

City of Piedmont  
PLANNING COMMISSION AGENDA REPORT

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DATE: August 12, 2024

TO: Planning Commission

FROM: Kevin Jackson, Director of Planning & Building  
Pierce Macdonald, Senior Planner

SUBJECT: Informational Report and Study Session Introducing Approaches and Design Standards Chapter for Preparation of the Draft Moraga Canyon Specific Plan

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AGENDA ITEM NUMBER 3

RECOMMENDATION

This is an informational report for a study session for the preparation of a chapter of the Draft Moraga Canyon Specific Plan (MCSP). This study session is being held as a preliminary step prior to the completion of a draft specific plan. Staff recommends the Commission receive staff's report and a presentation from the JZMK Partners consulting team, followed by a discussion about the Commission's priorities related to architectural design approaches and standards for development.

EXECUTIVE SUMMARY

Site scenarios for the MCSP study area were last reviewed by the Planning Commission at a study session on January 8, 2024 to discuss priorities related to goals set forth by the City Council.

On January 22, March 1, and March 18, 2024, the City Council held study sessions to discuss land use options, phasing, roadway improvements, integration of market-rate and affordable units, fiscal impacts, and financial feasibility, such as residual land value. At the conclusion of these study sessions, the City Council directed City staff and the consultant team to refine and begin the preparation of a Draft Moraga Canyon Specific Plan that includes two options for the siting of the proposed multifamily housing: Option A on the south side of Moraga Avenue and Option B on the north side of Moraga Avenue. The Draft MCSP is expected to be published for public review later this year.

The intent of this report is to discuss the architectural design approaches and development of draft architectural design standards for new multifamily housing construction in the MCSP study area. The report also provides information on the City Council study sessions, the community workshop held on November 30<sup>th</sup>, and a summary of public comments received during the City Council study sessions and afterwards.

During the Commission's study session, staff and JZMK Partners will also provide a slide presentation with content from a draft chapter of the MCSP focused on architectural design to facilitate the discussion.

**BACKGROUND**

**Moraga Canyon Specific Plan Study Area**

As shown in Figure 1, the City owns five parcels (comprised of APN 050457901900, 050457902100, 050457908000, 048A700200303, and 050457906100), totaling roughly 18 acres on both the north and south sides of Moraga Avenue near Red Rock Road. North of Moraga Avenue are two parcels totaling approximately 12.8 acres that contain Coaches Field and Kennelley Skate Park recreational facilities, the Public Works corporation yard, two small parking lots, and open space on sloping terrain. South of Moraga Avenue there are three parcels totaling approximately 5 acres that provide an open space area known as Blair Park. The study area abuts Mountain View Cemetery to the north, and single-family residential neighborhoods to the east, south and west.

**Figure 1. Study Area**



**Housing Element Program 1.L**

As provided in the 6<sup>th</sup> Cycle Housing Element adopted by the City Council, the primary objective of Housing Element Program 1.L is to accommodate at least 132 dwelling units. On March 18, 2024, the City Council expressed a willingness to consider development up to 199 housing units, 60 of which would be affordable to households earning lower incomes. The text of Program 1.L is provided as a hyperlink in the Attachments section of this report.

## City Council Study Sessions

On January 22, March 1 and March 18, 2024, the City Council held study sessions to consider the advantages and challenges of various land use approaches. At the conclusion of the March 18, 2024 study session, the City Council directed staff to continue to study residential development on City-owned land on both the north and south sides of Moraga Avenue. The City Council dismissed the possibility that the City would pursue a multistory parking structure beneath Coaches Field and dismissed the possibility that residential development would occur on Coaches Field.

The Council was generally in favor of roadway improvements to be completed as part of development in Moraga Canyon and in favor of increasing the development potential in the Specific Plan if additional housing units (up to 199 housing units) could help make improvements to amenities in the Study Area more financially feasible. With concerns about the impacts on City financial resources relative to the sequencing of development associated with either option for multifamily development, the City Council emphasized fiscal responsibility and flexibility in the Specific Plan. The intent is to encourage any future development partner to propose development that results in the highest quality development, sound City fiscal responsibility, and the greatest community benefits for Piedmont.

## Public Engagement

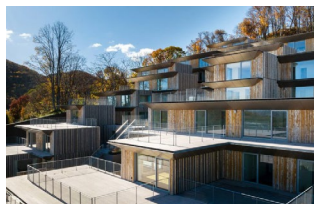
As part of this study session agenda item, the Planning Commission is asked to consider appropriate approaches to architectural design for the new multifamily housing development in the MCSP study area. Architectural design was not a focus of the City Council study sessions. However, architectural design is a critical consideration and has been a focus of public engagement, including a community survey and the November 30, 2023 Community Workshop, discussed below.

### *Public Opinion Survey:*

The Moraga Canyon Specific Plan Community Survey ran from September 20 to October 20, 2023. More than 1,100 community members participated in the survey. The survey was promoted broadly via digital, print, and in-person platforms. In the responses to the online public opinion survey, respondents expressed preferences for the following qualities in any future development:

- Design precedents like “Sea Ranch” and similar rural places
- Beauty, open space, green spaces, wildlife, oak trees, and natural setting
- Comfortable pedestrian environment, walkable and connected
- Retain hillsides and topography of the canyon
- Beautiful gateway to Piedmont
- Cohesive design and materials between market-rate and affordable developments

The online survey also asked respondents to rate images of various design approaches, forms, and materials, ranging in style from Contemporary to historical design precedents. Community members rated the following two images almost equally with an “ok” response (meaning neither bad nor good):



*November 30, 2023 Community Workshop:*

On November 30, 2023, a Community Workshop was held to provide information about the Moraga Canyon Specific Plan and to receive comments from members of the public. Provided as attachments to this report are a summary of the community workshop and comments received, a spreadsheet of comments received after the workshop, and thumbnail images of the open house presentation boards. The slide presentation and the presentation boards are provided as a [hyperlink](#) to this staff report and at PiedmontisHome.org.

The massing studies, included below, show the podium design concepts that were presented at the Community Workshop and at the City Council study sessions. The City Council directed staff at the March 18 study session to continue to develop these concepts in the Draft Moraga Canyon Specific Plan.

Concept 1



Concept 3



## DISCUSSION

### **Architectural Design Approaches and Standards for Development**

The approaches for the architectural design of the future multifamily residential buildings in the Specific Plan study area will be provided in Chapter 6, Building Design Standards, and Chapter 7, Architectural Styles, of the Draft MCSP. The Draft Specific Plan will be organized to present form, massing, and siting standards in Chapter 6 to support the range of designs included in Chapter 7, Architectural Styles (Attachment A). The content of Chapter 6 and other chapters of the MCSP will be brought to the Commission for its consideration once the Draft MCSP is posted for public review. Prior to completing the Draft MCSP, staff and the consulting team seek the Planning Commission's input on the preliminary content related to architectural style because of the Commission's expertise in this area.

Based on the research and public engagement to date, City staff and JZMK are presenting our recommendations for architectural design approaches and standards for multifamily housing in the MCSP study area (Attachment A). Each of the design approaches are expected to result in four to six-story multifamily residential buildings. The draft architectural design styles and standards for the MCSP have been developed to achieve the following goals:

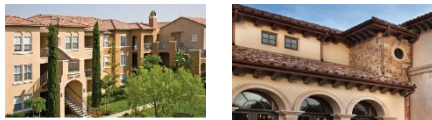
- Provide flexibility in architectural design while describing the City’s preferences for future development;
- Ensure highest-quality building forms and materials;
- Provide architectural standards that integrate the building design, access, and site improvements for both market-rate and affordable multifamily housing developments;
- Build with the existing topography of Moraga Canyon and encourage the siting of future development to reduce required grading activities and retaining walls;
- Create comfortable and attractive ground floor pedestrian environments; and
- Ensure landscaped open spaces to screen and soften future four- to six-story multifamily buildings.

### **Draft Chapter 7, Architectural Styles**

Although public engagement is on-going, City staff and JZMK Partners recommend that the Specific Plan define three architectural styles for multifamily residential buildings that are consistent with the desires of the Piedmont Community based on the feedback received through public engagement to date. The three styles organize and describe three preferred material palettes, window and door types and arrangements, building articulations, roof forms, architectural details, landscape features, and outdoor spaces. The recommended styles are broadly defined to provide flexibility in their implementation. The three styles, and a few representative images of each, in the preliminary draft Chapter 7 are:

- **Mediterranean**

The first style described in draft Chapter 7 is a combination of architectural styles that are characteristic of the homes and buildings in many Piedmont neighborhoods, including Mission, Monterey Colonial, Neoclassical, New Traditional, Prairie, and Spanish Revival, as well as styles found in the Mediterranean region. This style is identified by the use of stucco and stone finishes, gently sloping multiform roofs, arches, divided-lite windows and doors, and deeply recessed windows and doors.



