outside corner.

f. *Durability.* Exterior finish materials shall have an expected lifespan of no less than 30 years.

g. *Timber Protection.* Exterior timber shall be protected from decay by stain and sealant.

h. *Ferrous Material Protection.* Exterior ferrous metals shall be protected from corrosion either through the use of galvanized, stainless, or weathering steel.

i. *Roof Materials.* Roof materials must be:

   i. Composition shingle (Timberline Lifetime Architectural or equivalent), brown or brown-red in color;

   ii. Spanish barrel tile, regularly or irregularly laid, and brown or brown-red in color; or

   iii. Cool roof membrane, medium gray in color.

3. **Architectural Details.**

a. *Structural Elements.* Structural elements visible on the building exterior (e.g. rafters, purlins, posts, beams, balconies, brackets, trusses, columns, arches, etc.), even when ornamental, shall be sized and spaced to frame building apertures and modules.

b. *Parapet Design.* Parapets longer than 12 feet in length shall exhibit a combination of steps and curves. Patterns of steps and curves must be symmetrical within each segment or establish symmetry across the building façade.

c. *Gutters.* Features to direct rainwater away from exterior walls shall include one or more of the following:

   i. Projecting eaves (minimum 12-inch projection)

   ii. Scuppers (minimum 12-inch projection if no downspouts are used)

   iii. Gutters with downspouts

d. *Downspouts.* Downspouts must be concealed within building walls.

e. *Street Address Number.* Street address numbers must be decorative metal or tile.

f. *Ornamental Features.* Buildings must exhibit at least two of the following ornamental features for a minimum of 15 percent of each façade, excluding windows and doors:

   i. Patterned accent tiles

   ii. Carved insets with grilles

   iii. Stucco or tile decorative vents

   iv. Decorative chimney top

g. *Integrity and Unified Palette.* All building façades must exhibit a unified palette of forms, windows, details, materials, and colors with the following exceptions:

   i. Materials used for the building base or podium need not be repeated.

ii. Where a building is designed to appear as separate buildings to reflect the underlying lot line module, each portion that appears as a separate building shall exhibit a unified palette.

4. **Additions and Remodels**.

a. *Window and Door Design.* Notwithstanding the design standards of this Chapter, new or replacement windows or doors in an existing wall must match the design, detail and placement of the existing windows.

D. **Site Design.**

1. **Walls and Fences.**

a. *Fences and Walls.* Fences and walls shall be consistent in materials and color with that of the primary or secondary building materials.

b. *Retaining Walls.* The design of new retaining walls that are visible from the street, as well as those that are within the side and rear yard areas, shall be constructed in a stepped or terraced fashion with the maximum height for any single wall no more than four feet, unless the Planning Director grants an exception due to physical limitations on the site or structural engineering conditions that make terracing infeasible. If the change in grade is greater than four feet, a series of retaining walls, interspersed by planting areas in a stepped or terraced fashion shall be constructed to minimize its visual prominence and avoid a monolithic appearance.

c. *Retaining Wall Design.*

i. Retaining walls shall provide visual interest through the use of form, texture, detailing, and planting. When a retaining wall contains an entry stairway to the residence, the design of the wall shall include features that emphasize the entryway.

ii. Retaining wall material shall be concrete or CMU covered with plaster stucco a minimum of 2 inches thick.

d. *Screening of Retaining Walls.* Where a single large retaining wall is used, its design should incorporate a planting strip and irrigation system at its toe or bottom of the wall to allow for the planting of screening vegetation and/or a planting strip with irrigation system at the top of the wall.

e. *Gates.* Residential security gates, when installed, shall match the secondary building materials and be no more than 50 percent opaque.

2. **Landscaping.**

a. *Landscape Design.*

i. Landscape species must be native, low-water usage, and low maintenance, meeting Water Efficient Landscape Ordinance requirements. Landscaping must be irrigated and maintained for 10 years.

ii. Landscaping shall be placed according to sunlight needs.

iii. Landscaping shall be located to provide shade in south-facing and west-facing areas.

iv. Plant size at maturity must be considered when planting near property lines, buildings, site features, streets and sidewalks.

v. Existing mature trees shall be preserved and incorporated as part of the overall landscape design.

b. *Required Landscaping.*

i. Landscaping must be planted a maximum of 1 foot on center.

ii. The following may not count toward the required landscape area:

(a) Artificial turf;

(b) Any area with a minimum dimension less than 30 inches.

c. *Prohibited Species and Materials*. Plant species that are listed by California Invasive Plant Council (Cal-IPC) as invasive are prohibited, as is flammable mulch.

d. *Frontage Landscaping*.

i. The required street setback area must be landscaped except for areas of ingress and egress.

ii. Landscaping may include container plantings, groundcover, turf, climbing vines, shrubs, low hedges, and trees.

iii. A maximum of 20 percent of the required front setback area may be turf.

e. *Interior Side and Rear Setback Landscaping*.

i. Landscaping within side and rear setback areas shall delineate property lines and minimize the need for fencing between separate outdoor spaces.

ii. All interior side and rear setbacks abutting Zone A shall be planted with a mix of trees and shrubs. At least one tree of at least 15-gallon size shall be planted per 20 linear feet or as appropriate to create a tree canopy over the buffer yard. In addition, at least three shrubs shall be planted per 20 linear feet.

f. *Grading*. To minimize impacts on existing terrain, the maximum amount of cut shall not exceed 5 feet below the natural grade and the amount of fill shall not exceed 3 feet above the natural grade.

g. *On-site Drainage.* Drainage shall be provided on-site using natural drainage channels, bioretention areas, or other landscape areas that filter surface water run-off before it enters the storm drain system.

3. **Site Circulation.**

a. *Hardscape Materials.* On-site hardscape material shall be permeable or pervious and light in color with a high solar reflective index.

b. *Paving within Setback Area.* Paving within required setback areas shall be distinctively different from the adjacent public sidewalk.

c. *Curb Cut Frequency.* A maximum of one curb cut for driveway access may be permitted per street frontage per lot.

4. **Refuse and Recycling Areas.**

a. *Location.* Common refuse and recycling containers shall not be located:

i. Within any required street-facing setback;

ii. Any required parking and landscaped areas; or

iii. Any other area required to remain unencumbered, according to Fire Code and other applicable building and public safety codes.

b. *Visibility.* Common refuse and recycling containers shall not be visible from the public right-of-way and shall be screened by landscaping. Fences or walls may be used if located outside a required setback.

c. *Enclosure and Container Materials*.

i. Enclosure materials shall be the same as those of the primary building.

ii. Containers used for the collection and storage of refuse and recyclable materials shall meet the standards of the waste collection company and be:

(a) Constructed of a durable waterproof and rustproof material;

(b) Enclosed and covered when the site is not attended;

(c) Secured from unauthorized entry or removal of material; and

(d) Shall be of a capacity sufficient to accommodate materials collected between collection schedules.

d. *Clear Zone.* The area in front of and surrounding all enclosure types shall be kept clear of obstructions and kept accessible.

e. *Drainage.* The floor of the enclosure shall have a drain that connects to the sanitary sewer system.

5. **Lighting.**

a. *Entrance Lighting.* Dedicated light fixture(s) at all building entries are required.

b. *Façade Lighting.* Façade lighting shall be incorporated into façade design for all facades. Fixtures shall be:

i. Fully shielded and directed downward onto the building façade; and

ii. Consistent in materials with the building trim/accent.

c. *Low-level Lighting.* Low-level lighting shall be provided to ensure entry paths, entry stairs and driveways, garage and building entries are illuminated.

6. **Energy Efficiency.**

a. All appliances must meet the applicable adopted Reach Codes.

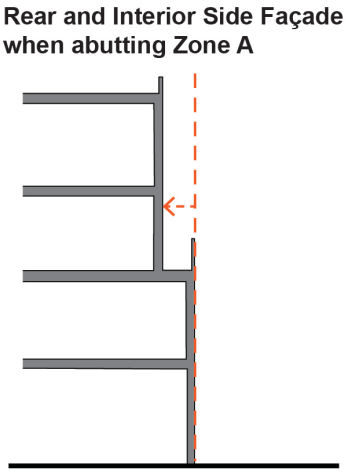
b. All appliances, HVAC, and lighting shall be electric and energy-efficient.

Division 17.26 Zone D: Commercial and Mixed-Use

17.26.070 Design Standards

A. **Building Envelope Design.**

1. **Upper-story Step-backs.** Along the interior side and rear façade, when abutting Zone A, the third and fourth story must be stepped back a minimum five feet from the ground floor façade.

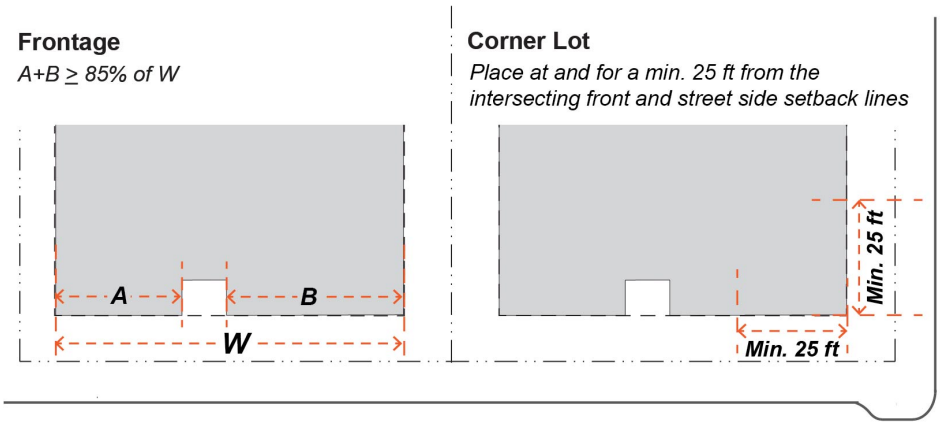


3rd and 4th story stepped back from ground floor by 5 ft

2. **Building Placement.**

   a. *Frontage.* A minimum 85 percent of ground-floor building frontage must be built at the minimum setback line to maintain a consistent street wall.

   b. *Corner Lot.* At street corners, buildings must be placed at, and for a minimum 25 feet distance from, the intersecting front and street side setback lines.



3. **Building Massing Abutting Zone A.** Building façade planes abutting Zone A may not exceed 40 feet in width without a break of minimum six feet in depth.

4. **Privacy.**

   a. *Outdoor Habitable Space:* Balconies, decks and other habitable outdoor spaces are not allowed on upper-story facades or roofs abutting Zone A.

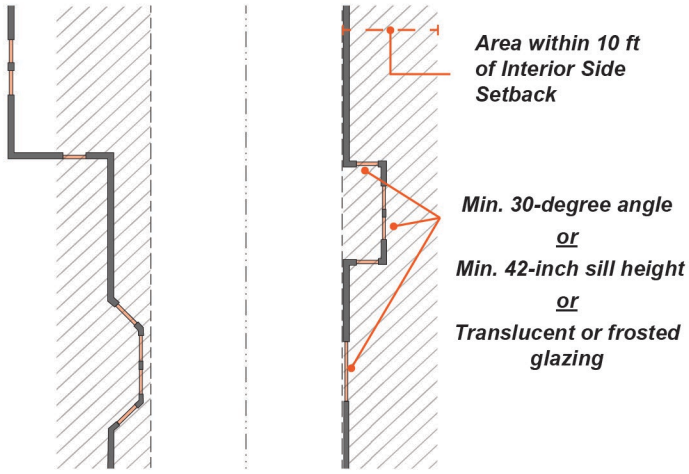
b. *Balcony and Deck Placement.* Primary living spaces located along a side setback shall orient balconies and decks towards the front and rear of the building.

c. *Window Placement.* Windows to primary living spaces within 10 feet of and oriented toward an interior side setback must be:

i. Be oriented a minimum 30-degree angle measured perpendicular to the adjacent side setback line;

ii. Have a minimum sill height of 42 inches from the finished floor; or

iii. Use permanently translucent or "frosted" glazing.



B. **Building Design.**

1. **Street-Facing Building Articulation and Modules.**

a. *Vertical Articulation.*

i. Building facades up to 65 feet in length along a right of way must incorporate at least one of the following:

(a) Window bays a minimum 3 feet in depth from building façade

(b) Recesses a minimum 3 feet in depth from building façade

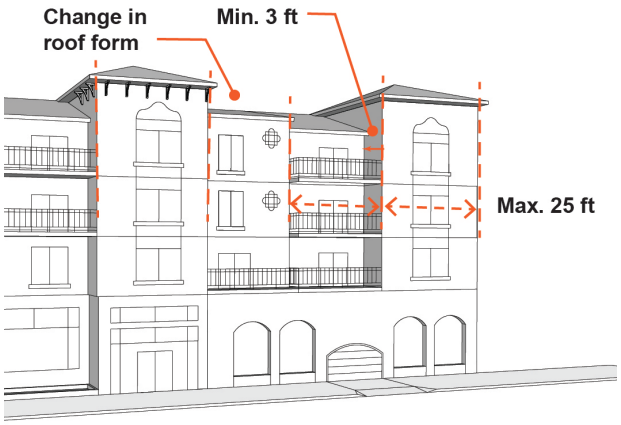
(c) Porches or decks over a minimum 25 percent of the façade length.

ii. When a building façade exceeds 65 feet in length along a right of way, it must be separated into façade bays no greater than 25 feet in width defined by a recess a minimum of 3 feet in depth and at least one of the following strategies:

(a) Change in roof parapet height or shape

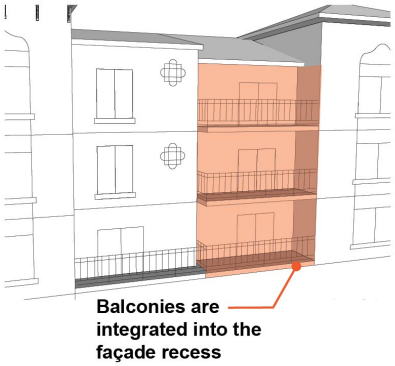
(b) Change in roof form type

(c) Change in building height, minimum 8-foot difference



Building façade > 65 ft

b. *Porches and Balconies.* Balconies and porches must be integrated into building recesses or overhangs on at least one side of the porch or balcony.



c. *Bay Articulation.* The eave or roof form of a recessed façade bay shall be no higher than the corresponding elements of the façade bay located the setback line.

d. *Corner Design.* Accentuate building massing at intersections with one of the following elements:

i. A tower element at least 80 square feet in area;

ii. A decorative parapet; or

iii. A rounded corner and plaza.

2. **Roof Form and Design.**

a. *Allowed Roof Forms.* Roof forms shall be limited to:

i. Hipped

ii. Gable

iii. Dormers

(a) *Dormer Length.* Dormers may not exceed 8 feet in width or length,

iv. Parapet

(a) *Length.* Parapets segments may not exceed 20 feet in length without interruption in height or form.

(b) *Design.* Parapets may take the form of a false gable enclosing a flat roof.

v. Roof-line balustrade

vi. Dentilled cornice

b. *Pitch.* The pitch of the roof must be 3:12 to 5:12 ratio.

c. *Eaves.* Eaves shall exceed 18 inches in depth and exterior brackets, rafter tails, or beams are required wherever building height exceeds 30 feet.

d. *Roof decks.* Roof decks are limited to 30 percent of the building footprint.

3. **Building Entries.**

a. *Ground Floor Entrances.*

i. Entrances to non-residential ground floor uses must face the primary right-of-way.

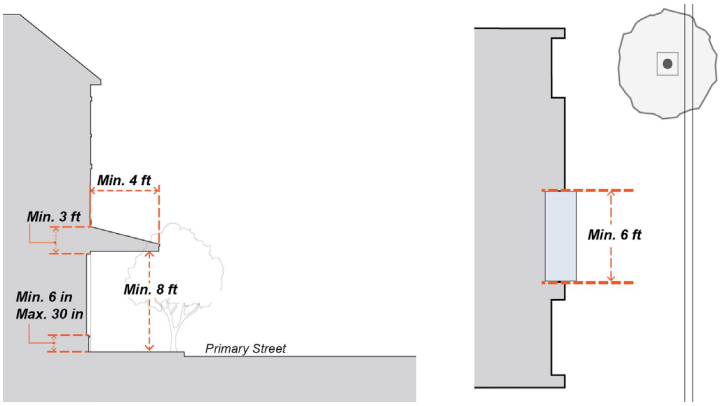
ii. Any shared or individual entrance to residential unit must be a minimum 8 horizontal feet from any entrances to non-residential uses.

iii. Shared entrances to residential units must have a roofed projection or recess with a minimum depth of four feet and a minimum horizontal area of 40 square feet.

b. *Upper Floor Entrances.* Exterior stairs to upper units are not permitted.

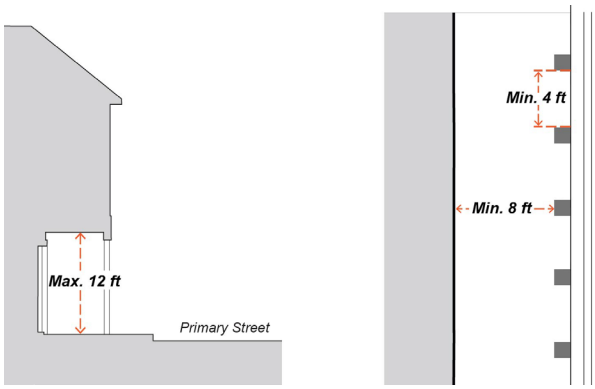
c. *Frontage Types.* Building frontages must take one of the following forms:

i. Covered s*hopfront frontage with dimensions as indicated below:*



ii. Covered terrace frontage with dimensions as indicated below:

iii. Covered arcade frontage with dimensions as indicated below:



d. *Shopfront Design.* On buildings with street frontages that exceed 50 feet, shopfront and terrace frontages must incorporate:

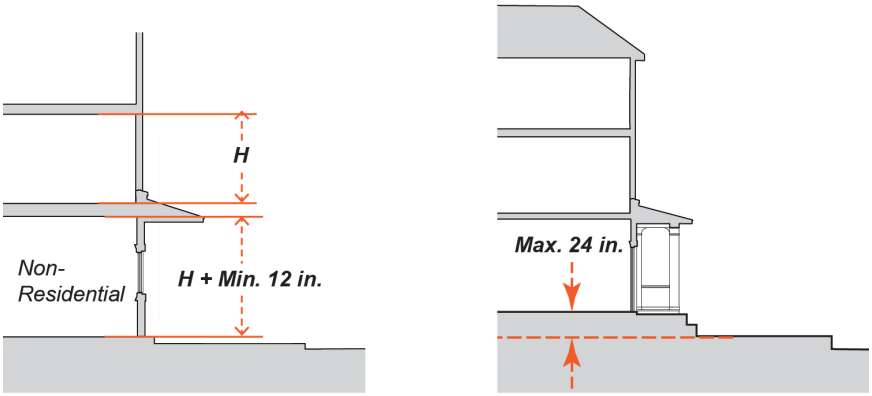
i. A recess a maximum depth of 4 feet and minimum width of 6 feet to provide additional window display space; and

ii. Variations in bulkhead, awnings, materials and/or color to visually articulate the shopfront into modules a maximum of 20 continuous feet.

