City of Piedmont
PLANNING COMMISSION AGENDA REPORT

DATE: August 11, 2025

TO: Planning Commission

FROM: Kevin Jackson, Director Planning & Building
Gopika Nair, Senior Planner

SUBJECT: Study Session for Objective Standards Project and Preliminary Draft Objective Design Standards for 1-4 Unit Housing Development

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AGENDA ITEM NUMBER 5

RECOMMENDATION

This is an informational report for a study session for the preparation of a chapter of the Draft Objective Design Standards. This study session is being held as a preliminary step prior to the completion of a draft objective design standards (ODS) document. Staff recommends the Commission receive staff's report and a presentation from the Good City Company consulting team, followed by a discussion about the Commission's priorities related to 1–4-unit housing standards for development.

EXECUTIVE SUMMARY

Piedmont's **6th Cycle Housing Element**, adopted in March 2023, is a crucial step in the City's effort to address state housing mandates. Building on a history of design guidelines dating back to 1988, the City has already amended its standards to include objective design standards (ODS) for ADUs and multi-family/mixed-use projects. The City has also adopted revised zoning standards consistent with the Housing Element.

However, additional work has been necessary to implement the following Housing Element programs that entail the development of objective design standards:

- Program 1.J states, in part: "To help create additional housing sites and additional housing and respond to community interest in this housing type during development of the Housing Element, the City will adopt objective design standards for single-family zones (Zone A and Zone E) to help streamline review and approval of projects on properties that are eligible for lot splits and/or additional units under SB 9.
- Program 4.M states, in part: "Consistent with State law, including SB 35 and SB 330, the City will adopt objective design standards for multi-family and residential mixed-

use projects. The purpose of these standards is to expedite the approval and development process for such projects and support the City in meeting its housing goals."

On August 19, 2024, the City Council approved an agreement with Good City Company (Good City) and its subconsultant, Van Meter Williams Pollack (VMWP), to prepare objective design standards for one-to-four-unit residential development and to update the City's existing standards for accessory dwelling units (ADUs), multi-family housing, and mixed-use development. Since then, the project team has engaged with the community through various events and a survey to gather public input.

During the Commission's meeting on August 11, 2025, Good City Company will provide a slide presentation consisting of a summary of the information in this report.

BACKGROUND

On August 12, 2024, the Planning Commission appointed Commissioners Aradhana Jajodia and Julie Ortiz to an Ad Hoc Subcommittee (ODS Subcommittee). The Subcommittee's role is to collaborate with staff and consultants to develop draft objective design standards for one-to-four-unit residential buildings and update the City's objective design standards for accessory dwelling units and multi-family and mixed-use buildings. Starting September 18, 2024, the ODS Subcommittee has met six times to discuss the City's approach to drafting the standards, discuss the communitywide survey, review public engagement plans, and provide feedback on the preliminary draft standards for 1–4-unit housing. During the regular meetings of the Planning Commission, the ODS Subcommittee has updated the Planning Commission on the Project's progress. The update provided by this report gives the full Commission an opportunity to receive a preliminary draft of the objective design standards for one-to-four-unit residential buildings, to ask questions, and provide comments before a final draft is prepared for public comment.

What are Objective Design Standards?

State law defines objective standards as those that are **measurable and verifiable**, requiring no subjective judgment from public officials. In contrast, subjective standards are open to interpretation. For example, a "welcoming front entry" is subjective, while a requirement for a "40-square-foot front entryway" is objective.

Objective Design Standards Applicability

The proposed objective design standards serve as a means to streamline the review of the following eligible development applications:

- 1-4 Unit Residential Developments
- Accessory Dwelling Units (ADUs)
- Multifamily Residential Developments
- Mixed-Use Residential Developments

The proposed Objective Design Standards are *not* applicable to the following development applications:

- Single-family house remodels/additions unrelated to the development of a new housing unit
- Commercial developments that do not include residential units

The next few sections discuss the public engagement conducted to date, the format and framework of the ODS document, a preliminary discussion of standards for one-to-four-unit housing, and the Commission's input on specific design standards.