- **Canyon Contemporary**

The Canyon Contemporary style consists of Contemporary architecture with elements of the Craftsman style, including wood and stone elements, deep eaves, porches and balconies, and flat, gable, and shed roofs. Buildings are designed to integrate with and open onto the landscape. Homes in Piedmont constructed in a similar style include 53 Cambrian Avenue.



- **Suburban Traditional**

The Suburban Traditional style is a Contemporary architectural style that includes elements, such as flat and gable roof forms, eaves and awnings, knee brace brackets, some divided-lite windows and doors, stucco and wood siding, and balconies and porches, associated with historical architectural styles. A multifamily development in a similar style can be found at 3955 Cerrito Avenue near Piedmont Avenue in Oakland.



### **Role of the Planning Commission During the MCSP Planning Process**

Piedmont City Code Section 25.3, Powers and Duties of the Planning Commission, states:

“It shall be the duty of the planning commission to investigate and make recommendations to the City Council concerning real property, subdivisions, lot building restrictions, planning and zoning matters as may be in the best interest of the City, and to grant or disapprove design review and variance applications. In addition, the commission shall have the following powers and duties:

- (a) To consider and make recommendations to the Council on matters affecting the design and aesthetics of buildings, structures and other improvements within the City;
- (b) To consider and make recommendations to the Council regarding methods of encouraging and promoting good design in construction within the City in order to maintain the high quality of aesthetic values which make the City unique.”

In addition, California Government Code Sections 65450-65457 sets forth requirements for the preparation and implementation of specific plans. The City Code and State law require that upon the completion of a draft specific plan the Planning Commission must hold at least one public hearing prior to forwarding its recommendation for approval or denial to the City Council. *Please note that this study session precedes the completion of a draft specific plan and does not serve as a public hearing at which the Commission is asked to make a recommendation to the City Council.*

For the Planning Commission’s discussion during this study session, staff seeks the Commission’s guidance on the content of the preliminary draft Chapter 7, including but not limited to the following items:

- design goals;
- the recommended architectural styles;
- the depth of the architectural design elements in each of the architectural styles to ensure the highest quality of design, building articulation, and materials; and
- the examples of architectural styles provided.

NEXT STEPS

City staff and JZMK Partners are in the process of preparing a Draft Moraga Canyon Specific Plan for public review and comment, as well as finalizing the project description to be studied pursuant to the California Environmental Quality Act (CEQA). The Planning Commission's discussion of the draft Chapter 7 architectural approaches for multifamily residential buildings during this study session will help inform this work. A final draft Moraga Canyon Specific Plan is expected to be completed and published in the next few months.

ATTACHMENTS

	<u>Pages</u>	
A	8-19	Draft Moraga Canyon Specific Plan Chapter 7, Architectural Styles
B	20-23	Minutes of Planning Commission Meeting on January 8, 2024
C	24	Minutes of City Council Meeting on January 22, 2024
D	25	Minutes of City Council Meeting on March 1, 2024
E	26-29	Minutes of City Council Meeting on March 18, 2024

**Related Documents**

[\*City of Piedmont 6<sup>th</sup> Cycle Housing Element, Adopted March 2023, Revised August 2023\*](#)

[\*Housing Element Program 1.L Specific Plan Text Excerpt\*](#)

[\*MCSP Community Workshop Presentation\*](#)

[\*MCSP Community Workshop summary and comments, compiled by Civic Edge Consulting\*](#)

[\*MCSP Compiled Public Comments\*](#)

07

DRAFT

# ARCHITECTURAL STYLES



## 07

## ARCHITECTURAL STYLES

### 7.1 PURPOSE

- To respond to local design precedents, regional climate conditions, and local building practices and materials.
- To draw from regional vernacular and contemporary styles, the “Mediterranean”, “Canyon Contemporary” and “Suburban Traditional” descriptions included herein are intended to establish a strong, consistent design image and direction that reflects the desires, aspirations, and vision of the City of Piedmont for Moraga Canyon.
- To communicate the essential features of each style. Within each style, required design elements relating to form and massing, roofs, walls and windows, materials and colors and architectural features are outlined.

### 7.2 OBJECTIVES

To define three architectural styles appropriate for Moraga Canyon, one of which shall be chosen by a developer to be applied to the multifamily residential development.

### 7.3 ARCHITECTURAL CONSISTENCY

The first multifamily architectural style to be chosen and developed within the Moraga Canyon Specific Plan shall be the architectural style that is applied to all remaining multifamily development.

## 7.4 MEDITERRANEAN

### STYLE DESCRIPTION

Largely drawing inspiration from a number of countries and cultures along the Mediterranean Sea, four distinct architectural styles are most prominent in the features that make up this blend of form and eclectic decoration, Italian Renaissance, Spanish Revival, Tuscan and Modern Mediterranean. Moorish and North African architectural detailing is also depicted within this all-encompassing style.

This architectural style is one of several prominent styles in Piedmont and can be found throughout mild climate

areas of America's Southwest.

Arches and columns draw extensive inspiration from the Italian Renaissance of the 16th century. Rustic stone facades and earth-toned exterior surface materials evoke a Tuscan look and feel. Brighter, multi-colored stucco is also common as seen in the French Riviera and Coastal Italy but more neutral color schemes are also common.

Design features most commonly present are symmetrical facades, clay tiles, ornate archways, intricate cornices, decorative window frames and wrought iron balconies, window grilles, and decorations.