4. **Ground Floor Design.**

a. *Ceiling Height.* The ground floor ceiling height must be minimum 12 inches taller than typical upper floor floor-to-ceiling height.

b. *Finish Floor Elevation.* The ground floor finish floor elevation maximum 24 inches above sidewalk elevation.



5. **Window and Door Design.**

a. *Window Shape.* Primary windows may be square, rectangular, or arched. Secondary windows must be smaller in size than primary windows and may be square, arched, rectangular, or quatrefoil in shape.

b. *Window Recess and Trim.* All windows must be either:

i. Recessed a minimum of 2 inches from the outer wall surface with trim at least 1 inch in width; or

ii. Recessed a minimum of 3 inches from the outer wall surface.

c. *Window Material.* Foam and vinyl are not permitted window material.

d. *Divided Lites.* Simulated divided-lite grilles are acceptable only if they are located on both the outside and inside faces of the window, have spacer bars between the double panes of glass, and a thickness of at least 1/4 inch on each side of the window, interior and exterior.

e. *Ground Floor Commercial Windows.* Ground floor windows must be horizontal or square in proportion rather than vertically oriented.

f. *"360-Degree" Design.* All upper-story windows on each floor of each façade must be consistent in design, including proportions, trim, material, and color.

g. *Glazing.* Reflective or opaque tinting of glazing is prohibited.

h. *Residential Signifiers.* Residential facades shall incorporate at least one element that signals habitation, such as window bays or doors with balconies, every 10 horizontal feet.

6. **Residential Unit Design.**

a. *Affordable Unit Design.* Affordable units and market rate units in the same development shall be constructed of the same or similar exterior materials and details such that the units are not distinguishable.

b. *Universal Design.* Minimum 15 percent of units must employ principles of Universal Design.

c. *Private Open Space.* Minimum 100 square feet per unit. May be at-grade or elevated.

d. *Common Open Space.*

i. Minimum 400 square feet per lot or 20 square feet per unit, whichever is greater

ii. Minimum dimension 15 feet.

iii. May be at-grade, elevated, or rooftop.

7. **Parking and Driveway Design.**

a. *Parking Design.* Parking may be located in:

i. Shared garage (podium or underground)

ii. Above-ground "wrapped" structure.

b. *Driveway Width.* Driveways to shared garages may not exceed 24 feet in width.

c. *Parking Visibility.* Visible structured parking must be screened from view from the right-of-way by:

i. Regular punched openings designed to resemble windows of habitable spaces; or

ii. Trellis/living wall surfaces.

d. *Parking Separation.* Parking for residential units shall be separated from parking for non-residential uses through a controlled fence, gate, or other barrier.

e. *Garage Doors.*

i. All garage doors must be motorized.

ii. Controlled entrances to shared parking facilities (gates, etc.) may not exceed 12 feet in width and must be located no closer than 16 feet to a property line.

f. *Short-term Bicycle Parking.* Short-term bicycle parking must be provided by a stationary, securely anchored bicycle rack to which a bicycle frame and one wheel (two points of contact) can be secured if both wheels are left on the bicycle. One such bicycle rack may serve multiple bicycle parking spaces.

g. *Long-term Bicycle Parking.* Long-term bicycle parking must be located on the same lot as the use it serves in a parking facility; an enclosed bicycle locker; a fenced, covered, and locked bicycle storage area; or another secure area approved by the Planning Director.

h. *Bicycle and Auto Parking Clearance.* Five feet of clearance shall be provided between vehicle and bicycle parking spaces. Two feet of clearance shall be provided between bicycle parking spaces and adjacent walls, poles, landscaping, street furniture, drive aisles, and pedestrian walkways.

8. **Equipment Screening.**

a. *Solar Equipment.* Rooftop solar panels shall have a low-profile, flush-mounted design, with a maximum of 6-inch gap between the solar panel and the roof material. If solar panels are mounted on a flat roof and cannot be parallel to the roof surface, building parapets or other architectural elements shall screen roof-mounted equipment from view from the right-of-way. Screening shall be architecturally consistent with the building and match the existing building with paint, finish, and trim cap detail.

b. *Height of Roof-mounted Equipment.* Roof mounted equipment greater than 12 inches above the roof line, except for roof exhaust vents, plumbing vents, and solar panels, should be screened from being viewed from the public right-of-way.

c. *Location of Ground-mounted Equipment.* Mechanical and electrical equipment is not allowed in setbacks.

d. *Visibility of Ground-mounted Equipment.* Site-and ground-mounted mechanical or electrical equipment shall be screened using plant materials, fencing, or walls from public right-of-way. Conduits shall not be exposed on exterior walls and shall be embedded either in walls or landscaping. Landscaping must be maintained for 10 years.

e. *Screening Height.* All screen devices shall be as high as the highest point of the equipment being screened.

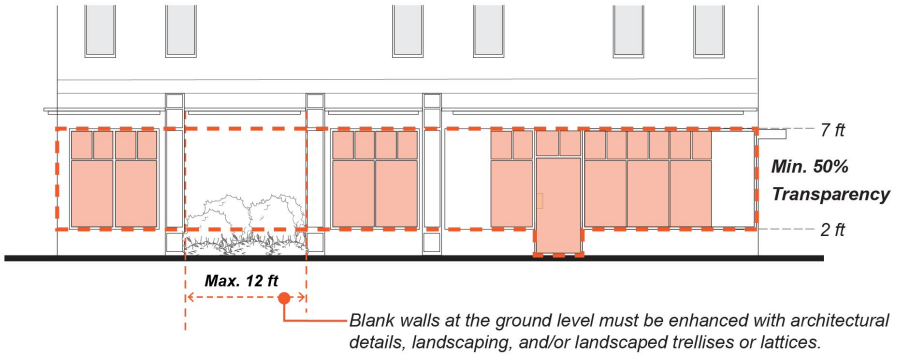
f. *Drain-Waste-Vent-System.* Supply, exhaust and venting plumbing, conduits, and flues shall be concealed within the walls of a building.

9. **Additions and Remodels.** Notwithstanding the design standards of this Chapter, additions to and remodels of existing buildings, including porches, balconies and decks, must match the architectural design and detail of the existing building.

C. **Façade Design.**

1. **Transparency and Blank Walls.**

a. *Required Ground-Floor Transparency.* A minimum 50 percent of commercial ground floor street-facing facades between 2 and 7 feet in height shall be transparent window surface. Opaque, reflective, or dark tinted glass is not allowed.



b. *Limits on Blank Walls.* The maximum length of blank walls must be 12 feet on any floor.

c. *Enhancement on Blank Walls.* Non-glazed wall areas (blank walls) at the ground level must be enhanced with architectural details, landscaping, and/or landscaped trellises or lattices.

2. **Building Materials, Colors, and Finish.**

a. *Primary Building Materials.* Primary shall mean 50 percent or more of a façade surface area excluding transparent surfaces. The following primary cladding materials are allowed:

i. Stucco (minimum 2-coat)

ii. Stone or manufactured stone (must extend vertically to the foundation)

iii. Stone-colored brick, tan in color (must extend vertically to the foundation)

iv. EIFS with finish coat

b. *Secondary Building Materials.* Secondary shall mean less than 50 percent of a façade surface area excluding transparent surfaces. The following secondary cladding materials are allowed:

i. Metal (wrought iron, copper, or bronze) with a non-reflective finish

ii. Wood

iii. Split-face CMU

iv. Terra cotta tile

v. Brick or brick veneer

vi. Glazed tile

c. *Building Colors.* A maximum of four colors shall be applied to be the building façade:

i. Primary color comprising 60 percent or more of the façade

ii. Secondary color comprising no more than 30 percent of the façade

iii. Tertiary color comprising no more than 10 percent of the façade

iv. Accent color for use on trim and architectural details.

Materials with intrinsic, naturally-occurring colors, materials with prefinished color such as stucco, and colorized metal shall count towards the maximum.

d. *Porches, Balconies, Decks, and Exterior Stairs.* Porches, balconies, decks, and exterior stairs must be stucco or wood. Railings must be stucco, wood, or metal.

e. *Change in Exterior Building Material.* When there is a change in exterior building material, the material change must occur at the inside corner of a building form, or a minimum of 8 feet beyond an outside corner.

f. *Durability.* Exterior finish materials shall have an expected lifespan of no less than 30 years.

g. *Timber Protection.* Exterior timber shall be protected from decay by stain and sealant.

h. *Ferrous Material Protection.* Exterior ferrous metals shall be protected from corrosion either through the use of galvanized, stainless, or weathering steel.

i. *Roof Materials.* Roof materials must be:

i. Composition shingle (Timberline Lifetime Architectural or equivalent), brown or brown-red in color

ii. Spanish barrel tile, regularly or irregularly laid, and brown or brown-red in color; or

iii. Cool roof membrane, medium gray in color.

3. **Architectural Details.**

a. *Structural Elements.* Structural elements visible on the building exterior (e.g. rafters, purlins, posts, beams, balconies, brackets, trusses, columns, arches, etc.), even when ornamental, shall be sized and spaced to frame building apertures and modules.

b. *Parapet Design.* Parapets longer than 12 feet in length shall exhibit a combination of steps and curves. Patterns of steps and curves must be symmetrical within each

segment or establish symmetry across the building façade. If parapets terminate with coping, the coping must be stone, concrete, tile, or molded stucco.

c. *Gutters.* Features to direct rainwater away from exterior walls shall include one or more of the following:

i. Projecting eaves (minimum 12-inch projection)

ii. Scuppers (minimum 12-inch projection if no downspouts are used)

iii. Gutters with downspouts

d. *Downspouts.* Downspouts must be concealed within building walls.

e. *Street Address Number.* Street address numbers must be decorative metal or tile.

f. *Ornamental Features.* Buildings must exhibit at least two of the following ornamental features at least every 12 horizontal feet:

i. Patterned accent tiles

ii. Carved insets with grilles

iii. Stucco or tile decorative vents

iv. Decorative chimney top

g. *Integrity and Unified Palette.* All building façades must exhibit a unified palette of forms, windows, details, materials, and colors with the following exceptions:

i. Materials used for the building base or podium need not be repeated.

ii. Where a building is designed to appear as separate buildings to reflect the underlying lot line module, each portion that appears as a separate building shall exhibit a unified palette.

4. **Additions and Remodels.** Notwithstanding the design standards of this Chapter, additions and remodels to existing buildings, and new or replacement windows or doors in an existing wall must match the design, detail, and placement of the existing architectural details.

D. **Site Design.**

1. **Walls and Fences.**

a. *Fences and Walls.* Fences and walls shall be consistent in materials and color with that of the primary or secondary building materials.

b. *Retaining Wall Height.* The design of new retaining walls that are visible from the street, as well as those that are within the side and rear yard areas, shall be constructed in a stepped or terraced fashion with the maximum height for any single wall no more than 4 feet, unless the Planning Director approves an exception because physical limitations on the site or structural engineering conditions make terracing infeasible. If the change in grade is greater than 4 feet, a series of retaining walls, interspersed by planting areas in a stepped or terraced fashion shall be constructed to minimize its visual prominence and avoid a monolithic appearance.

c. *Retaining Wall Design.*

i. Retaining walls shall provide visual interest through the use of form, texture, detailing, and planting. When a retaining wall contains an entry stairway to the residence, the design of the wall shall include features that emphasize the entryway.

ii. Retaining wall material shall be concrete or CMU covered with plaster stucco a minimum of 2 inches thick.

d. *Screening of Retaining Walls.* Where a single large retaining wall is used, its design shall incorporate a minimum 1 foot deep planting strip and irrigation system at its toe or bottom for the length of the wall to allow for the planting of screening vegetation and/or a planting strip with irrigation system at the top of the wall.

e. *Gates.* Residential security gates, when installed, shall match the building materials and be no more than 50 percent opaque.

2. **Landscaping.**

a. *Landscape Design. Landscaping must be irrigated and maintained for 10 years.*

i. Landscape species must be native, low-water usage, and low maintenance, meeting Water Efficient Landscape Ordinance requirement.

ii. Landscaping shall be placed according to sunlight needs

iii. Plant size at maturity must be considered when planting near property lines, buildings, site features, streets and sidewalks

iv. Existing mature trees shall be preserved and incorporated as part of the overall landscape design

b. *Required Landscaping.*

i. Landscaping must be planted a maximum of 1 foot on center.

ii. The following may not count toward the required landscape area:

(a) Artificial turf;

(b) Any area with a minimum dimension less than 30 inches

c. *Prohibited Species and Materials.* Plant species that are listed by California Invasive Plan Council (Cal-IPC) as invasive prohibited, as is flammable mulch.

d. *Frontage Landscaping.*

i. *Civic Center Subarea:* Planter beds, window boxes, and/or container plantings are required at all façade insets, niches, and entries.

ii. *Grand Avenue Subarea:* The required street setback area must be landscaped except for seating areas, on-site plazas, and areas of ingress and egress. Landscaping may include container plantings, planter beds, groundcover, climbing vines, shrubs, low hedges, and trees.

e. *Interior Side and Rear Setback Landscaping.*

i. Landscaping within side and rear setback areas shall delineate property lines and minimize the need for fencing between separate outdoor spaces.

ii. All interior side and rear setbacks abutting Zone A shall be planted with a mix of trees and shrubs. At least one tree of at least 15-gallon size shall be planted per 20 linear feet or as appropriate to create a tree canopy over the buffer yard. In addition, at least three shrubs shall be planted every 20 linear feet. Trees shall be irrigated and maintained for at least 30 years.

f. *Grading.* To minimize impacts on existing terrain, the maximum amount of cut shall not exceed 5 feet below the natural grade and the amount of fill shall not exceed 3 feet above the natural grade.

g. *On-site Drainage.* Drainage shall be provided on-site using natural drainage channels, bioretention areas, or other landscape areas that filter surface water run-off before it enters the storm drain system.

3. **Site Circulation.**

a. *Hardscape Materials.* On-site hardscape material shall be permeable or pervious and light in color with a high solar reflective index.

b. *Paving within Setback Area.* Plazas or outdoor seating areas located within street-facing setbacks must be separated from the sidewalk by landscaping, raised planters, or similar features. Paving within required setback areas shall be different from the adjacent public sidewalk and consist of individual paving blocks.

c. *Curb Cut Frequency.* A maximum of one curb cut for driveway access may be permitted per street frontage per lot.

4. **Refuse and Recycling Areas.**

a. *Location.* Common refuse and recycling containers shall not be located:

i. Within any required street-facing setback;

ii. Any required parking and landscaped areas; or

iii. Any other area required to remain unencumbered, according to Fire Code and other applicable building and public safety codes.

b. *Visibility.* Common refuse and recycling containers shall not be visible from the public right-of-way and shall be screened by landscaping. Fences or walls may be used if located outside a required setback.

c. *Enclosure and Container Materials*.

i. Enclosure materials shall be the same as those of the primary building.

ii. Containers used for the collection and storage of refuse and recyclable materials shall meet the standards of the waste collection company and be:

(a) Constructed of a durable waterproof and rustproof material;

(b) Enclosed and covered when the site is not attended;

(c) Secured from unauthorized entry or removal of material; and

(d) Shall be of a capacity sufficient to accommodate materials collected between collection schedules.

d. *Clear Zone.* The area in front of and surrounding all enclosure types shall be kept clear of obstructions and kept accessible.

e. *Drainage.* The floor of the enclosure shall have a drain that connects to the sanitary sewer system.

5. **Lighting.**

a. *Entrance Lighting.* Dedicated light fixture(s) at all building entries are required.

b. *Façade Lighting.* Façade lighting shall be incorporated into façade design for all facades. Fixtures shall be:

i. Shielded and directed downward onto the building facade.

ii. Consistent in style, design, and architectural character with the primary building.

c. *Low-level Lighting.* Low-level lighting shall be provided to ensure entry paths, entry stairs and driveways, garage, and building entries are illuminated.

6. **Energy Efficiency.**

a. All appliances must meet the applicable adopted Reach Codes.

b. All appliances, HVAC, and lighting shall be electric and energy-efficient.

7. **Parking Reductions.**

a. *Shared Parking Reductions.* Where a parking facility serves more than one non-residential use, the required parking spaces may be reduced up to 40 percent if:

i. The peak hours of use do not overlap or coincide by more than 2 hours; or

ii. A parking demand study prepared by an independent traffic engineering professional, approved by the City, supports the proposed reduction.

b. *Transportation Demand Management (TDM) Parking Reductions.* The required parking for non-residential uses that incorporate one or more of the following Transportation Demand Measures may be reduced by 40 percent:

i. Designated car-share, vanpool, or carpool parking;

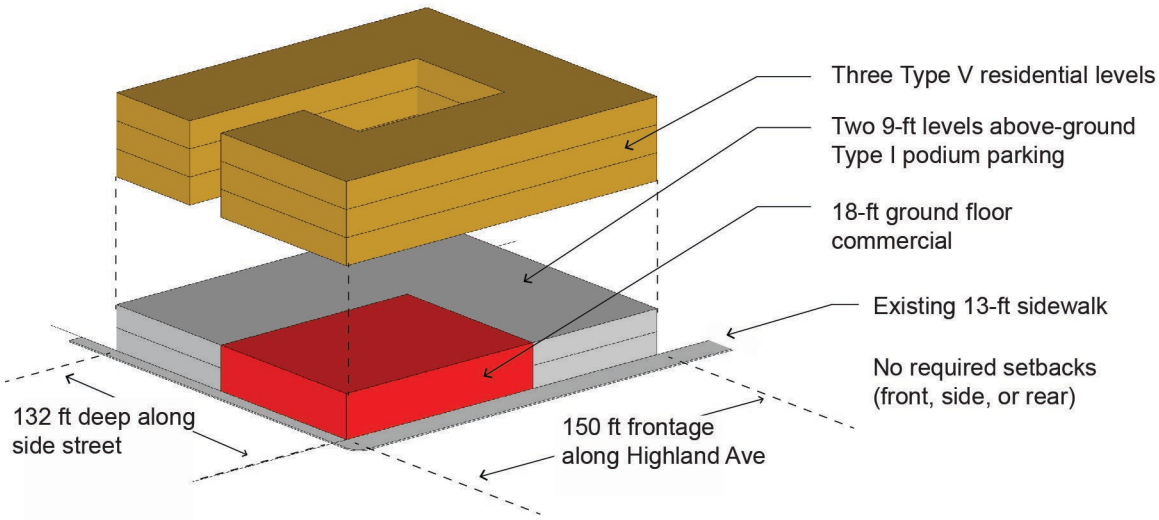
ii. Showers and lockers at secured bicycle storage areas; or

iii. Transit subsidies or reimbursement to residents and employees.

3 Test Site Massing Studies

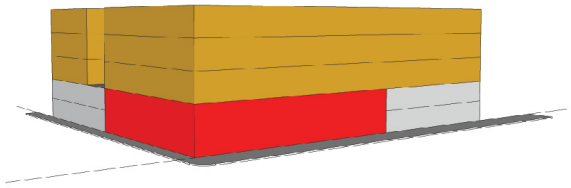
Zone D Civic Center Subarea Test Site

This hypothetical test site is located on a corner parcel in the Civic Center subarea of Zone D. The sample site is 150 feet wide and 132 feet deep, with frontage along Highland Avenue. This program for this project provides 15% affordable units and would be eligible for a concession for building height above 40 feet.

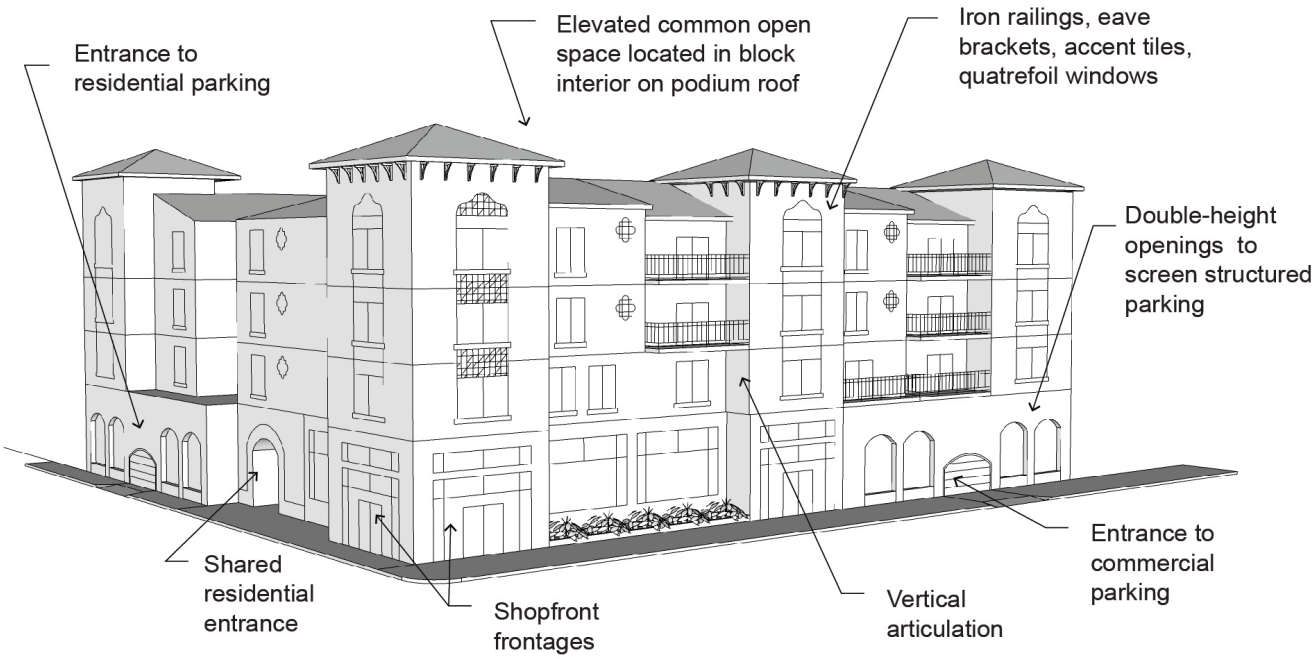


"Exploded" axonometric

Zone D Civic Center Subarea Test Site		
Site area	19,800 sq ft; 0.45 acres	
Residential levels	3	*Assumes height concession*
Total residential floor area	45,780 sq ft	*Each level approx. 15,260 gross sq ft*
Units (15% affordable)	37	*Assumes 1,250 gross sq ft per unit*
Density	81 du/ac	
Commercial area	6,476 sq ft	*Accommodates two small/medium spaces (e.g., a café and a clothing boutique)*
Total floor area	52,250 sq ft	
Total FAR	2.6	
Podium parking levels	2	*Both levels above-ground*
Total parking area	26,600	*Each level 13,300 gross sq ft*
Total spaces	66	*Assumes 400 gross sq ft per space*
Commercial parking spaces	12	*Approx. 2 per 1,000 sq ft*
Residential parking spaces	54	*1.5 spaces per unit*



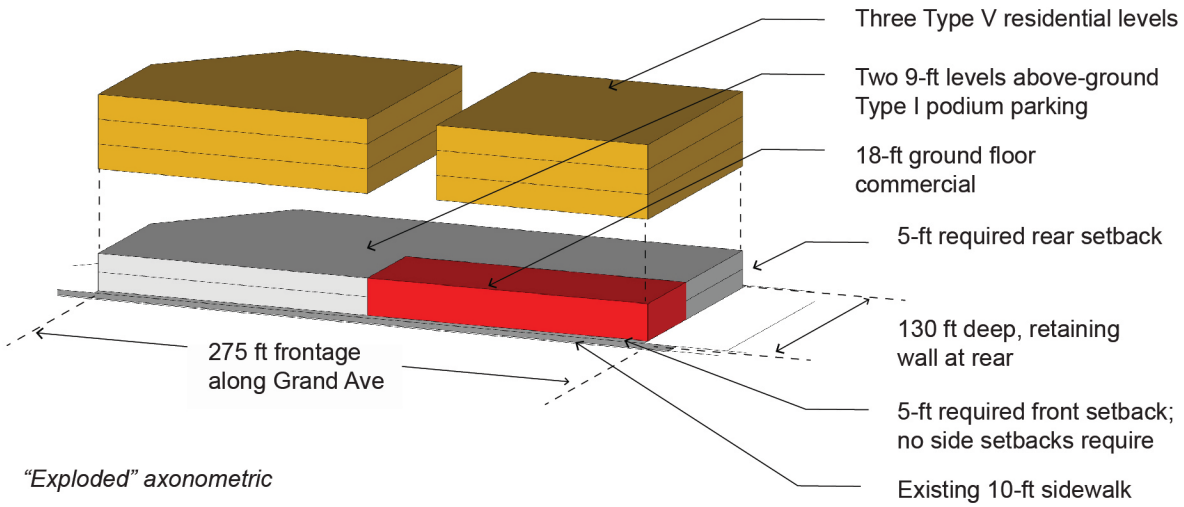
Perspective massing diagram



Partial illustrative design concept

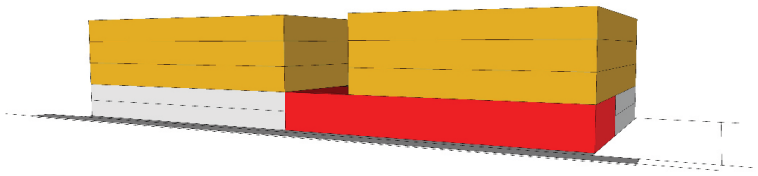
Zone D Grand Avenue Subarea Test Site

This hypothetical test site is located on a mid-block parcel on Grand Avenue in the Grand Avenue subarea of Zone D. The site is approximately 275 feet wide and 130 feet deep. This study assumes the project provides 15% affordable units and is therefore eligible for a concession to allow building height above 35 feet.

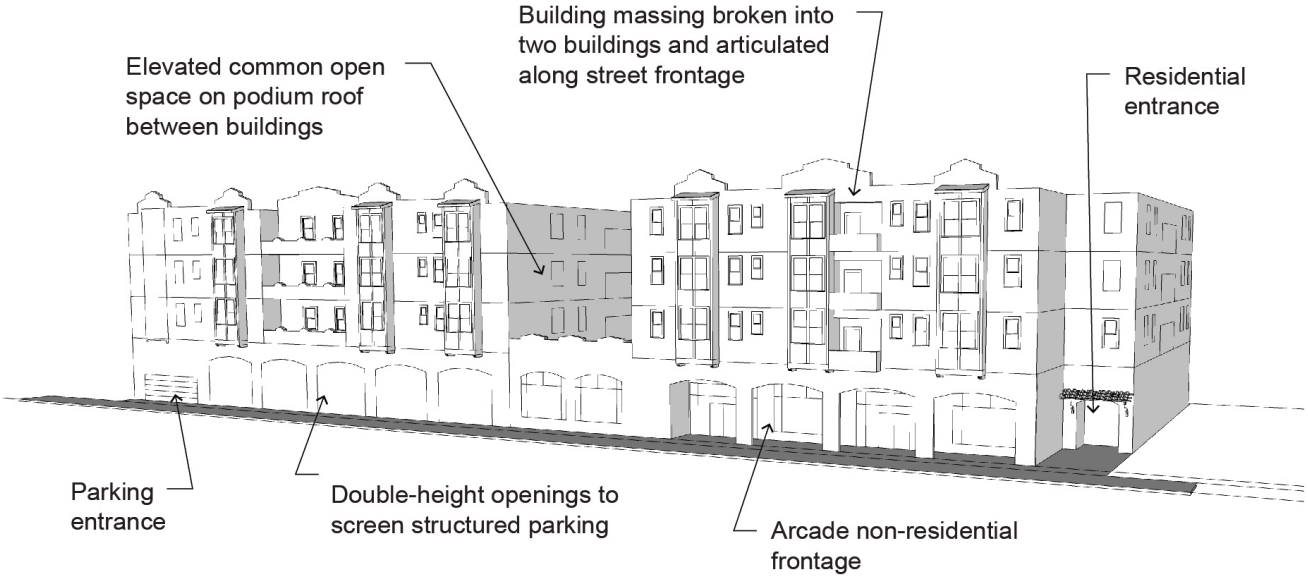


"Exploded" axonometric

Zone D Civic Center Subarea Test Site		
Site area	34,630 sq ft; 0.79 acres	
Residential levels	3	*Assumes height concession*
Total residential floor area	82,800 sq ft	*Each level approx. 27,600 gross sq ft*
Units (15% affordable)	66	*Assumes 1,250 gross sq ft per unit*
Density	83 du/ac	
Commercial area	6,820 sq ft	*Accommodates two small/medium spaces (e.g., a small office and a hardware store)*
Total floor frea	89,620 sq ft	
Total FAR	2.6	
Podium parking levels	2	*Assumed to be above-ground*
Total parking area	49,800 sq ft	*Each level 24,400 gross sq ft*
Total spaces	125	*Assumes 400 gross sq ft per space*
Commercial parking spaces	14	*Approx. 2 per 1,000 sq*
Residential parking spaces	111	*1.7 spaces per unit*



Perspective massing diagram



Partial illustrative design concept

Test Site Feasibility

Below is a summary of the economic feasibility of the two test massing studies under the following three scenarios:

1) A base case scenario where development and design standards permit the building envelope shown above.
2) A density bonus scenario that incudes affordable units in exchange for additional density and relaxation of height restrictions; and
3) A project that includes 50 percent affordable housing units that would allow for the project to qualify for permit streamlining under SB 35, and includes additional density.

A static development pro forma was created to test the potential return on investment of each of the three scenarios at the two Zone D test sites (the Civic Center Subarea site and Grand Avenue Subarea site).

Key Assumptions

A set of common assumptions were used across the analysis for all three scenarios on both sites. Key assumptions include:

Project Development

- *Land costs:* $240 per sq. ft.
- *Hard construction costs, residential:* $195 per sq. ft
- *Hard construction costs, retail:* $210 per sq. ft.
- *Parking costs:* Assumes podium and excavated spaces at $45,000 per space
- *Soft costs:* 12% of total project costs
- *Financing costs:* Assumes construction and permanent loan financing

Project Income

- *Residential rents market rate:* $2.47 per sq. ft. for 2-bedroom units
- *Residential rents affordable units:* Based on Alameda County Area Median Income (AMI) limits. Low income capped at $2,512
- Retail rents: $2.40 per sq. ft.

Feasibility

Three measures of feasibility were used to determine if the projects would be able to attract private investment given the development costs and anticipated net operating income (NOI) forecasted for each of the three scenarios.

- *Developer Profit:* This measures the capitalized value (cap rate) of the NOI minus the total project *development* cost. The residual is the developer's profit at a notional sale. This profit is expressed as a percentage of total project costs. A hurdle rate of 12.5 percent is used as in indicator of feasibility. This method is used as an indicator of the potential profitability for a private developer.

- *Return on Cost:* This measures the relative value of the NOI compared to the project's cost, relative to the cap rate. A return on cost that exceeds the cap rate by 1 percent is considered feasible. An alternative measure is the relative value of the investment which would have a hurdle rate of 8 percent. The return on cost is a measure of the relative "investment value" of the project.

Key Findings

The projects developed under the three scenarios generated the following estimated returns:

Table 1: Developer Profit

	Civic Center Subarea Test Site	Grand Avenue Subarea Test Site	Feasible
Base Scenario	13.2%	13.9%	Yes
Density Bonus Scenario	17.5%	17.4%	Yes
SB 35 Scenario	5.0%	3.1%	No

Table 2: Return on Cost

	Civic Center Subarea Test Site	Grand Avenue Test Site	Feasible (Cap rate +1%)	Feasible (8% ROI)
Base Scenario	5.3%	5.3%	No	No
Density Bonus Scenario	5.5%	5.5%	Yes	No
SB 35 Scenario	4.8%	4.7%	No	No

These findings indicate that the Density Bonus scenario would be attractive to private investment and would be considered to be a feasible development opportunity. The Base scenario would also be attractive for a developer but would be of marginal interest for conventional financing. The SB 35 scenario would not produce attractive returns for a private developer nor would it be able to attract financing.

4 ADU Recommendations

Piedmont's current ADU Ordinance, established in Division 17.38 of the City's Planning and Land Use code, was brought into compliance with State law in early 2020. While there are a number of pieces of legislation under consideration at the State level that may eventually impact ADU development, the local ordinance remains in compliance (see the Appendix for a summary of recent proposed/pending ADU legislation).

The following is a set of suggestions for revisions to Division 17.38 which are intended to expand the opportunities for ADU development in all areas of Piedmont.

Potential Revisions to Piedmont ADU Ordinance

Height Limit

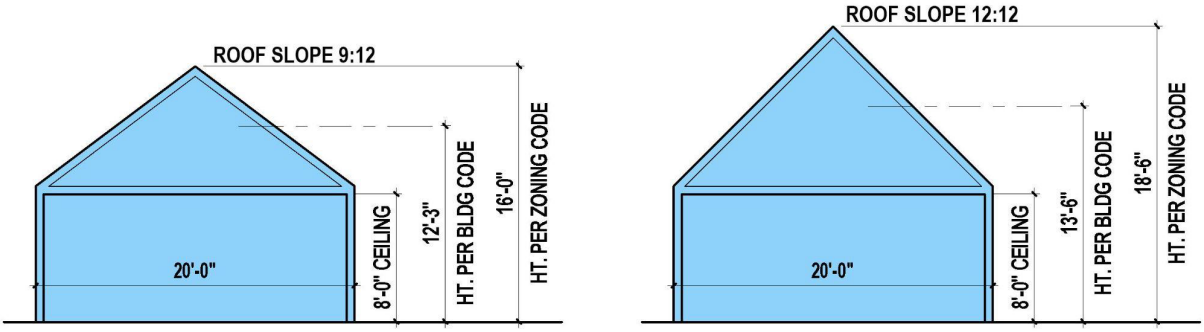
One of the limitations placed on ADU's in the Piedmont ordinance is the adoption of the State's 'minimum maximum' 16-foot height limit. Two aspects of designing ADUs in Piedmont are particularly challenging with respect to building height - the precedence of pitched roof shapes on the primary residence, and the steeply sloping sites that are common throughout the city. These specific constraints warrant reviewing both the limit itself and/or how that limit is calculated.

As we studied adapting our ADU floor plans to various architectural styles, it became clear that a single-story structure with a pitched roof pushes against the height limit with slopes greater than 6:12. It is often desirable for the ADU to coordinate with the roof shape of the primary residence, and although there is still a lot of design latitude with that intention, the 16-foot height limit does sometimes conflict with that goal.

Much of the eastern portion of the city is in hilly terrain, with homes built on sometimes steeply sloping sites. As is common in many jurisdictions, the zoning code determines building height as measured from the average of the finish grade around the building. On steep sites this might add several feet to the calculated height, requiring additional excavation in order to lower the height of the ADU.

In order to encourage ceiling heights and rooflines consistent with Piedmont's existing styles, an increase of the 16-foot height limit should be considered. Potential revision might include either lifting the limit to 18 or 20 feet or measuring the 16-foot limit to the "average height of the highest roof surface" as is done in the California Building Code. Consideration should be given to limiting the height increase to one-story ADU's with pitched roof slopes exceeding 6:12, etc., and/or limiting habitable space above the ground floor to an open mezzanine as defined in the CBC Section 505 (included in this document's appendix). Height bonuses could be created as an incentive for lower rents and restricted occupant incomes.

The following is a brief set of diagrams to illustrate how the building height calculation differs between Piedmont's zoning code building height and the State Building Code.



Carriage House

While noted as a potential affordable incentive in our report, relieving the height limit for an ADU constructed over an existing garage, assuming the footprint remains the same, would enable residents to maintain on-site covered parking while adding a dwelling unit to their property. This Carriage House model is a traditional way of providing an additional dwelling unit over a garage or storage building, and would seem consistent with much of Piedmont's existing residential fabric. Other California jurisdictions (Santa Monica and Orange County, for example) have adopted this option to encourage retaining existing parking counts. A similar limit on overall building height, and/or accommodation of roof pitch, as noted in the previous recommendation, would be appropriate.

Incentive Programs

While Junior ADUs (JADUs) can qualify as affordable units without additional regulation, formal incentive programs need to be established in order for ADUs to contribute to Piedmont's affordable housing stock. The State's Health and Safety Code (HSC), Section 65583(c)(7), requires that cities and counties develop a plan as part of their Housing Element that incentivizes and promotes the creation of ADUs that are offered at affordable rent for very-low, low-, and moderate-income households. Affordable rents are typically enforced with 10-year deed restrictions, and the units must be recorded and filed with the California Department of Finance.