### 7.4.1 ARCHITECTURAL FEATURES

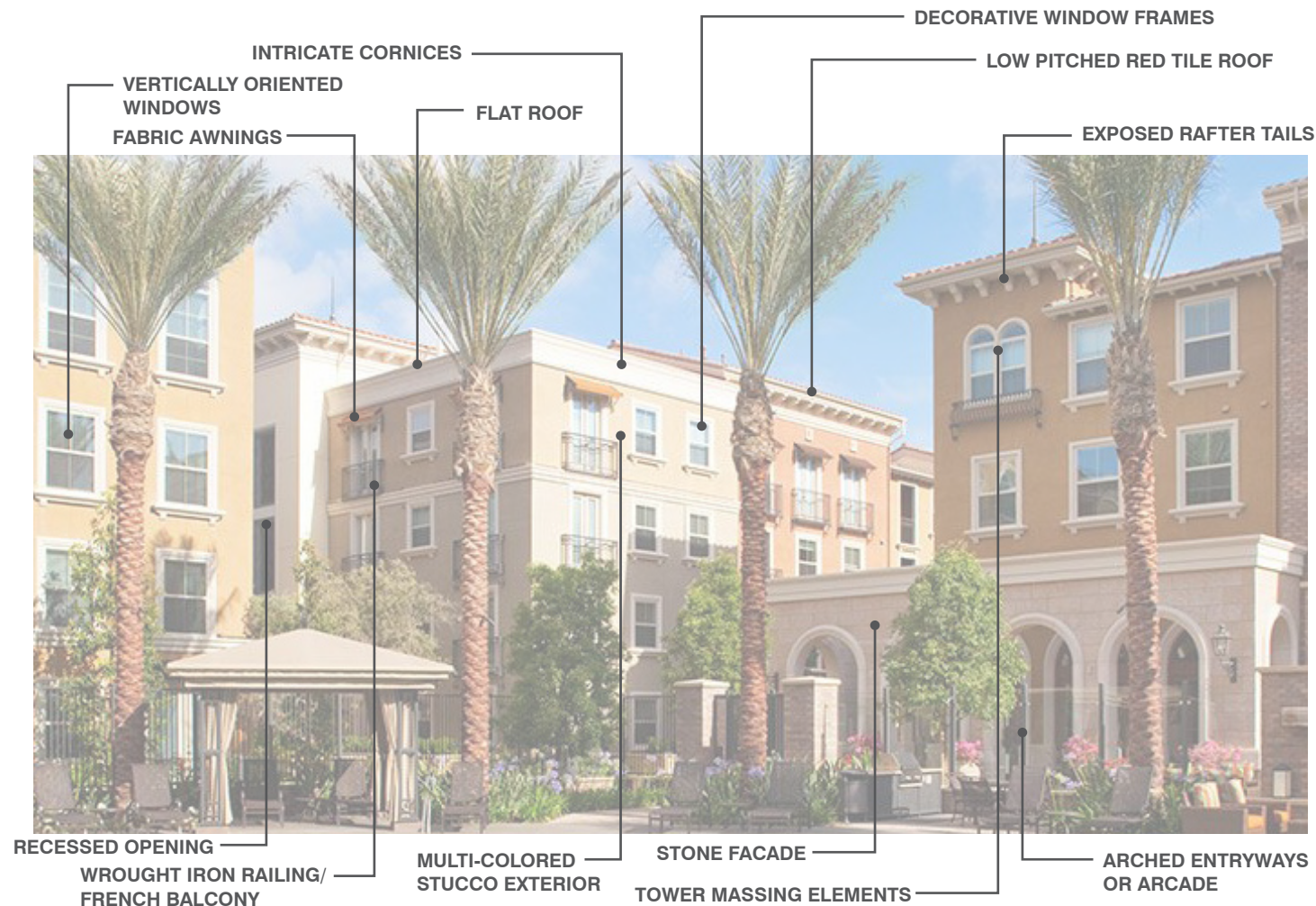


FIGURE 7.1: MEDITERRANEAN ARCHITECTURAL FEATURES

### ADDITIONAL EXAMPLES



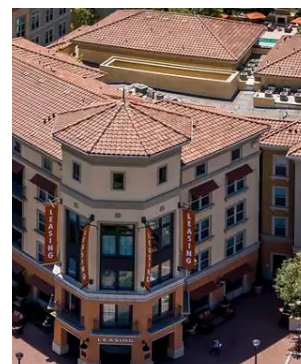
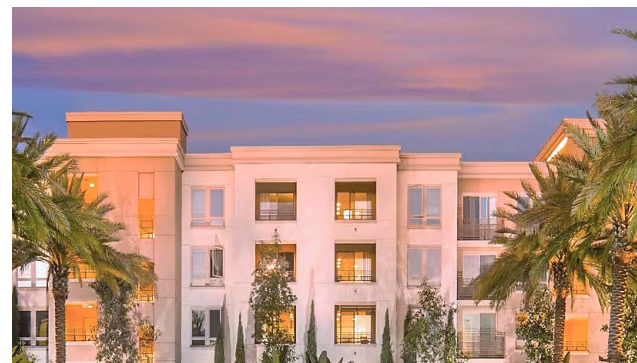
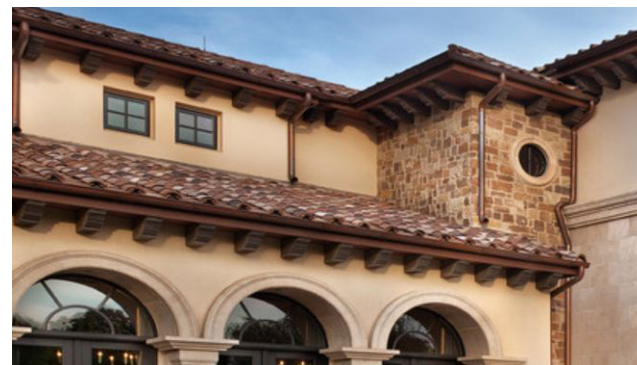
## 7.4.2 ROOFS

### REQUIRED ELEMENTS

- Flat or low to moderate-pitched roof (maximum 6:12 slope)
- Red, fired, clay tile roofs. Common shapes include Spanish (S-shaped), Straight Barrel Mission, Tapered Mission, or American Spanish.
- Overhanging eaves (minimum 24" on elevation that face a public street) with exposed rafter tails or beams
- Small 1'-0" or less decorative exposed rafter tails
- Clay or terracotta tile roofing as dominant roofing material
- Simple hip or gable roof with one intersecting gable roof or projected wing(s)

### OPTIONAL ELEMENTS (CHOOSE AT LEAST 2)

- Shed roof over porch
- Gabled and shed roofs, gabled roofs are on the side and front facing
- Intricate corniced parapet (flat roof behind)
- Brackets or knee braces at gabled ends
- Square Tower Hip Roof or Octagonal Turret



## 7.4.3 WALLS & WINDOWS

### REQUIRED ELEMENTS

- Vertically oriented rectangular or arched windows arranged in asymmetrical patterns
- Casement or double-hung sash with flat or arched lintels
- Walls shall be composed of predominantly flat surfaces
- Windows shall be recessed 3 to 12 inches from outer wall
- Divided lite windows

### OPTIONAL ELEMENTS (CHOOSE AT LEAST 1)

- Pedimented or framed windows
- Paired decorative wood shutters
- Awning
- Trellis
- Loggias

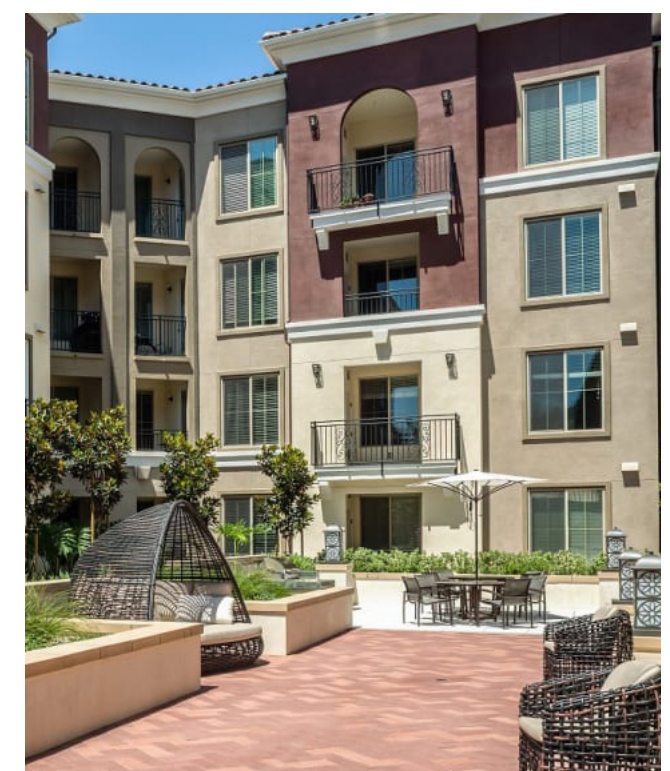
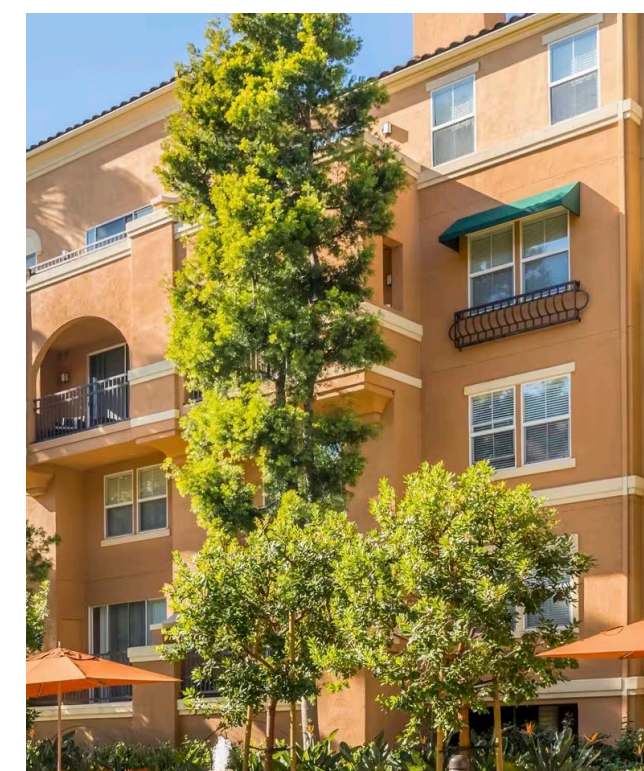
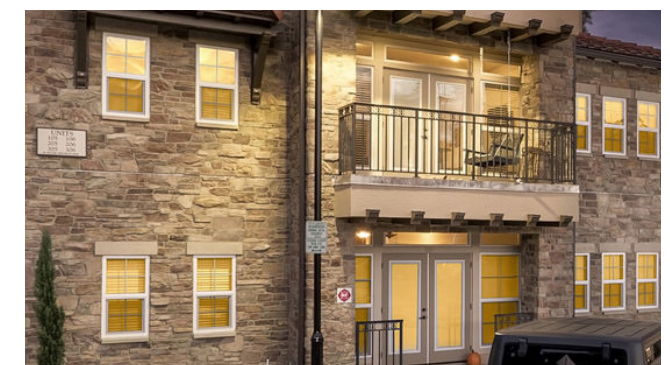


FIGURE 7.2: MEDITERRANEAN ROOFS

FIGURE 7.3: MEDITERRANEAN WALLS & WINDOWS

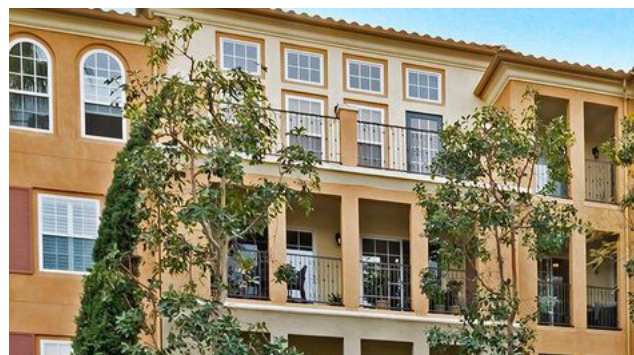
### 7.4.4 MATERIALS & COLORS

#### REQUIRED ELEMENTS

- Earth tones complementary to colors of native vegetation and natural landscape found in Moraga Canyon
- Rustic materials
- Neutral color scheme
- Stucco as dominant surface

#### OPTIONAL ELEMENTS

- Stone/faux-stone reflecting locally sourced rock
- Brick
- Stucco



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FIGURE 7.4: MEDITERRANEAN MATERIALS & COLORS

**7.4.5 DECORATIVE ACCENTS & DETAILS**

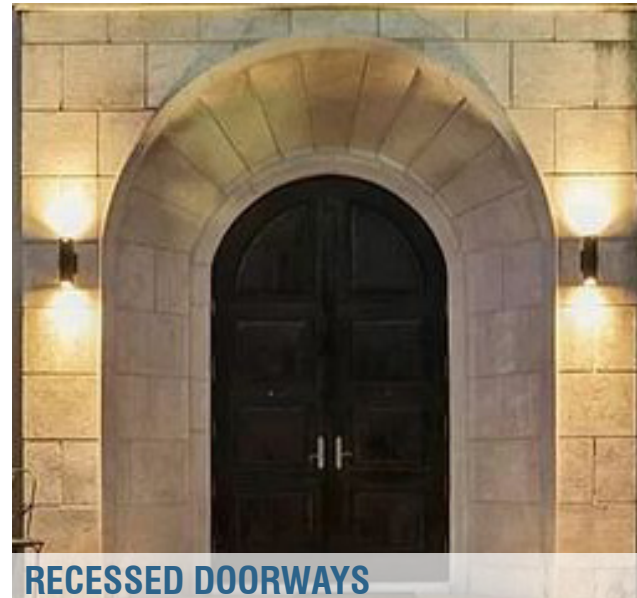
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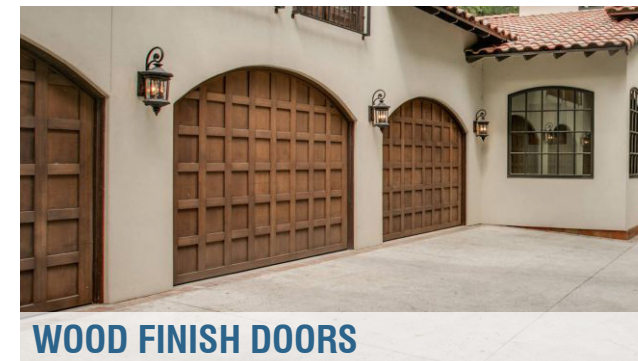
**WINDOW GRILLES**

Window grilles shall be placed on clerestory windows.



**RECESSED DOORWAYS**

Recessed doorways shall occur at building entrances.



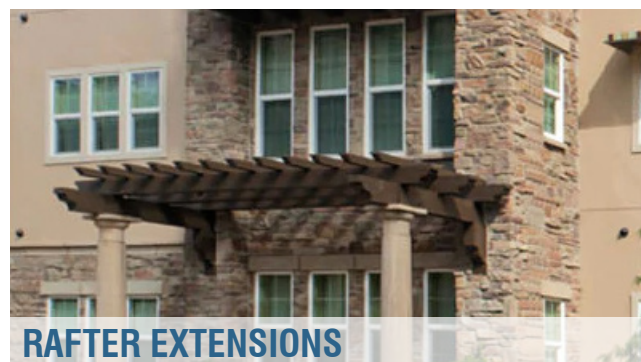
**WOOD FINISH DOORS**

Wood finish doors shall occur at pedestrian and vehicular entry doors.



**STUCCO/STONE FINISH CHIMNEY**

Stucco finish chimneys shall occur at a frequency of 1 per 200' linear feet of building perimeter.



**RAFTER EXTENSIONS**

Rafter extensions shall occur at a minimum 30% of second floor and above window openings.



**SHALLOW BALCONIES**

Shallow balconies shall occur at a minimum of 30% unit living space openings of second floor and above.



**AWNINGS**

Awnings shall occur at ground floor openings.



**DEEP OVERHANGS**

Deep overhangs shall occur along linear frontage of building roof.



**WROUGHT IRON LIGHT FIXTURES**

Wrought iron light fixtures shall occur at a building entrances and a minimum of 1 per 200 linear feet of building perimeter.



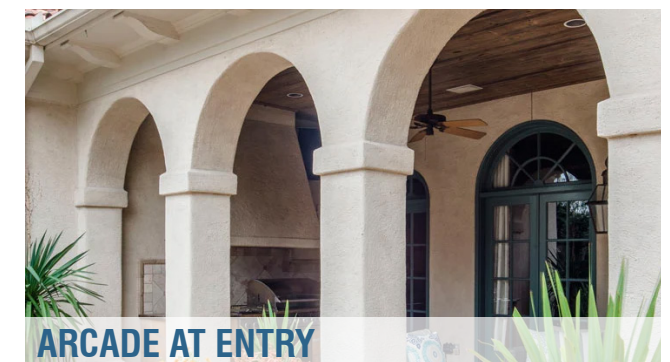
**COURTYARD**

Courtyards shall occur at building entrances.



**WROUGHT IRON RAILING**

Wrought iron railings shall occur at balconies.



**ARCADE AT ENTRY**

Arcades at entries shall occur at building entrances.

FIGURE 7.5: MEDITERRANEAN DECORATIVE DETAILS & ACCENTS

## 7.5 CANYON CONTEMPORARY

### STYLE DESCRIPTION

With its modern pitched roofs and natural color palette, the Canyon Contemporary architectural style integrates naturally within Moraga Canyon's hilly terrain. The Canyon themed architectural style is an evolution of the Mountain Rustic vernacular. This style combines the rustic elements of traditional mountain residential with the clean lines of contemporary architecture. The

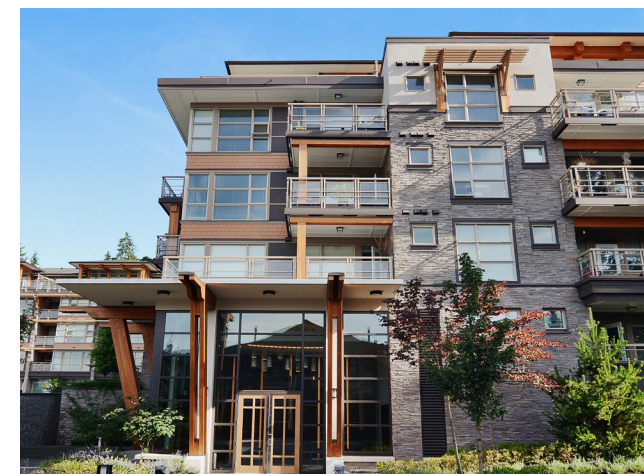
designs typically, and appropriately, focus on clean lines with large windows to allow for sweeping views of their surroundings, while utilizing alpine region rustic materials such as timber, structural or accent wood components and detailing, stacked stone, and lush landscaping.