Over the course of this study, we reviewed a number of potential incentives to encourage the development of low- and very-low income rent-restricted units. The general strategy is to allow less restrictive development standards in return for a time-limited deed-restriction ensuring the maintenance of the affordable dwelling unit. We believe the following incentives deserve additional study and consideration:

Height Limit and Number of Stories

1. In exchange for a deed-restricted affordable unit, grant an increase in the height limit to 20 to 22 feet and allow for construction of a 2-story ADU. Imposing a slightly wider setback of 6 to 8 feet could help mitigate the impact on neighboring properties.
2. Similarly, an affordable unit could be permitted over an existing garage, with similar height limits, or height limits that take into account the height of the existing garage.

Both of these measures would need to be refined to balance practical height limits with the constraints of Piedmont's many sloping sites, and the desire to encourage pitched roofs.

Additional ADU

To incentivize the production of new affordable housing units and preserve existing older homes, the City may decide to allow the following in exchange for a deed -restriction limiting rents for 10 years:

- An additional ADU greater than 500 square feet by right on properties that have an existing ADU, where the primary residence is at least 45 years old.
- The developer of the additional ADU may take a 5% increase in permitted FAR for the purposes of building the additional ADU, meaning 60% for lots less than 5,000 square feet, 55% for lots between 5,000 and 10,000 square feet, and 50% for lots greater than 10,000 square feet.
- The developer of the additional ADU may take a 5% increase in permitted structure coverage for the purposes of building the additional ADU, meaning 45% structure coverage in most cases.
- The additional ADU must be rent-restricted to very low income. An existing ADU and/or JADU on the same property can be rented at market rates.
- Total number of dwelling units on each Zone A or Zone E property would be four dwelling units.
- The developer of the additional ADU would not be permitted to take advantage of more than one incentive program at the same time.

Division 17.38.050.C explicitly limits a lot to having no more than one ADU and one JADU. We recommend that this provision and Zone A and Zone E floor area and structure coverage limits be revised so that Piedmont may permit two ADUs and one JADU on a single property, using the guidelines above.

Expand Conversion ADUs

Conversion of an existing garage or other accessory structure into an ADU is currently limited to the existing square footage plus a maximum 150 SF expansion to allow entry/exit from the unit. With small existing structures this may severely limit the feasibility of any sort of ADU. Consider allowing a larger expansion of an existing accessory building - perhaps up to 300 SF total expansion - in return for providing a deed-restricted affordable unit. The additional area may make the conversion of a small outbuilding into a generous affordable studio feasible; or encourage owners to place an affordable 1- or 2-bedroom unit where they would currently be permitted to only add a market-rate studio or 1-bedroom unit.

As part of this item we recommend clarifying that although an existing non-confirming structure is eligible to be converted to an ADU, any expansion of the building must comply with existing requirements (setbacks, height limits, etc.).

Pre-Approved Plans

Our current brief is to provide Planning permit-ready designs for a variety of ADU solutions appropriate to Piedmont, and available to the Piedmont community. As prepared, ADU designs can be submitted to Piedmont's Planning Department for issuance of Planning permit. The ADU designs must then be further developed with items, including a detailed site plan, engineering plans, and construction details, and submitted to Piedmont's Building Department for formal review and issuance of a Building permit.

Existing Affordable ADU Incentive

For an ADU built as an expansion of the primary residence, an affordable incentive is currently outlined in 17.38.070, allowing for an increase in area to 1,000 SF and 1,200 SF for low-income and very low-income rent restrictions. We recommend continuing this incentive.

Financing Incentives

According to an April, 2021 report by the UC Berkeley Center for Community Innovation, 95% of ADUs are financed at least partially with cash savings and/or bank loans (including renovation and home equity loans). These funding sources generally exclude low-income households, and certainly provide no inherent incentive to offer a newly constructed ADU at below-market rent.

To directly incentivize affordable units, Santa Cruz County partnered with a local credit union to offer up to $70,000 of low-interest funding in exchange for a deed-restricted affordable rent level. While the program resulted in very few loans thus far, a similar structure with different terms may prove successful in Piedmont.

In addition to Piedmont's allocation of the County's Measure A-1 affordable housing bond, there are two HCD-managed programs that may provide funding to assist Piedmont with developing affordable housing units as ADUs:

- **CalHOME Program** provides state funding to local public agencies and nonprofits in the form of deferred-payment loans, with the stated goal of enabling low-income households to become (and remain) homeowners. Their funds are available for owner-occupied home improvement projects, including the construction or rehabilitation of an ADU/JADU. A Notice of Funding Availability for approximately $57 million was issued on September 21, with applications due November 22, 2021.
- **Cal HFA ADU Grant Program** provides grants to reimburse homeowners for pre-development costs associated with the construction of an ADU. Under this program, the California Housing Finance Agency (Cal HFA) will review the submission package and contribute up to $25,000 directly to construction escrow. The funds can be used to reimburse borrowers for eligible costs, including but not limited to architectural designs, permits, soil test, impact fees, property surveys, and energy reports.
- **Local Housing Trust Fund (LHTF) Program** can provide matching funds to local housing trust funds. Eligible uses include the construction, conversion, repair, reconstruction, or rehabilitation of ADUs or JADUs. The 2021 funding application deadline has passed. However, the 2022 NoFA is expected next spring, and funds can be applied for through the HCD website.

Habitat for Humanity has received a CalHOME grant, and several chapters have launched successful ADU programs focused on providing funding and volunteer labor for the construction of ADUs for low-income homeowners. While the East Bay chapter has apparently only pursued one ADU project, there may be an opportunity to partner with them for assistance with the development of an ADU/JADU for an eligible low-income household.

Outreach, Public Education, and Technical Assistance

The UC Berkeley Terner Center published an August 2020 paper noting that educating the public is a crucial component to the success of widespread ADU development. This is even more vital with regards to opportunities and incentives for affordable ADUs. Regardless of the incentives adopted, Piedmont should commit to becoming a dependable resource for homeowners interested in learning more about affordable housing options in Piedmont, including affordable-ADU incentives.

Active outreach to homeowners with affordable ADU incentive promotional materials should be prepared to inform eligible homeowners of the new programs as they are being planned and launched. As part of this effort, Piedmont should also consider appointing an ADU ombudsman to serve as a central resource for information and advocacy regarding the City's ADU ordinance and incentives.

Summary of Recently Proposed and/or Pending State ADU Legislation

AB 345 Allows ADUs built by nonprofits to be sold separately. Habitat for Humanity, which builds homes for low income residents, is the sponsor of this bill. *Status as of 9/11/2021: At Governor's desk, ready to be signed.*

AB 561 Loan fund for building ADUs. Homeowners would be able to use this fund to borrow money to build additional homes on their property. *Status as of 9/11/2021: Passed Assembly, now in Senate committee.*

AB 916 Allows 2-story ADUs in all cities. Currently, cities are required to allow ADUs that are 16 feet high — not quite enough to add a home above a garage. AB916 raises it to 18 feet, which is just enough. *Status as of 9/11/2021: did not make it out of committee.*

Mezzanines, excerpt from CBC 2019, Section 505.

505.2 Mezzanines. A mezzanine or mezzanines in compliance with Section 505.2 shall be considered a portion of the story below. Such mezzanines shall not contribute to either the building area or number of stories as regulated by Section 503.1. The area of the mezzanine shall be included in determining the fire area. The clear height above and below the mezzanine floor construction shall be not less than 7 feet (2134 mm).

505.2.1 Area limitation. The aggregate area of a mezzanine or mezzanines within a room shall be not greater than one-third of the floor area of that room or space in which they are located. The enclosed portion of a room shall not be included in a determination of the floor area of the room in which the mezzanine is located. In determining the allowable mezzanine area, the area of the mezzanine shall not be included in the floor area of the room.

Exceptions:

1. N/A

2. N/A

3. The aggregate area of a mezzanine within a dwelling unit that is located in a building equipped throughout with an approved automatic sprinkler system in accordance with Section 903.3.1.1 or 903.3.1.2 shall not be greater than one-half of the floor area of the room, provided that:

3.1. Except for enclosed closets and bathrooms, the mezzanine shall be open to the room in which such mezzanine is located;

3.2. The opening to the room shall be unobstructed except for walls not more than 42 inches (1067 mm) in height, columns and posts; and

3.3. Exceptions to Section 505.2.3 shall not be permitted.

505.2.2 Means of egress. The means of egress for mezzanines shall comply with the applicable provisions of Chapter 10.

505.2.3 Openness. A mezzanine shall be open and unobstructed to the room in which such mezzanine is located except for walls not more than 42 inches (1067 mm) in height, columns and posts.

Exceptions:

1. Mezzanines or portions thereof are not required to be open to the room in which the mezzanines are located, provided that the occupant load of the aggregate area of the enclosed space is not greater than 10.

2. A mezzanine having two or more exits or access to exits is not required to be open to the room in which the mezzanine is located.

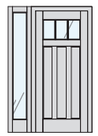
3. Mezzanines or portions thereof are not required to be open to the room in which the mezzanines are located, provided that the aggregate floor area of the enclosed space is not greater than 10 percent of the mezzanine area

5 ADU Prototype Plans

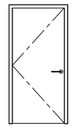
The following pages provide prototype drawings sets for three different single-story accessory dwelling units that are code-compliant, feasible on a typical Piedmont lot, and demonstrative of design priorities and preferences expressed by the Piedmont community. Included are:

- **Pages A1-1 through A3-2:** A detached studio ADU, 500 gross square feet, shown in Tudor, Craftsman, and Spanish styles.
- **Pages B1-1 through B3-2:** A detached one-bedroom ADU, 800 gross square feet, shown in Tudor, Craftsman, and Spanish styles.
- **Page C1-1:** A garage conversion, 484 gross square feet.

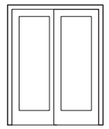
As described in Chapter 4, these are intended as "Planning permit-ready" designs that can be submitted to Piedmont's Planning Department for issuance of a Planning permit. The ADU designs must then be further developed with items, including a detailed site plan, engineering plans, and construction details, and submitted to Piedmont's Building Department for formal review and issuance of a Building permit.



A1



B1



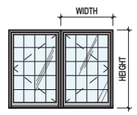
C1

DOOR SCHEDULE					
TYPE	DESCRIPTION	WIDTH	HEIGHT	MATERIAL	COMMENTS
A1	EXT. UNIT ENTRY	3'-0"	7'-0"	ALUM. CLAD WD OR WD	SIDELIGHTS VARY BY STYLE, SEE ELEVATIONS
B0	EXTERIOR DOOR	2'-0"	6'-8"	ALUM. CLAD WD OR WD	TO WATER HEATER CLOSET
B1	INTERIOR DOOR	2'-4"	6'-8"	WD	
B2	INTERIOR DOOR	2'-8"	6'-8"	WD	
C1	DOUBLE SLIDING - SINGLE FLAT PANEL	4'-0"	6'-8"	WD	

AWNING

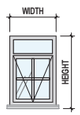
AW

DOUBLE CASEMENT



CS

FIXED OVER AWNING

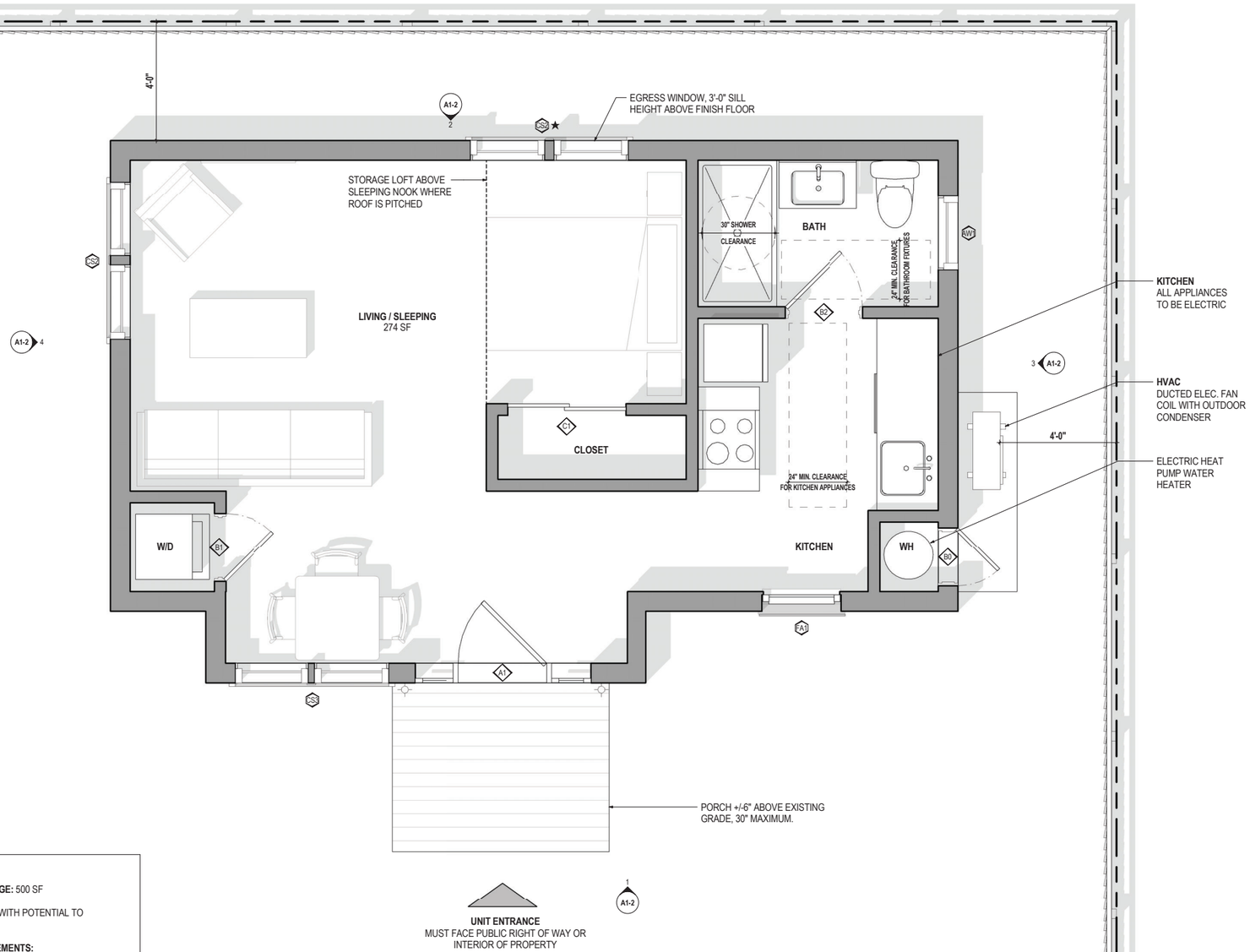


FA

WINDOW SCHEDULE					
TYPE	DESCRIPTION	WIDTH	HEIGHT	MATERIAL	COMMENTS
AW1	AWNING	2'-6"	2'-0"	ALUM. CLAD WD	
CS2	DOUBLE CASEMENT	2'-6"	4'-0"	ALUM. CLAD WD	EGRESS WINDOWS INDICATED W/ ★
CS3	DOUBLE CASEMENT	2'-6"	4'-6"	ALUM. CLAD WD	
FA1	FIXED OVER AWNING	2'-8"	4'-0"	ALUM. CLAD WD	

WINDOW NOTES

1. ANY NEW WINDOWS WITHIN 10 FEET OF AN ADJACENT DWELLING SHALL HAVE FROSTED GLAZING.
2. ALL WINDOWS TO BE RECESSED 2" FROM THE WALL PLANE.
3. RESCUE WINDOWS SHALL COMPLY W/ THE FOLLOWING:
   - MIN. OPENING HEIGHT 24"
   - MIN. OPENING WIDTH 20"
   - MAX. 44" MEASURED FROM THE FLOOR
   - 5.7 SQ. FT. MIN. AREA



CODE NOTES

GROSS SQUARE FOOTAGE: 500 SF

CEILING HEIGHTS: 8'-0", WITH POTENTIAL TO MAKE VAULTED

LIGHT AND AIR REQUIREMENTS:

LIVING / SLEEPING - 274 SF

- LIGHTING: 21.9 SF (8%) IS REQUIRED. *APPROXIMATELY 49.0 SF PROVIDED.*
- VENTILATION: 11.0 SF (4%) IS REQUIRED. *APPROXIMATELY 50.8 SF PROVIDED.*

OTHER NOTES:

- FRONT ENTRANCE FACES THE PUBLIC RIGHT OF WAY OR THE INTERIOR OF PROPERTY
- THE UNIT FEATURES ALL ELECTRICAL APPLIANCES
- WUI FIRE-RESISTANT MATERIALS AT PORCH, ROOF, DECKING, AND EAVES
- FOR DOWNSLOPING LOTS, BUILDING BASE WILL REQUIRE WATER TABLE / COURSE BAND WITH CONTRASTING DARKER STUCCO TO THE GROUND LEVEL

A - STUDIO	
ROOM	AREA
A - STUDIO	
LIVING / SLEEPING	274 SF
KITCHEN	78 SF
BATH	41 SF
CLOSET	14 SF
W/D	9 SF
WH	5 SF
	421 SF
GSF:	500 SF

1/2" = 1'-0"

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OPENSCOPE
ARCHITECTURE | URBANISM | DESIGN

BUILDING DEPT STAMPING

CONSULTANTS

PROJECT
1915
PIEDMONT ADU PROGRAM

PROJECT ADDRESS

ISSUE DATE
10/18/2021

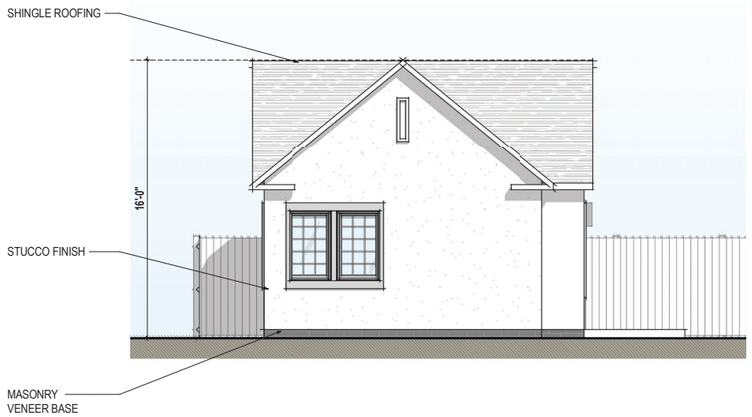
REVISIONS

NO.	DATE.

SCALE
As indicated

FLOOR PLAN

A1-1

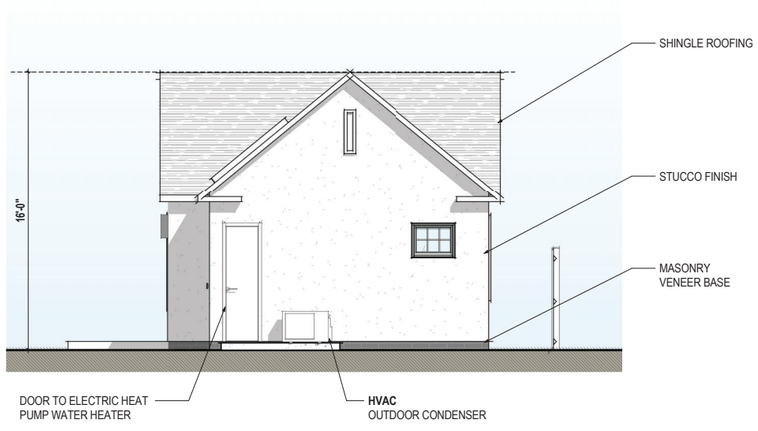


1/4" = 1'-0"

A1 - TUDOR - WEST ELEVATION 4

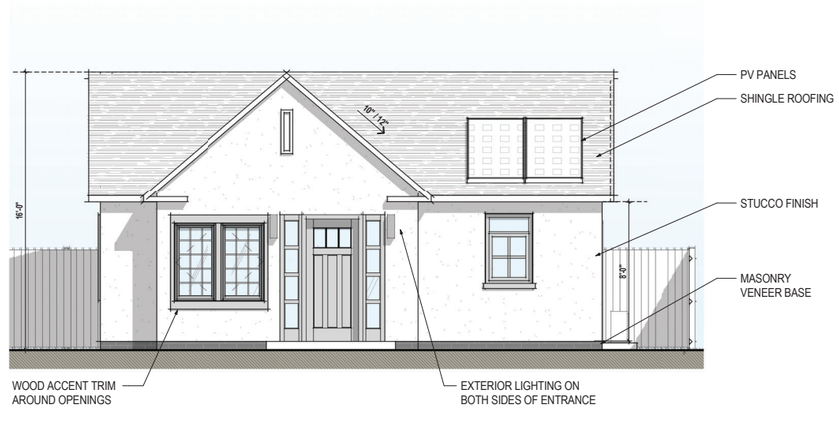
1/4" = 1'-0"

A1 - TUDOR - NORTH ELEVATION 2



1/4" = 1'-0"

A1 - TUDOR - EAST ELEVATION 3



1/4" = 1'-0"

A1 - TUDOR - SOUTH ELEVATION 1

OPENSCOPE
ARCHITECTURE | URBANISM | DESIGN

BUILDING DEPT STAMPING

CONSULTANTS

PROJECT
1915
PIEDMONT ADU PROGRAM

PROJECT ADDRESS

ISSUE DATE
10/18/2021

REVISIONS

NO.	DATE.

SCALE
1/4" = 1'-0"

ELEVATIONS

A1-2

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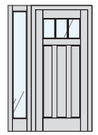

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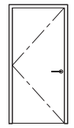
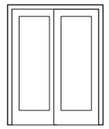


B1



C1

DOOR SCHEDULE

TYPE	DESCRIPTION	WIDTH	HEIGHT	MATERIAL	COMMENTS
A1	EXT. UNIT ENTRY	3'-0"	7'-0"	ALUM. CLAD WD OR WD	SIDELIGHTS VARY BY STYLE, SEE ELEVATIONS
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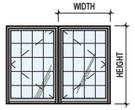
B2	INTERIOR DOOR	2'-8"	6'-8"	WD	
C1	DOUBLE SLIDING - SINGLE FLAT PANEL	4'-0"	6'-8"	WD	

AWNING

AW

DOUBLE CASEMENT



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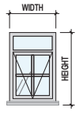
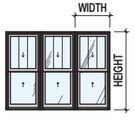
FIXED OVER AWNING



FA

TRIPLE SINGLE HUNG



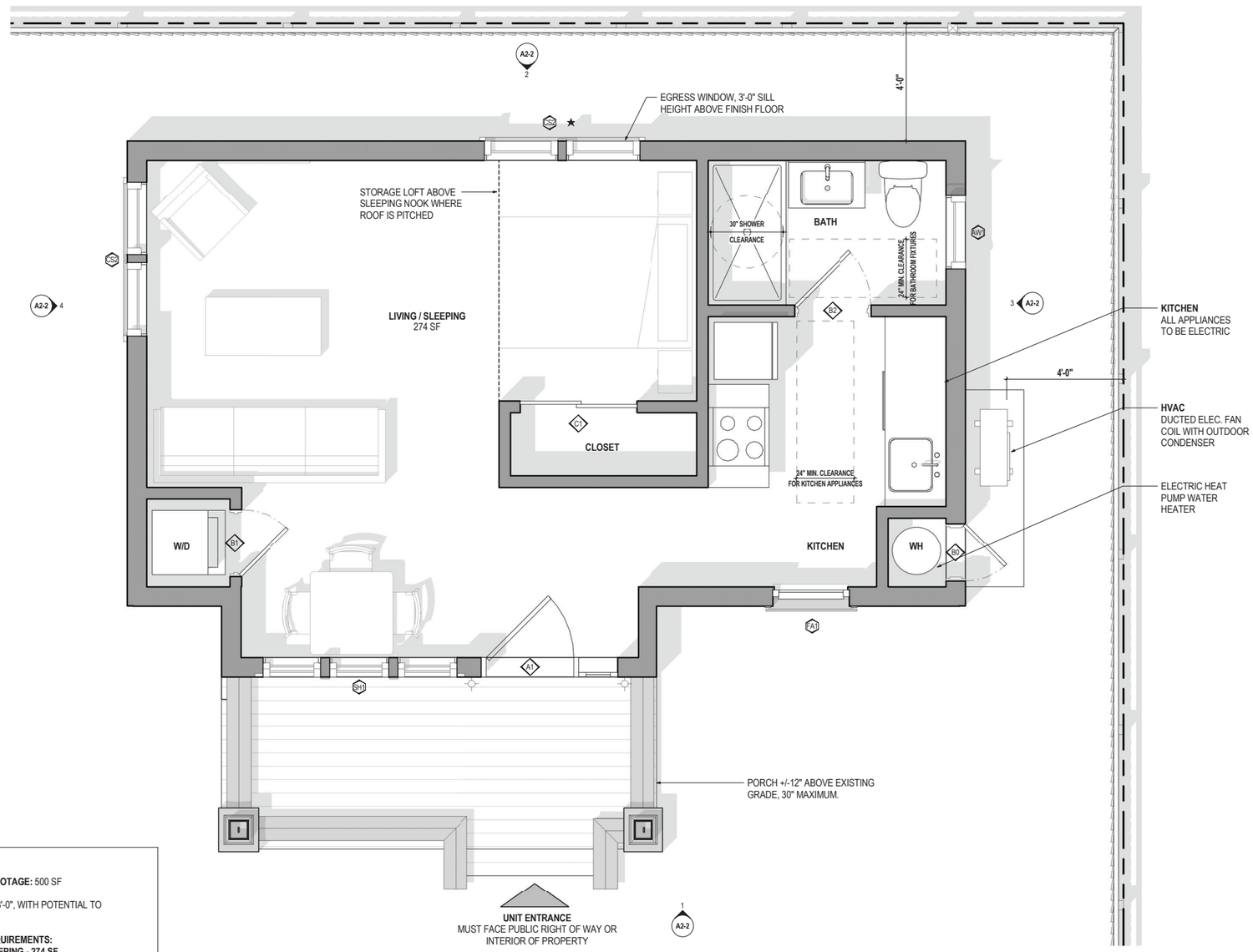
SH

WINDOW SCHEDULE - CRAFTSMAN

TYPE	DESCRIPTION	WIDTH	HEIGHT	MATERIAL	COMMENTS
AW1	AWNING	2'-6"	2'-0"	ALUM. CLAD WD	
CS2	DOUBLE CASEMENT	2'-6"	4'-0"	ALUM. CLAD WD	EGRESS WINDOWS INDICATED W/ ★
CS3	DOUBLE CASEMENT	2'-6"	4'-6"	ALUM. CLAD WD	
FA1	FIXED OVER AWNING	2'-8"	4'-0"	ALUM. CLAD WD	
SH1	TRIPLE SINGLE HUNG	2'-0"	4'-6"	ALUM. CLAD WD	

WINDOW NOTES

1. ANY NEW WINDOWS WITHIN 10 FEET OF AN ADJACENT DWELLING SHALL HAVE FROSTED GLAZING.
2. ALL WINDOWS TO BE RECESSED 2" FROM THE WALL PLANE.
3. RESCUE WINDOWS SHALL COMPLY W/ THE FOLLOWING:
   - MIN. OPENING HEIGHT 24"
   - MIN. OPENING WIDTH 20"
   - MAX. 44" MEASURED FROM THE FLOOR
   - 5.7 SQ. FT. MIN. AREA



CODE NOTES

GROSS SQUARE FOOTAGE: 500 SF

CEILING HEIGHTS: 8'-0", WITH POTENTIAL TO MAKE VAULTED

LIGHT AND AIR REQUIREMENTS:

LIVING / SLEEPING - 274 SF

- LIGHTING: 21.9 SF (8%) IS REQUIRED. *APPROXIMATELY 49.0 SF PROVIDED.*
- VENTILATION: 11.0 SF (4%) IS REQUIRED. *APPROXIMATELY 50.8 SF PROVIDED.*

OTHER NOTES:

- FRONT ENTRANCE FACES THE PUBLIC RIGHT OF WAY OR THE INTERIOR OF PROPERTY
- THE UNIT FEATURES ALL ELECTRICAL APPLIANCES
- WUI FIRE-RESISTANT MATERIALS AT PORCH, ROOF, DECKING, AND EAVES
- FOR DOWNSLOPING LOTS, BUILDING BASE WILL REQUIRE WATER TABLE / COURSE BAND WITH CONTRASTING DARKER STUCCO TO THE GROUND LEVEL

A - STUDIO

ROOM	AREA
A - STUDIO	
LIVING / SLEEPING	274 SF
KITCHEN	78 SF
BATH	41 SF
CLOSET	14 SF
W/D	9 SF
WH	5 SF
	421 SF
GSF:	500 SF

1/2" = 1'-0"

A2 STUDIO - CRAFSTSMAN - FLOOR PLAN | 1

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OPENSCOPE ARCHITECTURE | URBANISM | DESIGN

BUILDING DEPT STAMPING

CONSULTANTS

PROJECT
1915
PIEDMONT ADU PROGRAM

PROJECT ADDRESS

ISSUE DATE
10/18/2021

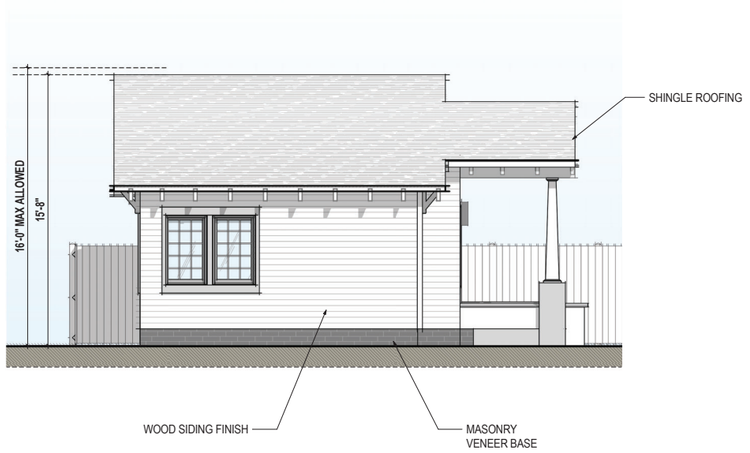
REVISIONS

NO.	DATE.

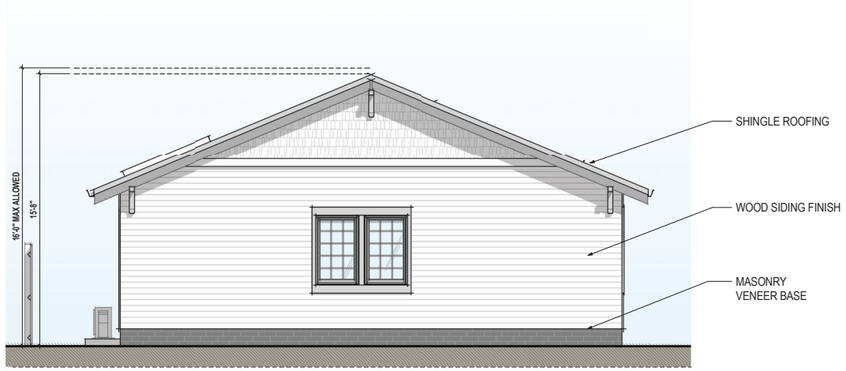
SCALE
As indicated

FLOOR PLAN

A2-1



1/4" = 1'-0" A2 - CRAFTSMAN - WEST ELEVATION 4



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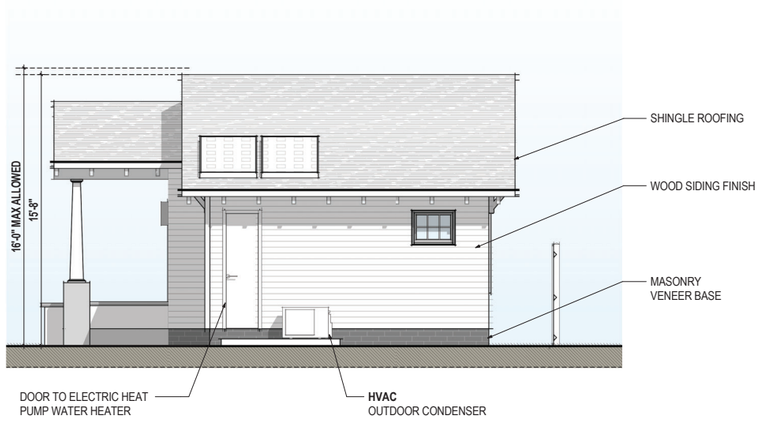
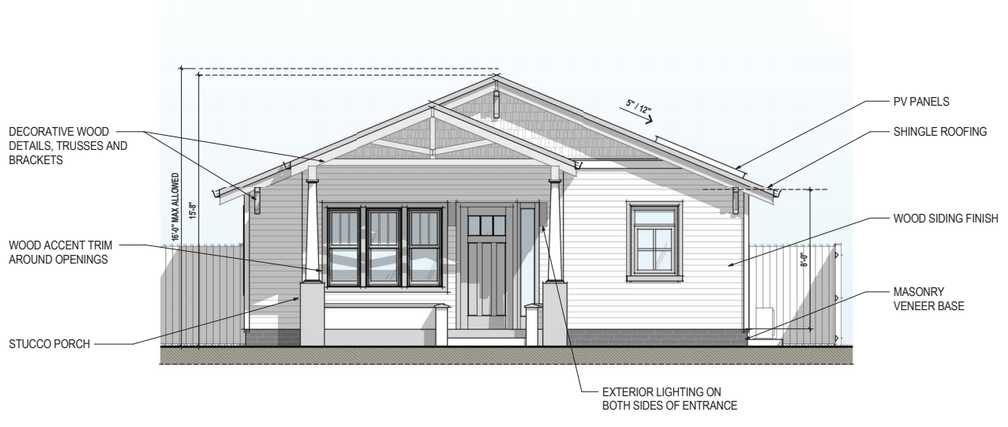


1/4" = 1'-0" A2 - CRAFTSMAN - EAST ELEVATION 3



1/4" = 1'-0" A2 - CRAFTSMAN - SOUTH ELEVATION 1

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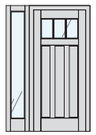
REVISIONS

NO.	DATE.

SCALE
1/4" = 1'-0"

ELEVATIONS

A2-2



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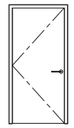
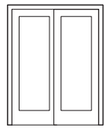


B1



C1

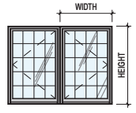
DOOR SCHEDULE

TYPE	DESCRIPTION	WIDTH	HEIGHT	MATERIAL	COMMENTS
A1	EXT. UNIT ENTRY	3'-0"	7'-0"	ALUM. CLAD WD OR WD	SIDELIGHTS VARY BY STYLE, SEE ELEVATIONS
B0	EXTERIOR DOOR	2'-0"	6'-8"	ALUM. CLAD WD OR WD	TO WATER HEATER CLOSET
B1	INTERIOR DOOR	2'-4"	6'-8"	WD	
B2	INTERIOR DOOR	2'-8"	6'-8"	WD	
C1	DOUBLE SLIDING - SINGLE FLAT PANEL	4'-0"	6'-8"	WD	