### 7.5.1 ARCHITECTURAL FEATURES



FIGURE 7.6: CANYON CONTEMPORARY ARCHITECTURAL FEATURES

### ADDITIONAL EXAMPLES OF THE STYLE



### 7.5.2 ROOFS

#### REQUIRED ELEMENTS

- Gable, shed, flat, or shallow curve roof form (choose a maximum of 2)
- Overhangs

#### OPTIONAL ELEMENTS (CHOOSE AT LEAST 2)

- Trusses
- Exposed rafters
- Long single pitch
- Repetitive roof forms



FIGURE 7.7: CANYON CONTEMPORARY ROOFS

### 7.5.3 WALLS & WINDOWS

#### REQUIRED ELEMENTS

- Oversized windows & doors
- Clean lines
- Casement, awning, hopper or fixed windows
- Fewer mullions
- Rectangular windows (slanted top edge may follow roof pitch)

#### OPTIONAL ELEMENTS (CHOOSE AT LEAST 1)

- Battered accent walls
- Horizontal or vertical siding

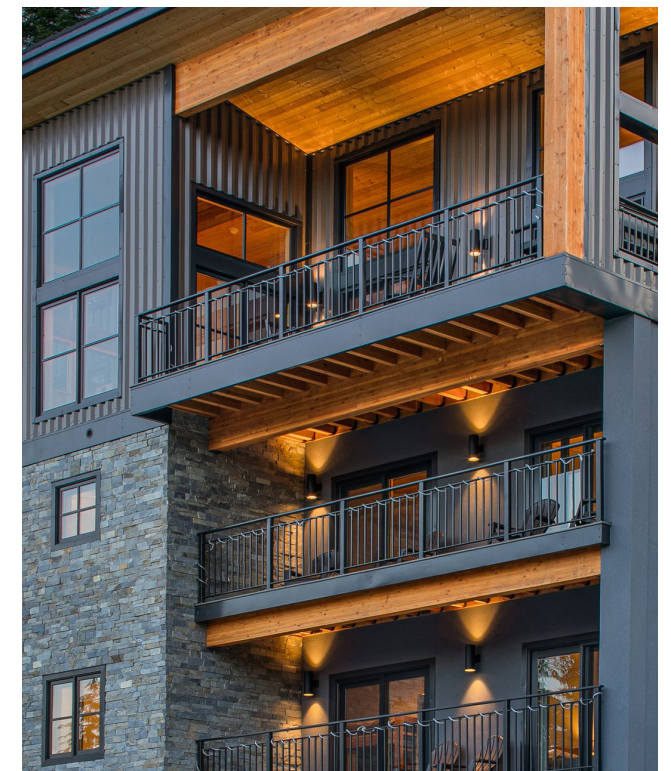
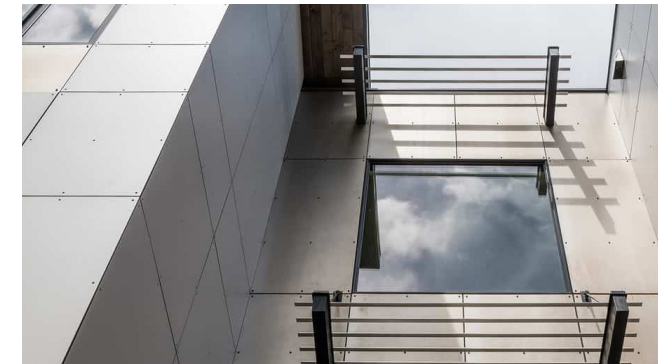


FIGURE 7.8: CANYON CONTEMPORARY WALLS & WINDOWS

### 7.5.4 MATERIALS & COLORS

#### REQUIRED ELEMENTS

- Earth tones complementary to colors of native vegetation and natural landscape found in Moraga Canyon
- Rustic materials
- Neutral color scheme

#### OPTIONAL ELEMENTS (CHOOSE AT LEAST 3)

- Stone/faux-stone reflecting locally sourced rock
- Wood/fiber cement siding
- Metal panels
- Stucco
- Concrete

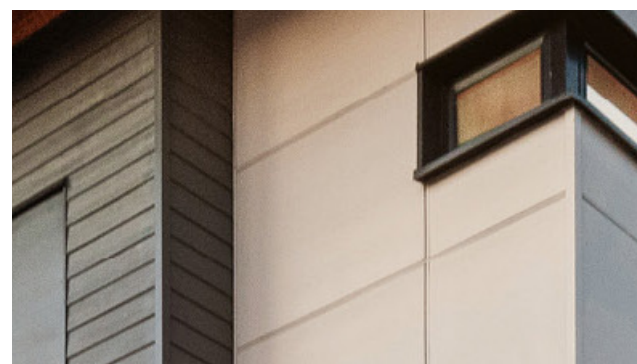
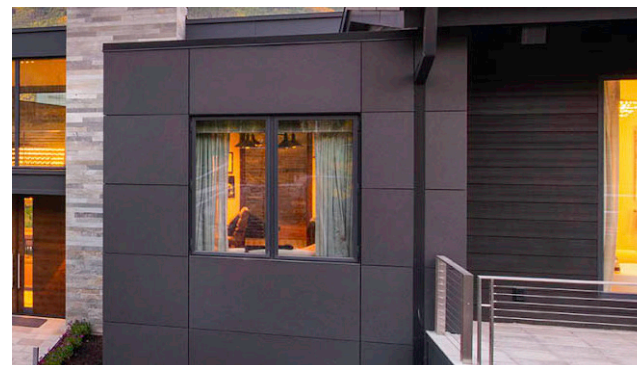


FIGURE 7.9: CANYON CONTEMPORARY MATERIALS & COLORS

### 7.5.5 DECORATIVE ACCENTS & DETAILS (CHOOSE AT LEAST 5)



Exposed steel hardware shall occur at minimum 30% of building facade.



Awnings shall occur at ground floor openings.



Metal lanterns/sconces shall occur at building entrances at a minimum or 1 per 200 linear feet of building perimeter.



Decorative rafters/beams shall occur along minimum 80% of linear frontage of building roof.



Metal/Cable railings shall occur at balconies.



Accent support columns/posts shall occur where structural support is required.

FIGURE 7.10: CANYON CONTEMPORARY DECORATIVE DETAILS & ACCENTS



## 7.6 SUBURBAN TRADITIONAL

### STYLE DESCRIPTION

Suburban Traditional is an interpretation of traditional rural residential forms and materials. This style reflects the agricultural and ranching history and regional context. As indicated in the accompanying precedent images and illustrative diagram, the style utilizes elements such

as vertical or horizontal wood siding, monochrome colors with contrasting accents and sparse or simple ornamentation. Roofs are typically medium to high-pitched. Minimal detailing often includes awnings, porches and wall-mounted gooseneck lights.

### 7.6.1 ARCHITECTURAL FEATURES



FIGURE 7.11: SUBURBAN TRADITIONAL ARCHITECTURAL FEATURES

### ADDITIONAL EXAMPLES



### 7.6.2 ROOFS

#### REQUIRED ELEMENTS

- Medium to high-pitched (minimum 6:12 slope)
- Front and/or side facing gables
- Variation in heights and/or planes
- Asphalt shingle, metal roofs or synthetic slate shingles

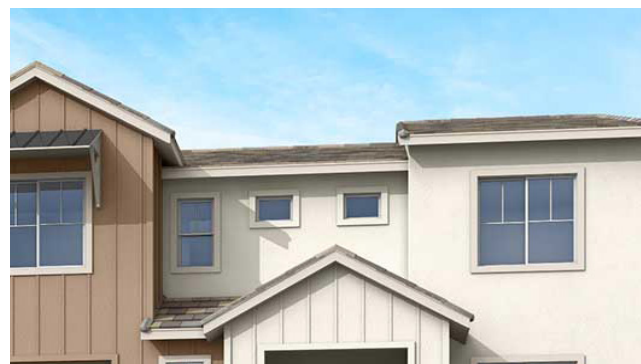


FIGURE 7.12: SUBURBAN TRADITIONAL ROOFS

### 7.6.3 WALLS & WINDOWS

#### REQUIRED ELEMENTS

- Utilize board and batten siding, corrugated panels to give texture and variation to exterior walls
- Siding materials include wood, engineered wood, steel or fiber cement
- Minimal molding around window and door openings
- Double hung or casement windows with muntins
- Double hung or casement windows with muntins

#### OPTIONAL ELEMENTS (CHOOSE AT LEAST 1)

- Horizontal or vertical siding
- Contrast color of window sash with color of the body of the building

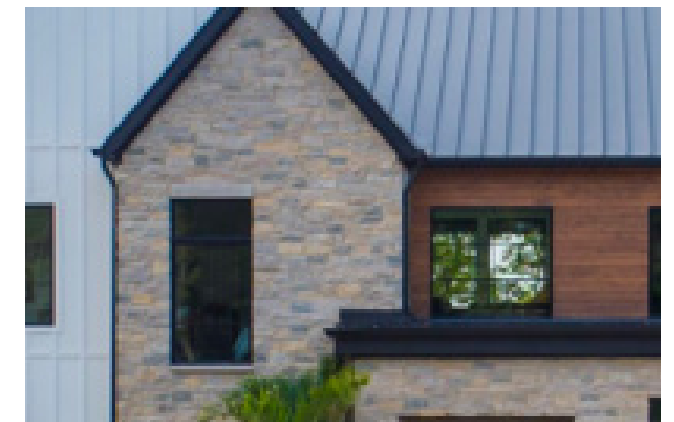


FIGURE 7.13: SUBURBAN TRADITIONAL WALLS & WINDOWS

### 7.6.4 MATERIALS & COLORS

#### REQUIRED ELEMENTS

- Earth tones complementary to colors of native vegetation and natural landscape found in Moraga Canyon
- Unadorned materials: metal, wood, masonry
- Neutral or muted colors shall be predominant
- Monochrome accents of doors, windows or architectural features