AWNING

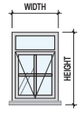
AW

DOUBLE CASEMENT



CS

FIXED OVER AWNING



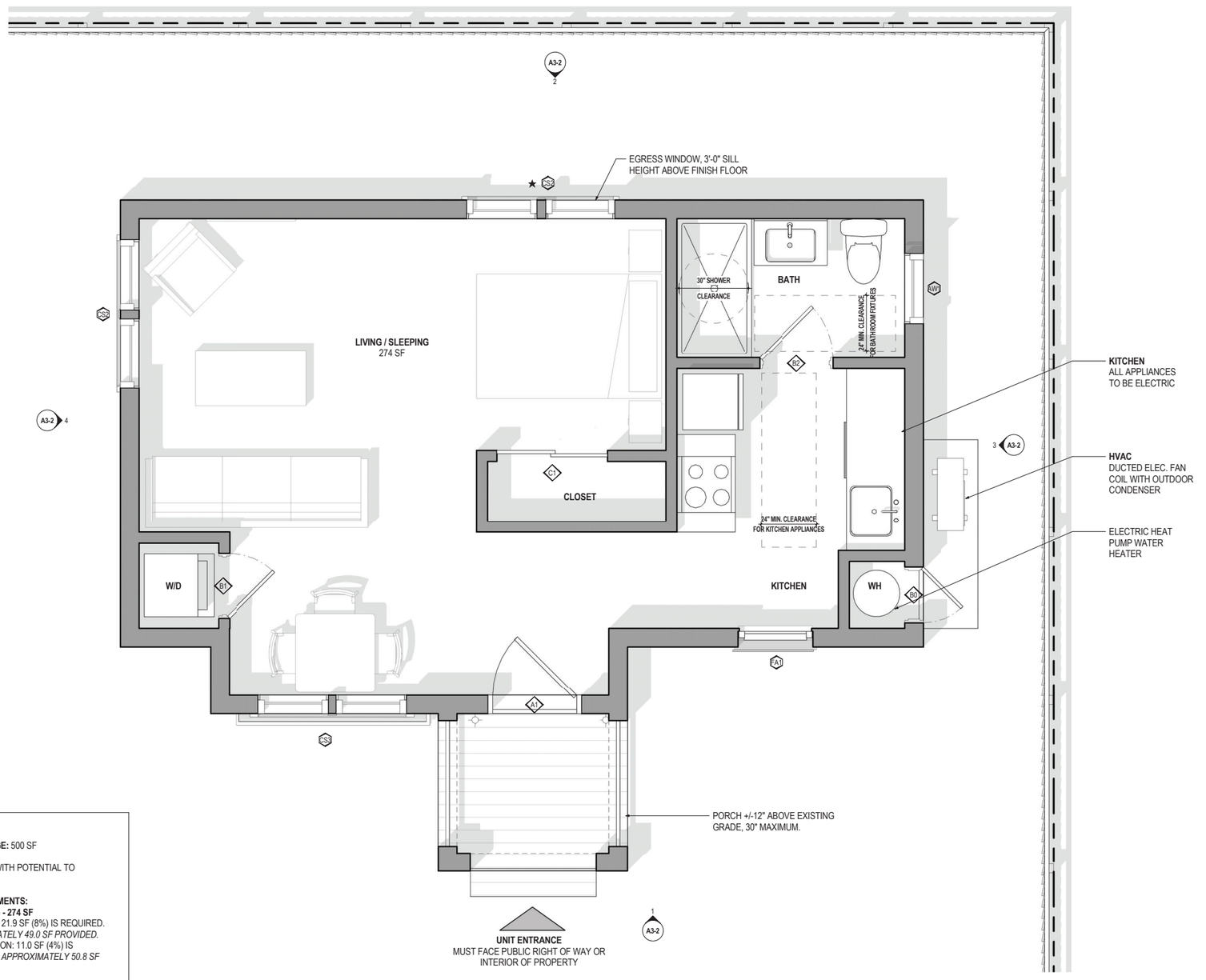
FA

WINDOW SCHEDULE

TYPE	DESCRIPTION	WIDTH	HEIGHT	MATERIAL	COMMENTS
AW1	AWNING	2'-6"	2'-0"	ALUM. CLAD WD	
CS2	DOUBLE CASEMENT	2'-6"	4'-0"	ALUM. CLAD WD	EGRESS WINDOWS INDICATED W/ ★
CS3	DOUBLE CASEMENT	2'-6"	4'-6"	ALUM. CLAD WD	
FA1	FIXED OVER AWNING	2'-8"	4'-0"	ALUM. CLAD WD	

WINDOW NOTES

1. ANY NEW WINDOWS WITHIN 10 FEET OF AN ADJACENT DWELLING SHALL HAVE FROSTED GLAZING.
2. ALL WINDOWS TO BE RECESSED 2" FROM THE WALL PLANE.
3. RESCUE WINDOWS SHALL COMPLY W/ THE FOLLOWING:
   - MIN. OPENING HEIGHT 24"
   - MIN. OPENING WIDTH 20"
   - MAX. 44" MEASURED FROM THE FLOOR
   - 5.7 SQ. FT. MIN. AREA



CODE NOTES

GROSS SQUARE FOOTAGE: 500 SF

CEILING HEIGHTS: 8'-0", WITH POTENTIAL TO MAKE VAULTED

LIGHT AND AIR REQUIREMENTS:

LIVING / SLEEPING - 274 SF

- LIGHTING: 21.9 SF (8%) IS REQUIRED. *APPROXIMATELY 49.0 SF PROVIDED.*
- VENTILATION: 11.0 SF (4%) IS REQUIRED. *APPROXIMATELY 50.8 SF PROVIDED.*

OTHER NOTES:

- FRONT ENTRANCE FACES THE PUBLIC RIGHT OF WAY OR THE INTERIOR OF PROPERTY
- THE UNIT FEATURES ALL ELECTRICAL APPLIANCES
- WUI FIRE-RESISTANT MATERIALS AT PORCH, ROOF, DECKING, AND EAVES
- FOR DOWNSLOPING LOTS, BUILDING BASE WILL REQUIRE WATER TABLE / COURSE BAND WITH CONTRASTING DARKER STUCCO TO THE GROUND LEVEL

A - STUDIO

ROOM	AREA
A - STUDIO	
LIVING / SLEEPING	274 SF
KITCHEN	78 SF
BATH	41 SF
CLOSET	14 SF
W/D	9 SF
WH	5 SF
	421 SF
GSF:	500 SF

1/2" = 1'-0"

A2 STUDIO - SPANISH - FLOOR PLAN | 1

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1915
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ISSUE DATE
10/18/2021

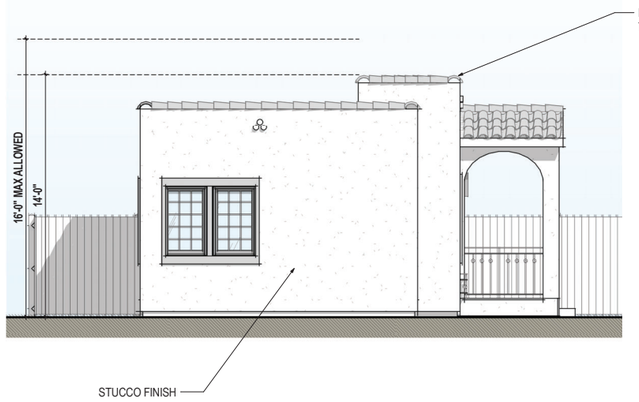
REVISIONS

NO.	DATE.

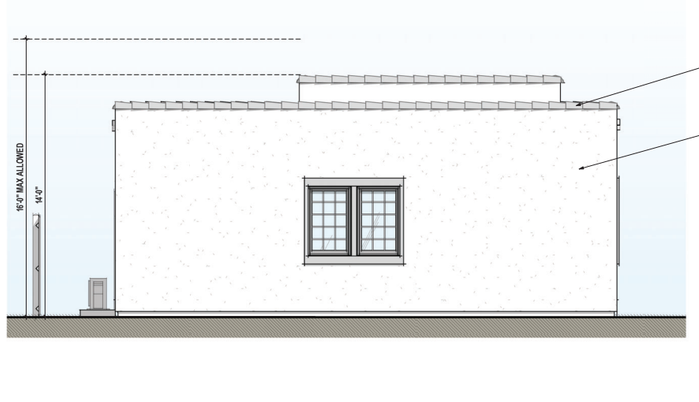
SCALE
As indicated

FLOOR PLAN

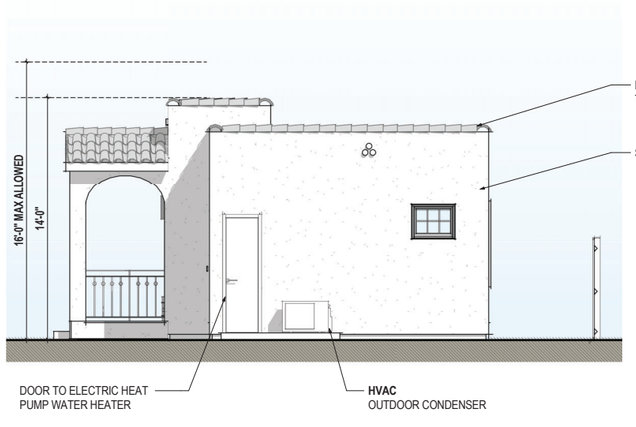
A3-1



1/4" = 1'-0" A3 - SPANISH - WEST ELEVATION 4



1/4" = 1'-0" A3 - SPANISH - NORTH ELEVATION 2



1/4" = 1'-0" A3 - SPANISH - EAST ELEVATION 3

1/4" = 1'-0" A3 - SPANISH - SOUTH ELEVATION 1

OPENSCOPE
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CONSULTANTS

PROJECT
1915
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10/18/2021

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NO.	DATE.

SCALE
1/4" = 1'-0"

ELEVATIONS

A3-2

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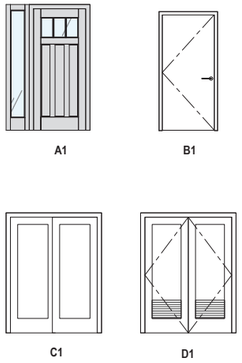
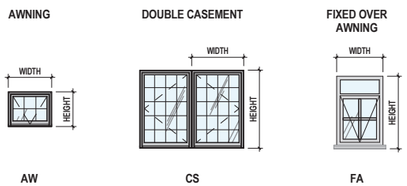


DOOR SCHEDULE - 1 BEDROOM

TYPE	DESCRIPTION	WIDTH	HEIGHT	MATERIAL	COMMENTS
A1	EXT. UNIT ENTRY	3'-0"	7'-0"	ALUM. CLAD WD OR WD	SIDELIGHTS VARY BY STYLE, SEE ELEVATIONS
B0	EXTERIOR DOOR	2'-0"	6'-8"	ALUM. CLAD WD OR WD	TO WATER HEATER CLOSET
B1	INTERIOR DOOR	2'-4"	6'-8"	WD	
B2	INTERIOR DOOR	2'-8"	6'-8"	WD	
C1	DOUBLE SLIDING - SINGLE FLAT PANEL	4'-0"	6'-8"	WD	
D1	DOUBLE SWING - SINGLE FLAT PANEL	4'-0"	6'-8"	WD	WITH PARTIAL LOUVERS



WINDOW SCHEDULE - 1BED

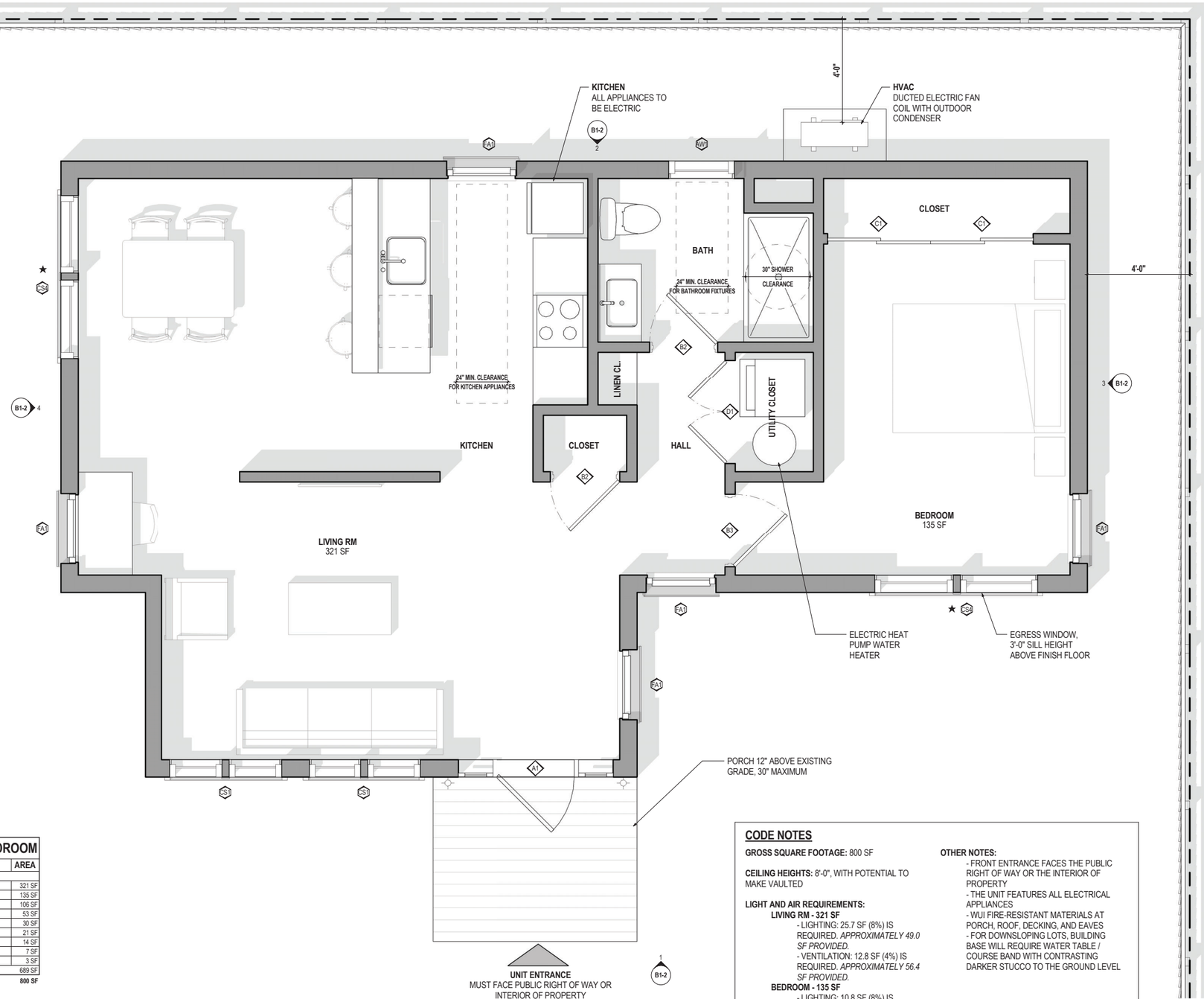
TYPE	DESCRIPTION	WIDTH	HEIGHT	MATERIAL	COMMENTS
AW1	AWNING	2'-6"	2'-0"	ALUM. CLAD WD	
CS1	DOUBLE CASEMENT	2'-0"	4'-6"	ALUM. CLAD WD	
CS4	DOUBLE CASEMENT	3'-0"	4'-6"	ALUM. CLAD WD	EGRESS WINDOWS INDICATED W/ ★
FA1	FIXED OVER AWNING	2'-8"	4'-0"	ALUM. CLAD WD	

WINDOW NOTES

1. ANY NEW WINDOWS WITHIN 10 FEET OF AN ADJACENT DWELLING SHALL HAVE FROSTED GLAZING.
2. ALL WINDOWS TO BE RECESSED 2" FROM THE WALL PLANE.
3. RESCUE WINDOWS SHALL COMPLY W/ THE FOLLOWING:
   - MIN. OPENING HEIGHT 24"
   - MIN. OPENING WIDTH 20"
   - MAX. 44" MEASURED FROM THE FLOOR
   - 5.7 SQ. FT. MIN. AREA

B - 1 BEDROOM

ROOM	AREA
1.1 1-BEDROOM	
LIVING RM	321 SF
BEDROOM	135 SF
KITCHEN	106 SF
BATH	53 SF
HALL	30 SF
CLOSET	21 SF
UTILITY CLOSET	14 SF
COAT CLOSET	7 SF
LINEN CL.	3 SF
	689 SF
GSF	800 SF



CODE NOTES

GROSS SQUARE FOOTAGE: 800 SF

CEILING HEIGHTS: 8'-0", WITH POTENTIAL TO MAKE VAULTED

LIGHT AND AIR REQUIREMENTS:

LIVING RM - 321 SF
- LIGHTING: 25.7 SF (8%) IS REQUIRED. *APPROXIMATELY 49.0 SF PROVIDED.*
- VENTILATION: 12.8 SF (4%) IS REQUIRED. *APPROXIMATELY 56.4 SF PROVIDED.*

BEDROOM - 135 SF
- LIGHTING: 10.8 SF (8%) IS REQUIRED. *APPROXIMATELY 25.4 SF PROVIDED.*
- VENTILATION: 5.4 SF (4%) IS REQUIRED. *APPROXIMATELY 28.71 SF PROVIDED.*

OTHER NOTES:
- FRONT ENTRANCE FACES THE PUBLIC RIGHT OF WAY OR THE INTERIOR OF PROPERTY
- THE UNIT FEATURES ALL ELECTRICAL APPLIANCES
- WUI FIRE-RESISTANT MATERIALS AT PORCH, ROOF, DECKING, AND EAVES
- FOR DOWNSLOPING LOTS, BUILDING BASE WILL REQUIRE WATER TABLE / COURSE BAND WITH CONTRASTING DARKER STUCCO TO THE GROUND LEVEL

1/2" = 1'-0"

B1 1-BED - TUDOR - FLOOR PLAN | 1

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BUILDING DEPT STAMPING

CONSULTANTS

PROJECT
1915
PIEDMONT ADU PROGRAM

PROJECT ADDRESS

ISSUE DATE
10/18/2021

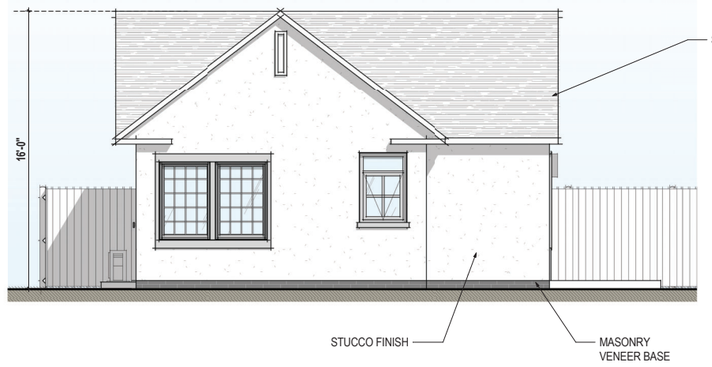
REVISIONS

NO.	DATE.

SCALE
As indicated

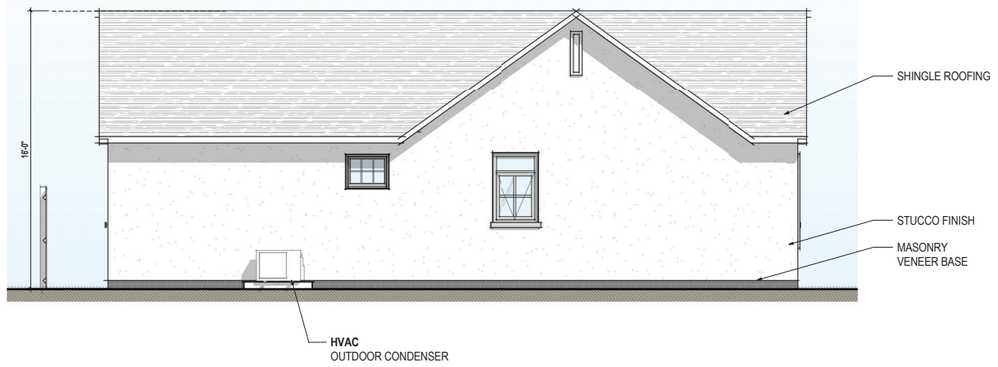
FLOOR PLAN

B1-1



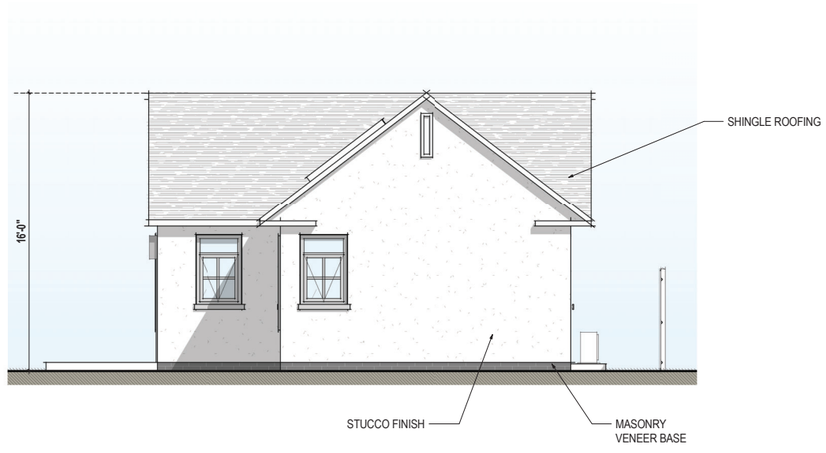
1/4" = 1'-0"

B1 - TUDOR - WEST ELEVATION 4



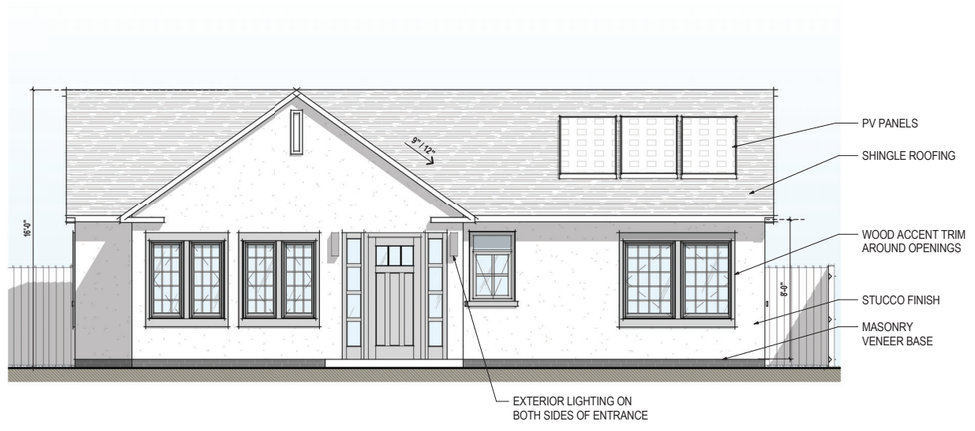
1/4" = 1'-0"

B1 - TUDOR - NORTH ELEVATION 2



1/4" = 1'-0"

B1 - TUDOR - EAST ELEVATION 3



1/4" = 1'-0"

B1 - TUDOR - SOUTH ELEVATION 1

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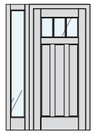
SCALE
1/4" = 1'-0"

ELEVATIONS

B1-2



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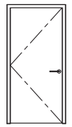

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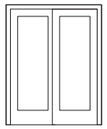
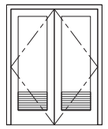


C1



D1

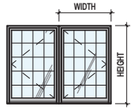
DOOR SCHEDULE - 1 BEDROOM

TYPE	DESCRIPTION	WIDTH	HEIGHT	MATERIAL	COMMENTS
A1	EXT. UNIT ENTRY	3'-0"	7'-0"	ALUM. CLAD WD OR WD	SIDELIGHTS VARY BY STYLE, SEE ELEVATIONS
B0	EXTERIOR DOOR	2'-0"	6'-8"	ALUM. CLAD WD OR WD	TO WATER HEATER CLOSET
B1	INTERIOR DOOR	2'-4"	6'-8"	WD	
B2	INTERIOR DOOR	2'-8"	6'-8"	WD	
C1	DOUBLE SLIDING - SINGLE FLAT PANEL	4'-0"	6'-8"	WD	
D1	DOUBLE SWING - SINGLE FLAT PANEL	4'-0"	6'-8"	WD	WITH PARTIAL LOUVERS

AWNING

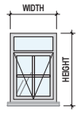
AW

DOUBLE CASEMENT



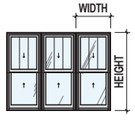
CS

FIXED OVER AWNING



FA

TRIPLE SINGLE HUNG



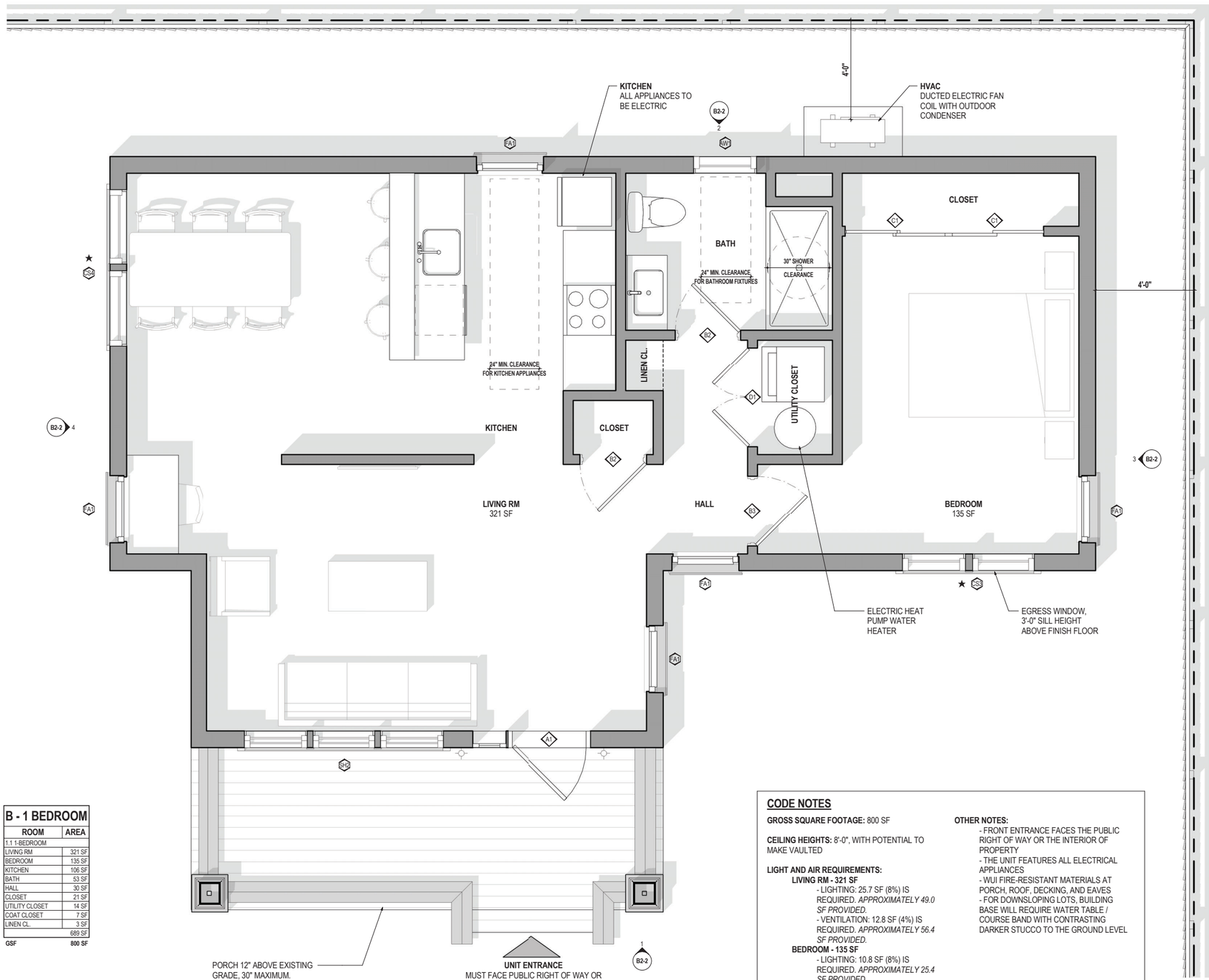
SH

WINDOW SCHEDULE - 1BED CRAFTSMAN

TYPE	DESCRIPTION	WIDTH	HEIGHT	MATERIAL	COMMENTS
AW1	AWNING	2'-6"	2'-0"	ALUM. CLAD WD	
CS1	DOUBLE CASEMENT	2'-0"	4'-6"	ALUM. CLAD WD	
CS4	DOUBLE CASEMENT	3'-0"	4'-6"	ALUM. CLAD WD	EGRESS WINDOWS INDICATED W/ ★
FA1	FIXED OVER AWNING	2'-8"	4'-0"	ALUM. CLAD WD	
SH2	TRIPLE SINGLE HUNG	2'-6"	4'-6"	ALUM. CLAD WD	

WINDOW NOTES

1. ANY NEW WINDOWS WITHIN 10 FEET OF AN ADJACENT DWELLING SHALL HAVE FROSTED GLAZING.
2. ALL WINDOWS TO BE RECESSED 2" FROM THE WALL PLANE.
3. RESCUE WINDOWS SHALL COMPLY W/ THE FOLLOWING:
   - MIN. OPENING HEIGHT 24"
   - MIN. OPENING WIDTH 20"
   - MAX. 44" MEASURED FROM THE FLOOR
   - 5.7 SQ. FT. MIN. AREA



B - 1 BEDROOM

ROOM	AREA
1.1 1-BEDROOM	
LIVING RM	321 SF
BEDROOM	135 SF
KITCHEN	106 SF
BATH	53 SF
HALL	30 SF
CLOSET	21 SF
UTILITY CLOSET	14 SF
COAT CLOSET	7 SF
LINEN CL.	3 SF
	689 SF
GSF	800 SF

CODE NOTES

GROSS SQUARE FOOTAGE: 800 SF

CEILING HEIGHTS: 8'-0", WITH POTENTIAL TO MAKE VAULTED

LIGHT AND AIR REQUIREMENTS:

LIVING RM - 321 SF
- LIGHTING: 25.7 SF (8%) IS REQUIRED. *APPROXIMATELY 49.0 SF PROVIDED.*
- VENTILATION: 12.8 SF (4%) IS REQUIRED. *APPROXIMATELY 56.4 SF PROVIDED.*

BEDROOM - 135 SF
- LIGHTING: 10.8 SF (8%) IS REQUIRED. *APPROXIMATELY 25.4 SF PROVIDED.*
- VENTILATION: 5.4 SF (4%) IS REQUIRED. *APPROXIMATELY 28.71 SF PROVIDED.*

OTHER NOTES:
- FRONT ENTRANCE FACES THE PUBLIC RIGHT OF WAY OR THE INTERIOR OF PROPERTY
- THE UNIT FEATURES ALL ELECTRICAL APPLIANCES
- WUI FIRE-RESISTANT MATERIALS AT PORCH, ROOF, DECKING, AND EAVES
- FOR DOWNSLOPING LOTS, BUILDING BASE WILL REQUIRE WATER TABLE / COURSE BAND WITH CONTRASTING DARKER STUCCO TO THE GROUND LEVEL

1/2" = 1'-0"

B2 1-BED - CRAFTSMAN - FLOOR PLAN | 1

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SCALE
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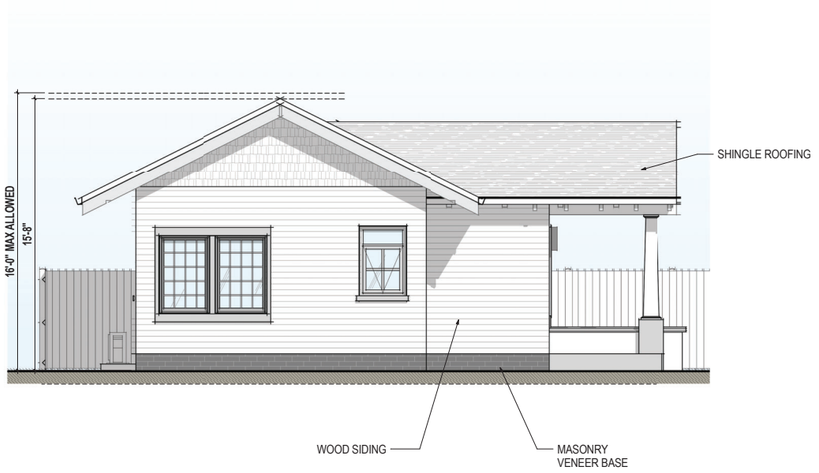
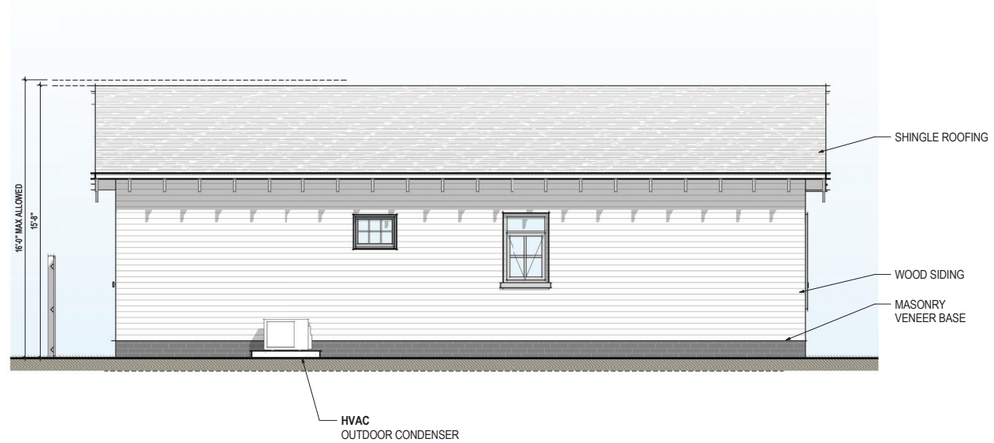
FLOOR PLAN

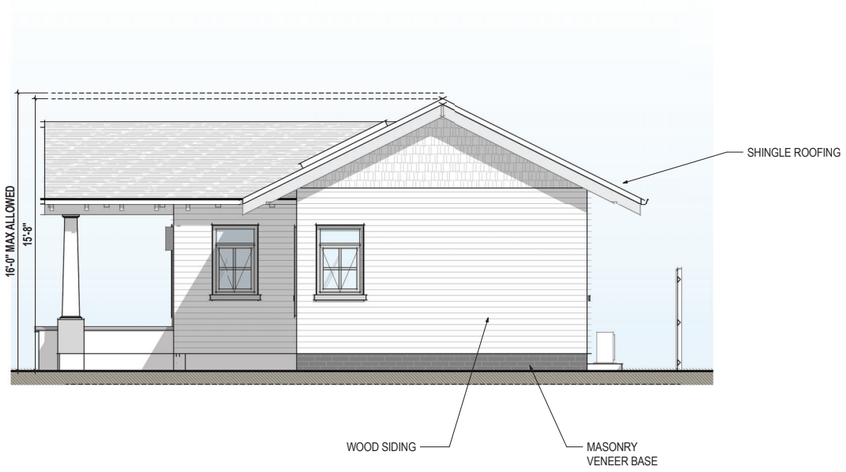
B2-1



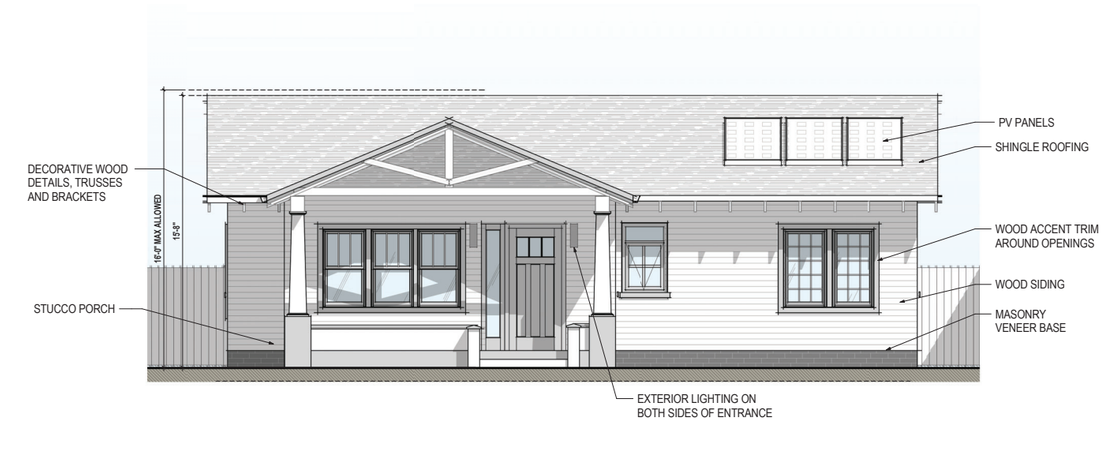
1/4" = 1'-0" B2 - CRAFTSMAN - WEST ELEVATION 4



1/4" = 1'-0" B2 - CRAFTSMAN - NORTH ELEVATION 2



1/4" = 1'-0" B2 - CRAFTSMAN - EAST ELEVATION 3



1/4" = 1'-0" B2 - CRAFTSMAN - SOUTH ELEVATION 1

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SCALE
1/4" = 1'-0"

ELEVATIONS

B2-2

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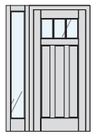

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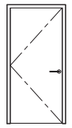

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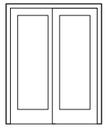

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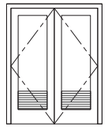


D1

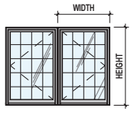
DOOR SCHEDULE - 1 BEDROOM

TYPE	DESCRIPTION	WIDTH	HEIGHT	MATERIAL	COMMENTS
A1	EXT. UNIT ENTRY	3'-0"	7'-0"	ALUM. CLAD WD OR WD	SIDELIGHTS VARY BY STYLE, SEE ELEVATIONS
B0	EXTERIOR DOOR	2'-0"	6'-8"	ALUM. CLAD WD OR WD	TO WATER HEATER CLOSET
B1	INTERIOR DOOR	2'-4"	6'-8"	WD	
B2	INTERIOR DOOR	2'-8"	6'-8"	WD	
C1	DOUBLE SLIDING - SINGLE FLAT PANEL	4'-0"	6'-8"	WD	
D1	DOUBLE SWING - SINGLE FLAT PANEL	4'-0"	6'-8"	WD	WITH PARTIAL LOUVERS