#### OPTIONAL ELEMENTS (CHOOSE AT LEAST 2)

- Brick
- Wood appearance ceramic tile
- Wood
- Stucco

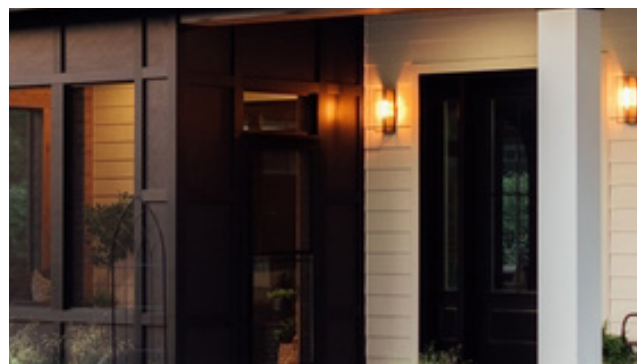


FIGURE 7.14: SUBURBAN TRADITIONAL MATERIALS & COLORS

### 7.6.5 DECORATIVE ACCENTS & DETAILS

PICK 4 OF THE FOLLOWING



**WIDE PORCH WITH SIMPLE COLUMNS**  
Wide porch(es) with simple columns shall occur at building entrances.



**METAL AWNING WITHOUT SIDES**  
Metal awning without sides shall occur at groundfloor openings.



**DARK SHUTTERS AND WINDOW SLASHES**  
Dark shutters and window sashes shall occur at window openings.



**IRON-INSPIRED BARN STYLE LIGHTING**  
Iron Inspired barn style lighting shall occur at building entrances and a minimum of 1 per 200 linear feet of building perimeter.



**SHED DORMERS**  
Shed dormers shall occur at a minimum of 50% of upper story openings.



**CARRIAGE-STYLE GARAGE DOORS**  
Carriage-style garage doors shall occur at vehicular entry doors.

FIGURE 7.15: SUBURBAN TRADITIONAL DECORATIVE DETAILS & ACCENTS

**PIEDMONT PLANNING COMMISSION - Excerpt**

Regular Meeting Minutes for Monday, January 8, 2024

A Regular Session of the Piedmont Planning Commission was held on Monday, January 8, 2024, both in person and via ZOOM teleconference, in accordance with Government Code Section 54953. The agenda for this meeting was posted for public inspection on December 21, 2023, in accordance with the General Code Section 54954.2 (a).

**CALL TO ORDER**

Chair Douglas Strout called the meeting to order at 5:32 p.m.  
A break was taken from 7:27 p.m. until 7:54 p.m.

**ROLL CALL**

Present: Commissioners Rani Batra, Aradhana Jajodia, Julie Ortiz, Wayne Rowland, Douglas Strout, and Justin Zucker

Staff: Planning & Building Director Kevin Jackson, Senior Planner Pierce Macdonald, Associate Planner Gopika Nair, Assistant Planner Steven Lizzarago, Assistant Planner Joshua Muller, and Administrative Assistant Mark Enea, Deputy City Attorney Deepa Sharma

**PUBLIC FORUM**

There was no **public testimony**.

**REGULAR SESSION**

The Commission considered the following items of regular business:

**APPROVAL OF MINUTES****Resolution 01-PL-24**

RESOLVED, that the Planning Commission approves as presented its meeting minutes of the December 11, 2023, regular meeting of the Planning Commission.

Moved by Jajodia, Seconded by Zucker

Ayes: Batra, Jajodia, Rowland, Strout, Zucker

Noes: None

Absent: None

**CONSENT CALENDAR**

By procedural motion, the Commission placed the following application on the Consent Calendar as noted:

- 546 Blair Avenue, DRPC2023-029 (Design Review Permit)

**Resolution 02-PL-24**

RESOLVED, that the Planning Commission approves the Consent Calendar as noted.

Moved by Batra, Seconded by Jajodia

Ayes: Batra, Jajodia, Rowland, Strout, Zucker

Noes: None

Absent: None

At the end of the meeting, the following Resolution was approved adopting the Consent Calendar item.

**Design Review,  
546 Blair Avenue,  
DRPC2023-029**

**Resolution 023-DRPC-29**

WHEREAS, the Property Owners are requesting permission to install a new pool and renovate existing landscape and hardscape within the rear yard, which construction requires a design review permit, and

WHEREAS, after reviewing the application, plans, and any and all testimony and documentation submitted in connection with such application and after visiting the subject property, the Piedmont Planning Commission finds that the project is categorically exempt under the California Environmental Quality Act, CEQA, pursuant to CEQA Guidelines Section 15303, Class 3 (e), New Construction or

There was no **public testimony** received.

**Study Session – Moraga Canyon Specific Plan**

Planning & Building Director Kevin Jackson stated that staff and JZMK Partners will provide a report and presentation on the status of the preparation of a Moraga Canyon Specific Plan (MCSP) and discuss the Commission’s priorities and concerns.

Andrew Watkins, representing JZMK Partners, presented that the MCSP is a program of the certified 6<sup>th</sup> Cycle Housing Element, that accommodates 132 new housing units, and includes recreation uses and the Public Works Corporation Yard. Planning work began in September 2023 to be completed by the end of 2024, and the affordable housing program is expected to secure Alameda County Measure A-1 (2016) funding.

A “Specific Plan” is a comprehensive, action-oriented planning and zoning document for a defined geographic area. Specific Plans bridge the gap between the general policy-oriented language of a city’s “Specific Plan” by providing detailed criteria for the development of specific sites.

The MCSP will study all City-owned land in Moraga Canyon, including Blair Park Open Space, Coaches Field, Kennelly Skate Park, and the City’s Public Works Corporation Yard. The end goal is to create a detailed plan for how to incorporate 132 units of new housing, 60 of which would be reserved for households with lower incomes; maintain, replace and improve existing City facilities (Corp Yard), open space, and recreational amenities; and improve traffic as well as pedestrian, bicycle and wildfire safety.

The Moraga Canyon Specific Plan Community Survey ran from September 20 to October 20, 2023. More than 1,100 community members participated in the survey. The survey included questions about which benefits of the MCSP are most important, how often do people visit Moraga Canyon, and what qualities of Moraga Canyon were valued the most.

Andrew Watkins described the existing site conditions and preliminary concepts for the specific plan. He noted that some site improvements that can be utilized in any plan include better mobility, recreation, public works, and housing. Ease of access to the site is important for mobility and a signalized control at the Red Rock Road intersection would improve access. Possible recreation improvements include new sports fields, parking, and a skate area. Public Works would improve their facilities and space. Housing includes the 132 units. The market-rate and affordable housing project needs to operate somewhat independently.

Mr. Watkins continued that the specific plan options considered the walk-up, the wrap, and the podium building types. The podium building type was chosen because it uses land efficiently. Mr. Watkins described slides showing each of four land use options. Option 1 would include housing development in Blair Park open space, preserve and expand Coaches Field, preserve the Corporation Yard, improve pedestrian and bicyclist safety and access, and increase parking and transit access. Option 2 would include combining public recreation on Blair Park open space, minor impacts to the Corporation Yard, increase parking and transit access, improve pedestrian and bicyclist safety and access, and multiple development sites on Coaches Field side with common open space amenity. Option 3 would move the Corporation Yard to Blair Park Open Space, improve the soccer field and skate park, increase parking and transit access, improve pedestrian and bicyclist safety and access, facilitate hillside housing development, and avoid infrastructure relocation. Option 4 would include preserve Blair Park Open Space, improving the soccer field and skate spot, with under-field parking, increasing transit access, improving pedestrian safety and access, as well as

hillside housing development, avoiding infrastructure relocation, and connecting open space along Moraga Ave.

A feasibility study is currently underway. The feasibility study will assess the development feasibility of the MCSP Area given the proposed program, current market values, and infrastructure and development costs. The fiscal study evaluates ongoing, annual impacts of the MCSP at buildout to the City's General Fund. The feasibility study considers the residual land value (RLV) values (sales prices and capitalized rents) minus development costs (horizontal infrastructure and vertical construction). RLV identifies supportable land value and is used to assess gaps in feasibility. The fiscal study for the annual General Fund impact reviews key City documents, such as the FY 2023-2024 budget (adopted). It estimates revenues including property tax, property tax in-lieu of VLF, property transfer tax, parcel tax, rental tax, and other revenues. It estimates expenditures in coordination with departments on anticipated expenditures given new service population from 132 new housing units. Further feasibility analysis will include refining programmatic assumption across alternatives, Residual Land Value analysis, and exploring financing mechanisms to defray infrastructure costs and improve project development feasibility.