AWNING

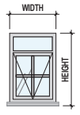
AW

DOUBLE CASEMENT



CS

FIXED OVER AWNING



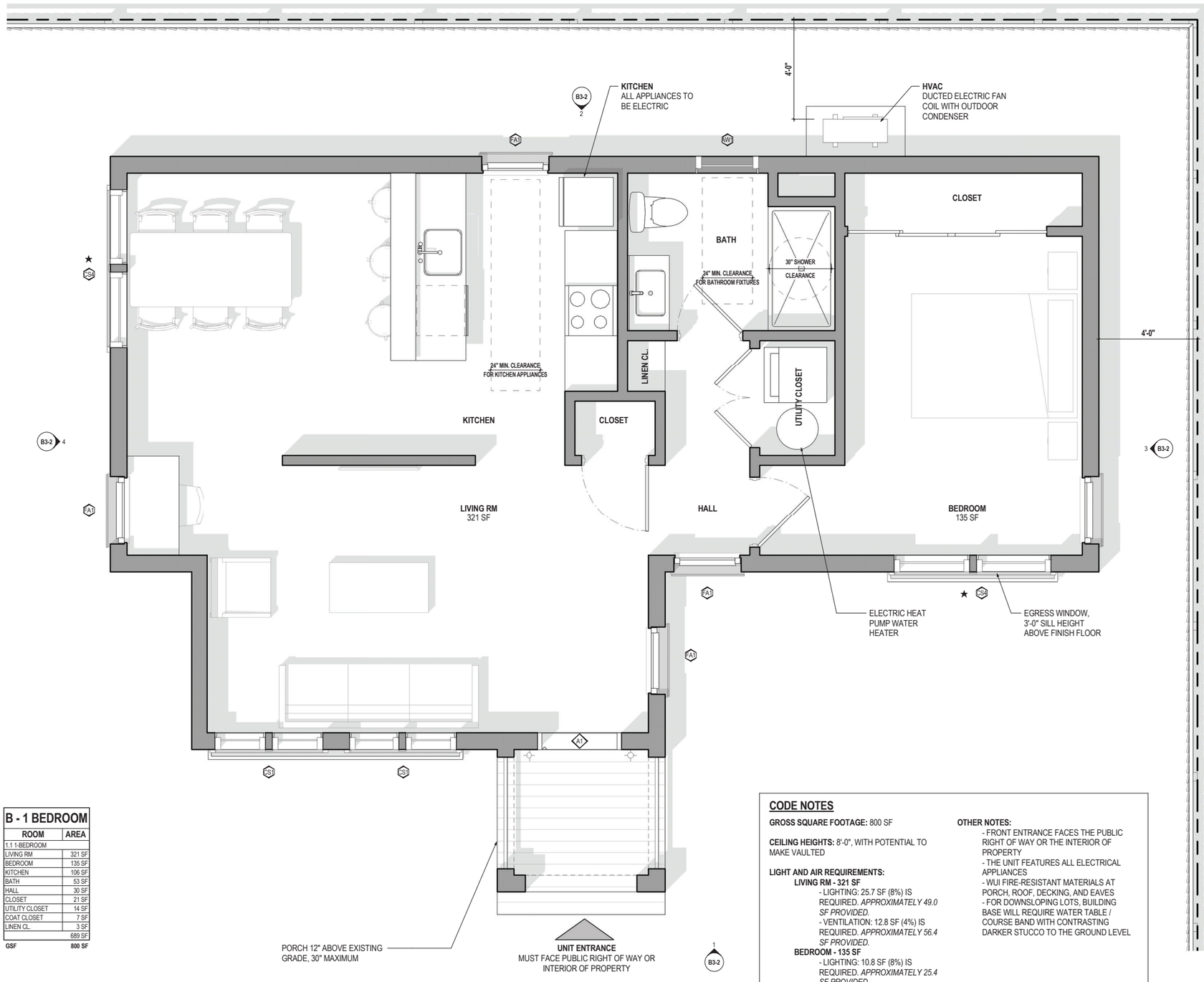
FA

WINDOW SCHEDULE - 1BED

TYPE	DESCRIPTION	WIDTH	HEIGHT	MATERIAL	COMMENTS
AW1	AWNING	2'-6"	2'-0"	ALUM. CLAD WD	
CS1	DOUBLE CASEMENT	2'-0"	4'-6"	ALUM. CLAD WD	
CS4	DOUBLE CASEMENT	3'-0"	4'-6"	ALUM. CLAD WD	EGRESS WINDOWS INDICATED W/ ★
FA1	FIXED OVER AWNING	2'-8"	4'-0"	ALUM. CLAD WD	

WINDOW NOTES

1. ANY NEW WINDOWS WITHIN 10 FEET OF AN ADJACENT DWELLING SHALL HAVE FROSTED GLAZING.
2. ALL WINDOWS TO BE RECESSED 2" FROM THE WALL PLANE.
3. RESCUE WINDOWS SHALL COMPLY W/ THE FOLLOWING:
   - MIN. OPENING HEIGHT 24"
   - MIN. OPENING WIDTH 20"
   - MAX. 44" MEASURED FROM THE FLOOR
   - 5.7 SQ. FT. MIN. AREA



B - 1 BEDROOM

ROOM	AREA
1.1 1-BEDROOM	
LIVING RM	321 SF
BEDROOM	135 SF
KITCHEN	106 SF
BATH	53 SF
HALL	30 SF
CLOSET	21 SF
UTILITY CLOSET	14 SF
COAT CLOSET	7 SF
LINEN CL.	3 SF
	689 SF
GSF	800 SF

CODE NOTES

GROSS SQUARE FOOTAGE: 800 SF

CEILING HEIGHTS: 8'-0", WITH POTENTIAL TO MAKE VAULTED

LIGHT AND AIR REQUIREMENTS:

LIVING RM - 321 SF
- LIGHTING: 25.7 SF (8%) IS REQUIRED. *APPROXIMATELY 49.0 SF PROVIDED.*
- VENTILATION: 12.8 SF (4%) IS REQUIRED. *APPROXIMATELY 56.4 SF PROVIDED.*

BEDROOM - 135 SF
- LIGHTING: 10.8 SF (8%) IS REQUIRED. *APPROXIMATELY 25.4 SF PROVIDED.*
- VENTILATION: 5.4 SF (4%) IS REQUIRED. *APPROXIMATELY 28.71 SF PROVIDED.*

OTHER NOTES:
- FRONT ENTRANCE FACES THE PUBLIC RIGHT OF WAY OR THE INTERIOR OF PROPERTY
- THE UNIT FEATURES ALL ELECTRICAL APPLIANCES
- WUI FIRE-RESISTANT MATERIALS AT PORCH, ROOF, DECKING, AND EAVES
- FOR DOWNSLOPING LOTS, BUILDING BASE WILL REQUIRE WATER TABLE / COURSE BAND WITH CONTRASTING DARKER STUCCO TO THE GROUND LEVEL

1/2" = 1'-0"

B3 1-BED - SPANISH - FLOOR PLAN | 1

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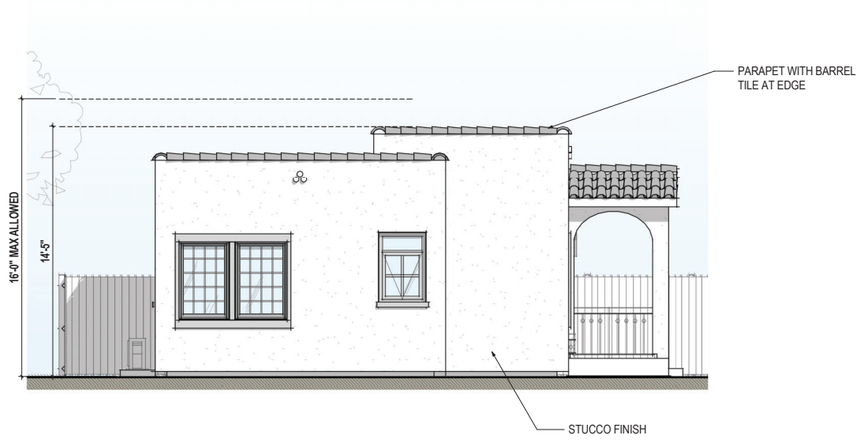
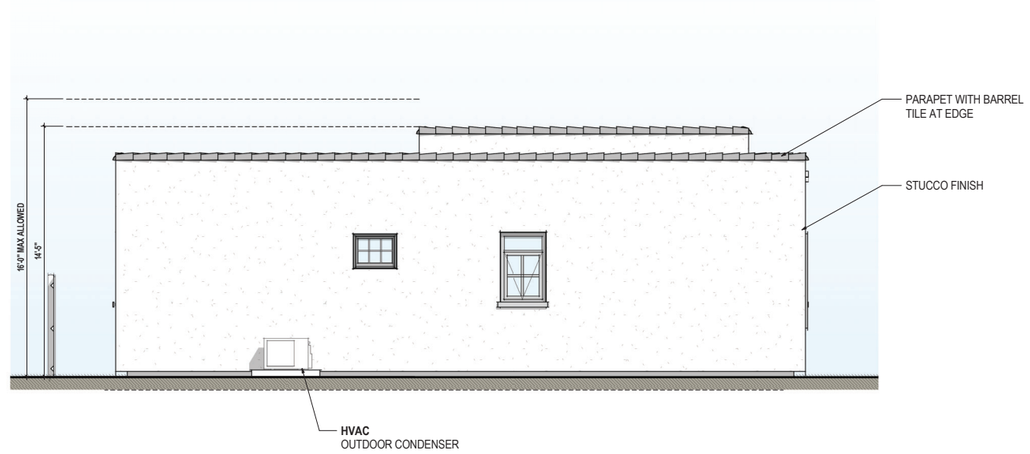
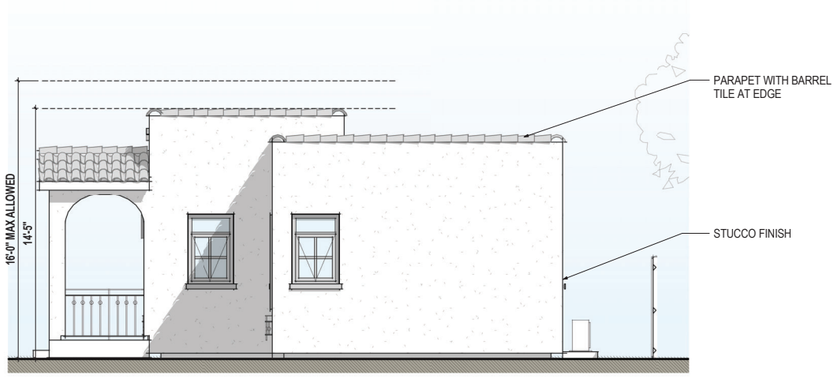
B3-1



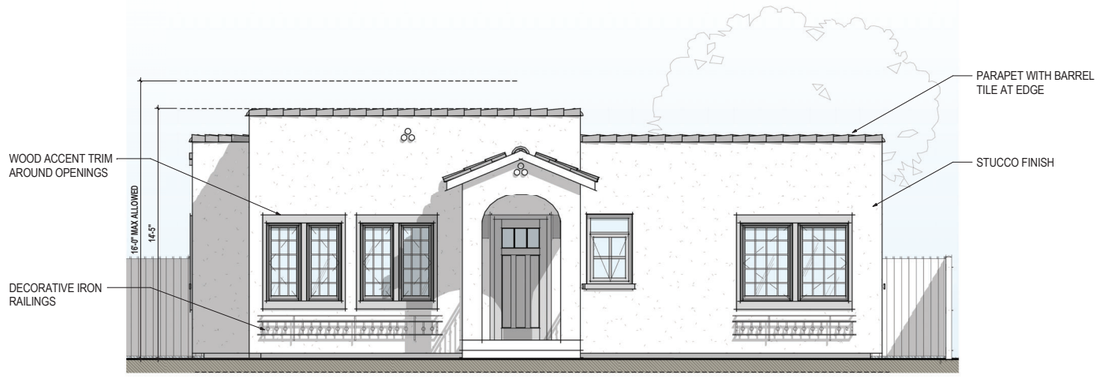
1/4" = 1'-0" B3 - SPANISH - WEST ELEVATION 4



1/4" = 1'-0" B3 - SPANISH - NORTH ELEVATION 2



1/4" = 1'-0" B3 - SPANISH - EAST ELEVATION 3



1/4" = 1'-0" B3 - SPANISH - SOUTH ELEVATION 1

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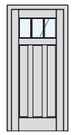
SCALE
1/4" = 1'-0"

ELEVATIONS

B3-2



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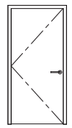

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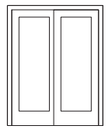
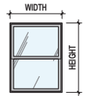


C1

DOOR SCHEDULE - GARAGE

TYPE	DESCRIPTION	WIDTH	HEIGHT	COMMENTS
A1	EXT. UNIT ENTRY	3'-0"	7'-0"	DETAIL TO MATCH ARCHITECTURAL STYLE OF MAIN HOUSE
B1	INTERIOR DOOR	2'-4"	6'-8"	
B2	INTERIOR DOOR	2'-8"	6'-8"	
C3	DOUBLE SLIDING - SINGLE FLAT PANEL	4'-0"	6'-8"	

SINGLE HUNG



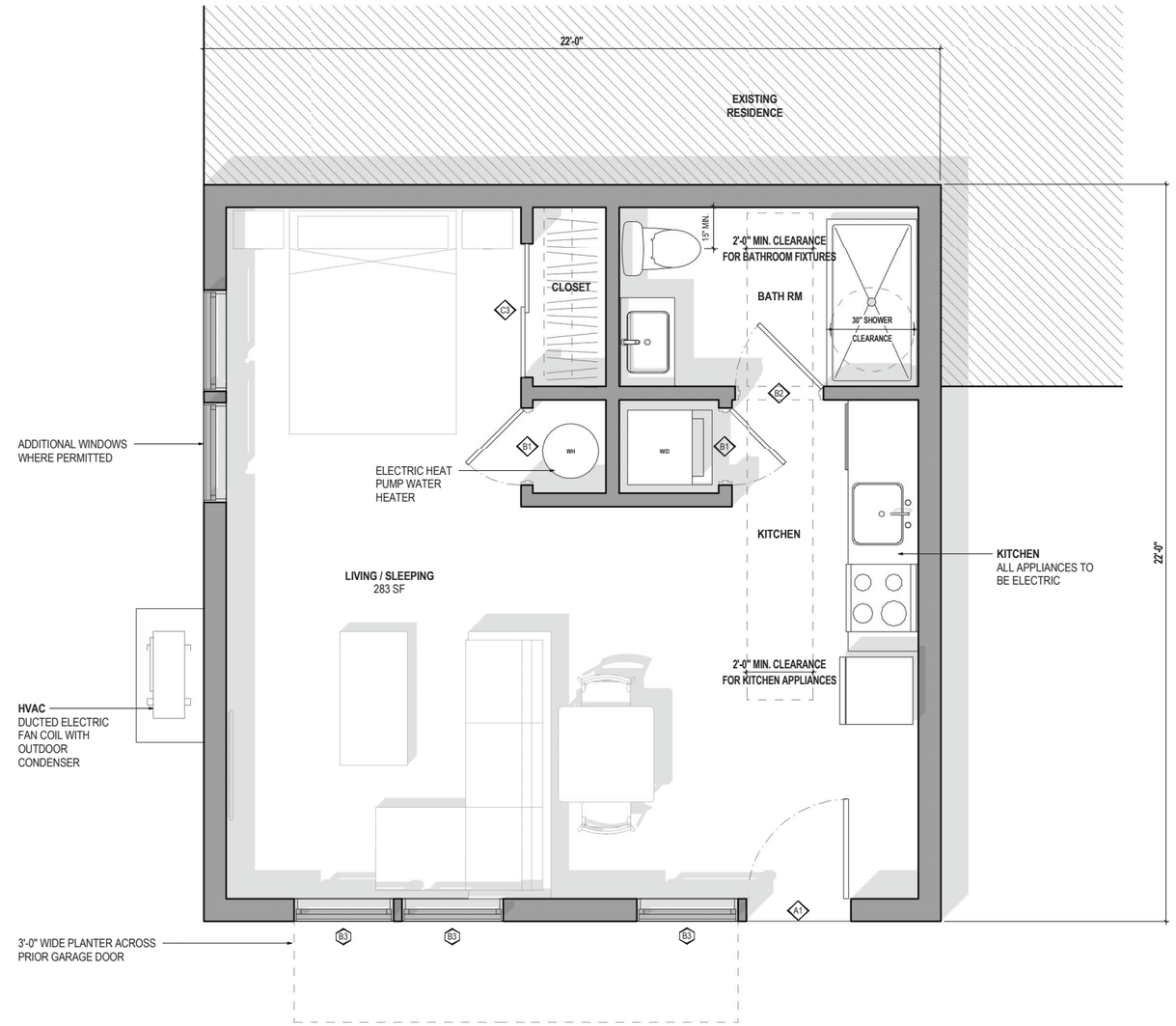
B3

WINDOW SCHEDULE - GARAGE

TYPE	DESCRIPTION	WIDTH	HEIGHT	COMMENTS
B3	DOUBLE HUNG	3'-0"	4'-0"	DETAIL TO MATCH ARCHITECTURAL STYLE OF MAIN HOUSE

WINDOW NOTES

1. ANY NEW WINDOWS WITHIN 10 FEET OF AN ADJACENT DWELLING SHALL HAVE FROSTED GLAZING.
2. ALL WINDOWS TO BE RECESSED 2" FROM THE WALL PLANE.
3. RESCUE WINDOWS SHALL COMPLY W/ THE FOLLOWING:
   - MIN. OPENING HEIGHT 24"
   - MIN. OPENING WIDTH 20"
   - MAX. 44" MEASURED FROM THE FLOOR
   - 5.7 SQ. FT. MIN. AREA



CODE NOTES

GROSS SQUARE FOOTAGE: 484 SF

CEILING HEIGHTS: DEPENDENT ON EXISTING CONDITION, MIN 7'-6"

LIGHT AND AIR REQUIREMENTS:

LIVING / SLEEPING - 283 SF

- LIGHTING: 22.6 SF (8%) IS REQUIRED. *APPROXIMATELY 26.6 SF PROVIDED.*
- VENTILATION: 11.32 SF (4%) IS REQUIRED. *APPROXIMATELY 16.08 SF PROVIDED.*

OTHER NOTES:

- THE UNIT FEATURES ALL ELECTRICAL APPLIANCES
- 3'-0" WIDE PLANTER REQUIRED ACROSS THE LOCATION OF THE PRIOR GARAGE DOOR, EXCEPT FOR WIDTH OF THE ENTRANCE DOOR

2.1 GARAGE CONVERSION

ROOM	AREA
2.1 GARAGE	
LIVING / SLEEPING	283 SF
KITCHEN	55 SF
BATH RM	48 SF
CLOSET	12 SF
W/D	8 SF
WH	6 SF
	412 SF
GSF	**484 SF**

1/2" = 1'-0"

C1- GARAGE 1

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FLOOR PLAN

C1-1

LWC