The November 30, 2023, workshop's key themes included:

- Attendees were generally supportive of housing in Moraga Canyon
- Concern for meaningful combination of market-rate and affordable housing
- Questions regarding alternative placement of the two single-family homes
- Traffic and pedestrian and cyclist safety
- Traffic calming and congestion smoothing measures along Moraga Avenue
- Hiking trail(s) addition received positive feedback
- Preservation of Coaches Field and Blair Park Open Space recreation areas is a priority for many residents
- Option 4 received the most comments, with praise for the preservation of open space in the Canyon. Some comments questioned the financial viability and impact of building the playfield atop a garage structure.

Commissioner discussed the traffic analysis, options to preserve the Corporation Yard, improvements to the Corporation Yard buildings, road widening where the new housing units are located by the Corporation Yard in Option 2, a plan for a visual separation. Commissioners discussed protections for bicyclists from cars, and analysis of bottlenecks on Moraga Avenue for ingress and Commissioners requested information and development assumptions for the market-rate and affordable housing, such as is there a parking podium underneath, and requested more detail regarding the infrastructure impacts ratings table included in the presentation slides.

Mr. Watkins responded that a traffic analysis is part of the Specific Plan. He noted that where the Corporation Yard is preserved in its existing location, there are not plans to make improvements to the buildings. Yes, a new scope would need to be added if a build new scenario is needed for the Corporation Yard in its existing location. Mr. Watkins explained that there will be some widening of certain areas of Moraga Avenue. The Specific Plan concept anticipates that there will be visual separation, such as vegetation etc., between the Corporation Yard and residential units. In addition, there will be bicyclist roadway striping on the uphill bike lane only, and the traffic consultants will study more details on that. The Specific Plan concept mitigates parking podiums are underneath the housing. Mr. Watkins noted that the impact 4 score for option 4 was due to the big impact of the parking garage. He noted that in general, the options with housing closer to Moraga Avenue would have a small

advantage for fire risk. H also noted that there has not been a study for the useful life of the existing facilities in the Corporation Yard.

**Public testimony** was received from:

Ralph Catalano Pam Hirtzer, Liz Lummis O'Neil, Julie Waters, Irene Cheng, Kirk Peterson, Marj Blackwell and Andy Madeira stated their concerns about the project, which included safety and traffic hazards along Moraga Avenue and crossing it, the segregation of housing units, escape routes during a wildfire, parking, privacy impacts from the proposed hiking trail, the impacts from the proposed single-family housing at Maxwellton Road and Abbott Way, the detouring of traffic during construction, the architectural character of the development, the lack of detailed costs and public funding,

Piedmont's moral imperative to develop affordable housing the impediment public infrastructure improvements present to the development of affordable housing, and the availability of public funding sources to build affordable housing.

Chair Strout stated that it would be beneficial to choose an optimal plan, if the utilities impact matrix could be expanded. Some concerns are access to site, parking, traffic impact, constructability, number of phases of construction, future growth potential, Corporate Yard (stay the same or add cost to the scope), green space, and acoustics.

Commissioner Batra stated all these steps help to visualize what the project could look like. She noted that safety and public funds could be determining factors in an option being chosen. She asked if options should be narrowed at this point, or should they all be left in play?

Commissioner Zucker stated that if there are aspects of the proposals that are not permitted, they shouldn't be considered because it would be a waste of time. In regard to public financing and viability, there have been issues with things being built in a certain timeline within the 6<sup>th</sup> Cycle. Things need to be lined up in order to get the housing Piedmont needs in the 6<sup>th</sup> Cycle.

Director Jackson stated the next step is to hear the particular concerns with any of the options that are relevant to the Commission and Council. The next public City Council study session will be held on January 22, 2024. The City Council may give some direction on how to proceed to develop a draft of the Moraga Canyon Specific Plan.

Commissioner Zucker asked about Option 2. Mr. Watkins stated that the idea is to understand the site's potential for residential buildings.

Commissioner Batra stated it's important to integrate different income levels and it should be a principle of any of the options that get finalized.

Mr. Watkins stated the cost analysis will be provided at the City Council meeting.

Commissioner Rowland stated housing is based on the needs of the consumer of housing. The needs could be very different for affordable housing residents versus fair market residents. Mr. Rowland suggested the City focus on the needs of the actual resident, and what is best for them.

**Design Review,  
139 Lexford Road,  
DRPC2023-018**

The Property Owners are requesting permission to construct a new 4,573-square-foot single-family residence on an existing vacant lot in Zone A. The new residence is proposed to be four levels with three bedrooms, two bathrooms, a half bath, a ceramic tile roof, dining room, kitchen, family room, office, laundry room, elevator, and

## PIEDMONT CITY COUNCIL

Special Meeting Minutes for Monday, January 22, 2024

A Special Session of the Piedmont City Council was held Monday, January 22, 2024, at 801 Magnolia Avenue, Piedmont, CA 94611. In accordance with Government Code Section 54954.2(a), the agenda for this meeting was posted for public inspection on January 18, 2024.

### CALL TO ORDER

Mayor Cavanaugh called the meeting to order at 6:00 p.m.

### ROLL CALL

Present: Mayor Jennifer Cavanaugh, and Councilmembers Jennifer Long, Conna McCarthy, and Tom Ramsey

Absent: Betsy Smegal Andersen

Staff: City Administrator Rosanna Bayon Moore, Police Chief Jeremy Bowers, Fire Chief David Brannigan, Public Works Director Daniel Gonzales, Planning and Building Director Kevin Jackson, Finance Director Michael Szczech, Recreation Director Chelle Putzer, City Clerk Anna Brown, Deputy City Attorney Deepa Sharma, and Senior Planner Pierce Macdonald.

### SPECIAL AGENDA

The Council considered the following items of special business:

#### **Study Session for the Preparation of a Moraga Canyon Specific Plan, Including the Receipt of a Presentation on the Plan Development Status and a Discussion of Council Priorities**

The City Council received a presentation by consultants JZMK Partners on the following topics of the Moraga Canyon Specific Plan:

- Project Background
- Existing Conditions
- Community Survey
- Site Improvements
- Specific Plan Options
- Feasibility & Fiscal Studies

The council held a discussion on their priorities regarding the site improvements, the specific plan options, and the feasibility and fiscal studies.

### Public Forum

Written public comment was submitted by: Garrett Keating, Jennifer M., and Marj Blackwell

Public Testimony was provided by the following: Keith Dierkx, Ralph Catalano, Marj Blackwell, Alice Talcott, Louis Liss, Carol Galante, Andy Madeira, Liz Lummis O'Neil, Bruce Joffe, Moira Chapman, Iman Novin, Lawrence Siskind, Malcolm Talcott.

### ADJOURNMENT

There being no further business, Mayor Cavanaugh adjourned the meeting at 9:20 p.m.



## PIEDMONT CITY COUNCIL

### Special Meeting Minutes for Friday, March 1, 2024

A Special Session of the Piedmont City Council was held Friday, March 1, 2024, at 801 Magnolia Avenue, Piedmont, CA 94611. In accordance with Government Code Section 54954.2(a), the agenda for this meeting was posted for public inspection on February 28, 2024.

#### **CALL TO ORDER**

Mayor Cavanaugh called the meeting to order at 10:05 a.m.

#### **ROLL CALL**

Present: Mayor Jennifer Cavanaugh, Vice Mayor Betsy Smegal Andersen, and Councilmembers Jennifer Long, Conna McCarthy, and Tom Ramsey

Staff: City Administrator Rosanna Bayon Moore, Police Chief Jeremy Bowers, Fire Chief David Brannigan, Public Works Director Daniel Gonzales, Planning and Building Director Kevin Jackson, Finance Director Michael Szczech, City Clerk Anna Brown, Deputy City Attorney Deepa Sharma, and Senior Planner Pierce Macdonald.

#### **SPECIAL AGENDA**

The Council considered the following items of special business:

##### **Study Session for the Preparation of a Moraga Canyon Specific Plan, Including the Receipt of a Presentation on the Plan Development Status and a Discussion of Council Priorities**

The City Council received a presentation by consultants JZMK Partners on the following topics of the Moraga Canyon Specific Plan:

- Goals and Schedule
- Specific Plan Options
- City Council Inquiries from the previous study session held on January 22, 2024
- Phasing

The council held a discussion on their priorities for the specific plan options and phasing.

#### **Public Forum**

Written public comment was submitted by: Friends of Moraga Canyon via Marj Blackwell, Ralph Catalano, Tom Gandesbery, Patty Siskind and Randolph Wu

Public Testimony was provided by: Tom Gandesbery, Deborah Leland, Ralph Catalano, Marj Blackwell, Andy Madeira, Randy Wu, Andy Hempeck, and Liz Lummis O'Neil.

#### **ADJOURNMENT**

There being no further business, Mayor Cavanaugh adjourned the meeting at 12:02 p.m.

## PIEDMONT CITY COUNCIL

Special and Regular Meeting Minutes for Monday, March 18, 2024

A Special and Regular Session of the Piedmont City Council in the City Hall Council Chambers, 120 Vista Avenue, was held on March 18, 2024. In accordance with Government Code Section 54954.2, the agenda for this meeting was posted for public inspection on March 14, 2024.

<b>CALL TO ORDER</b>	Mayor Cavanaugh called the Regular Session meeting to order at 6:00 p.m. with the Pledge of Allegiance and announced no reportable actions from the Special Meeting.
<b>ROLL CALL</b>	Present: Mayor Jennifer Cavanaugh, Vice Mayor Betsy Smegal Andersen, and Councilmembers Jennifer Long, Conna McCarthy, and Tom Ramsey  Staff Present: City Administrator Rosanna Bayon Moore, City Attorney Michelle Marchetta Kenyon, Fire Chief Dave Brannigan, Planning and Building Director Kevin Jackson, Recreation Director Chelle Putzer, Public Works Director Daniel Gonzales, Police Chief Jeremy Bowers, Communications Program Manager Echa Schnieder, and City Clerk Anna Brown
<b>PUBLIC FORUM</b>	There was no <b>Public Comment</b> received.
<b>CONSENT CALENDAR</b>	The Consent Calendar consisted of the following items:
<b>Minutes</b>	Approval of City Council Minutes for 1/22/2024, 3/1/2024, and 3/4/2024
<b>Approval of the 2022-2023 Audited Financial Statements</b>	Approval of the Acceptance of the 2022-2023 Audited Financial Statements (0100)
<b>Approval of a Consultant Services Agreement for a Staffing and Organizational Assessment and Fee Study</b>	Approval of a Consulting Services Agreement with Matrix Consulting Group in an Amount Not to Exceed \$69,955 to Conduct a Staffing and Organizational Assessment, a Fee Study for Piedmont's Planning & Building Department (0045)
<b>Approval of Amendments Related to the Piedmont Community Pool Project</b>	Approval of a Third Amendment to the City's Agreement with Griffin Structures at an Amount Not to Exceed \$248,433, with an Amended Overall Budget of \$1,462,448, and Approval of a Second Amendment to the City's Agreement with ELS Architecture for the Piedmont Community Pool Project in an Amount Not to Exceed \$34,324.25 and an Amended Overall Budget of \$2,585,118.25. (0045)
	<b>Public Comment</b> was received from: Keith Dierks asked for speakers to move closer to the microphones to be audible.
	<b>Resolution 15-2024</b> RESOLVED, that the City Council approves the Consent Calendar as presented. Moved by Andersen, Seconded by McCarthy

Ayes: Andersen, Cavanaugh, Long, McCarthy, Ramsey  
Noes: None  
Abstain: Andersen (meeting minutes for 1/22/24)

**REGULAR AGENDA**

The Council considered the following items of regular business:

**Consideration of an Award for the Piedmont Emergency Dispatch Center Modernization Project Contract**

Public Works Director Daniel Gonzales presented the consideration of an award for the contract of the Piedmont Emergency Dispatch Center Modernization Project to Giant Construction LLC in the Amount of \$1,815,400, approval of an Overall Construction Budget of \$2,087,710, and a finding that the Project is categorically exempt under the California Environmental Quality Act (CEQA). He recapped the 2017-2019 Facility Assessment Reports for the police department building and recommendations, American Rescue Plan Act funding, consultant support and bidding, a complete and responsive low bid within the 2023-24 facilities budget amount from Giant Construction LLC, itemized project improvements, timeline, and team.

Additional comments and response to Council questions were provided by Police Chief Jeremy Bowers and Fire Chief Dave Brannigan.

There was no **Public Comment** received.

**Resolution 16-2024**

RESOLVED, that the City Council Approves of the Award of a Contract for the Piedmont Emergency Dispatch Center Modernization Project to Giant Construction LLC in the Amount of \$1,815,400, Approval of an Overall Construction Budget of \$2,087,710, and a Finding that the Project is Categorically Exempt Under the California Environmental Quality Act. Moved by Andersen, Seconded by McCarthy

Ayes: Andersen, Cavanaugh, Long, McCarthy, Ramsey  
Noes: None  
Absent: None  
(0045)

**Consideration of a Refined Draft Moraga Canyon Specific Plan Approach**

City Administrator Rosanna Bayon Moore expressed gratitude to staff and the community for participating in the study session to refine the parameters of the Moraga Canyon Specific Plan and consider a resolution directing staff to refine the approach to the preparation of Draft Moraga Canyon Specific Plan.

Planning & Building Director Kevin Jackson noted the housing crisis in the State of California, State legislation in the Housing Element Update for the 6<sup>th</sup> Cycle, 587 housing unit allocation certification and zoning code and General Plan Amendments to reflect the changes, Program 1-L for development of 132 units on underutilized City land, and California Department of Housing and Development (HCD) review, approval, and goals of the Housing Element. He relayed research, community outreach, and study sessions efforts which revealed a preliminary consensus for four plan options for the project, concerns, and preferences. Mr. Jackson stated that the preliminary conclusion at the March 1 study session directed staff to prepare a refined Draft Moraga Canyon Specific Plan and relayed the suggested refinements and development characteristics and preferences for a request for proposal (RFP).

Andrew Watkins, Principal, Director of Urban Design & Planning of JZMK was in attendance and responded to questions from Council.

**Public Comment** was received from:

Pam Hertzner and Marj Blackwell expressed support for option 3 and concern for traffic safety, Ralph Catalano cautioned the Council if selecting option 1, Karen Harley plead with the City Council to distribute income groups throughout the City and reconsider the density, Elise Collins supported building on the south side, economic diversity, increasing the population, and prioritizing housing, and Randy Wu proposed keeping Coaches Field.

The following speakers expressed support for option 1: Jill Lindenbaum, Claire Parisa, Carol Galante, Rick Holliday, Irene Cheng, Sarah Karlinsky, Alice Talcott, Vincent Fisher, Deborah Leland, and Andy Madeira.

After a lengthy deliberation, Council reached consensus on providing the following direction for the preparation of a Draft Moraga Specific Plan:

- 1- Exclude site plan options 2 and 4 as presented to the City Council on March 1, 2024;
- 2- Include site plan options 1 and 3 to provide flexibility to potential developers to choose a plan that optimizes the development of housing and community benefits, including improvements to the Moraga Avenue roadway;
- 3- Explore increasing the number of market-rate units, currently at 72, to up to 139 in order to better fund community amenities;
- 4- Eliminate a skating facility as a goal of the plan, and instead seek the development of other community facilities, such as a dog park, a playground, or a pickleball court; and
- 5- Include the community benefits of an under-14 soccer field, youth baseball/softball field, batting cages, artificial field turf, and ballfield seating.

(0775)

**Piedmont Community Pool Project Update**

Mr. Gonzales noted the progress of the project despite the challenges presented by the weather.

George Sanen, Project Executive of Griffin Structures, relayed the significant progress on the project site and completed tasks in the past quarter and related photos, weather challenges, next quarter activities, construction schedule, project challenges, budget management, and hard work to resolve issues and accelerate the project.

There was no **Public Comment** received.

(0270-1022)

**REPORTS AND ANNOUNCEMENTS**

Councilmember Long announced that on April 24 the Planning Commission will hold a Design Sustainability Awards Gala.

Councilmember McCarthy announced the completion of the tree trimming contract, plantings in Piedmont Park for Bushy Dell Creek, the formation of a subcommittee to prepare an annual Parks Commission report for Council, replacement tree at Bellevue and Mountain Avenues, Linda Off Leash Park use, Dracaena ADA ramp access, online Heritage Tree nominations due on

March 22, April 3 Park Commission meeting, Arbor and Earth Day celebration on April 26 from 3-6 pm, and public safety survey on disaster preparedness on the City's website.

Councilmember Ramsey announced the Bunny Blast event this Sunday in Piedmont Park and Play Like a Girl event on May 5.

Vice Mayor Andersen announced the Food Fest on April 20 in Piedmont Park.

Mayor Cavanaugh announced the volunteer recognition event on April 1 and looked forward to incoming volunteers.

**ADJOURNMENT**

With no further business, Mayor Cavanaugh adjourned the meeting at 9:44 p.m.