Community Engagement

Beginning in September 2024, the City introduced the project and sought community input through a series of events and opportunities:

- **September 2024:** Project was introduced at the Harvest Festival.
- **December 3, 2024:** Stakeholder meeting was held.
- **February 12, 2025:** Open House was hosted for the community.
- **April 19, 2025:** Project was featured at the Piedmont Food Festival.
- **April - June 2025:** Community-wide survey was conducted.
- **Ongoing:** Briefings were provided at regular Planning Commission meetings.

These events and the survey explored key themes related to neighborhood design and development. The community provided input on topics such as neighborhood character, preferred architectural styles and elements, impact of new development on neighboring properties, architectural consistency of accessory dwelling units (ADUs), and the importance of landscaping.

Results of Community Survey

Between April 19 and June 4, 2025, an online community survey was conducted to gauge community sentiments on the important design features for new homes in Piedmont. 241 responses were collected, with 95% of respondents identifying themselves as Piedmont residents.

- Defining Neighborhood Character: Respondents overwhelmingly identified natural and spatial features as the most important contributors to neighborhood identity, specifically highlighting tree canopy and landscaping (65%), building height and massing (61%), and the spacing between homes (54%). Architectural details like fences and walls were considered less important.
- Architectural Consistency and Style: While most respondents (51%) felt that architectural consistency is "somewhat important," a significant portion (25%) preferred diversity in styles. When it comes to style, the majority (56%) were comfortable with a mix of architectural styles, while 31% preferred traditional styles. Across all styles, a large majority emphasized the importance of massing and proportions (79%) and exterior materials (49%).
- Priorities for New Construction: The top priorities for regulating new construction and additions were preserving privacy (44%) and access to daylight (39%). These concerns

were echoed in a separate question, where the most frequently cited concerns about new development next door were shadows or loss of daylight (66%), the size or height of the structure (65%), and privacy issues.

- Additions and ADUs: For additions and Accessory Dwelling Units (ADUs), most respondents preferred that new construction be compatible with the original home without necessarily being an exact stylistic match.
- Value of Landscaping: The survey revealed a strong appreciation for the City's landscaping and vegetation. Preserving trees and greenery was rated as "essential" by 37% of respondents, with nearly half finding it desirable.

In short, the survey results show that while Piedmont residents are open to architectural variety, they highly value new development that respects the community's established scale, spacing, and natural features to maintain neighborhood character and livability. The results above are consistent with the feedback City staff received at the Harvest Festival and Open House events. A full survey results report is included as Attachment B at the end of this report.

OBJECTIVE DESIGN STANDARDS DOCUMENT

Document Structure

The proposed objective design standards document will be organized into five distinct chapters to ensure clarity and ease of use. This structure is designed to guide users through the entire process, from understanding the basics to applying specific standards.

1. **Chapter 1 – Introduction**: This chapter provides an overview of the document's applicability, instructions on how to use it, and a description of the ministerial review processes.
2. **Chapter 2 – 1-4 Unit Residential Developments**: This chapter contains the new standards specifically for smaller residential projects, including single-family homes, duplex development under SB 9, existing single-family home conversions to duplex.
3. **Chapter 3 – Accessory Dwelling Units (ADUs)**: This chapter features a revised and updated version of the existing ADU standards.
4. **Chapter 4 – Multifamily and Mixed-Use Residential Developments**: This chapter includes revised and updated standards for multifamily and mixed-use projects.
5. **Chapter 5 – Definitions:** This chapter defines key terms used in the objective design standards that are not already present in the Piedmont City Code.

Detailed Design Categories and Sections

Chapters 2 through 4 are further divided into two primary design categories:

- Site Organization, Planning, and Design: This section focuses on a project's overall layout and how it integrates with the surrounding neighborhood. It addresses elements such as the

spacing between homes, pedestrian and vehicular circulation, and how to create inviting public spaces. It also includes "guidelines" that, while not quantifiable, communicate the City's intent for certain design requirements.

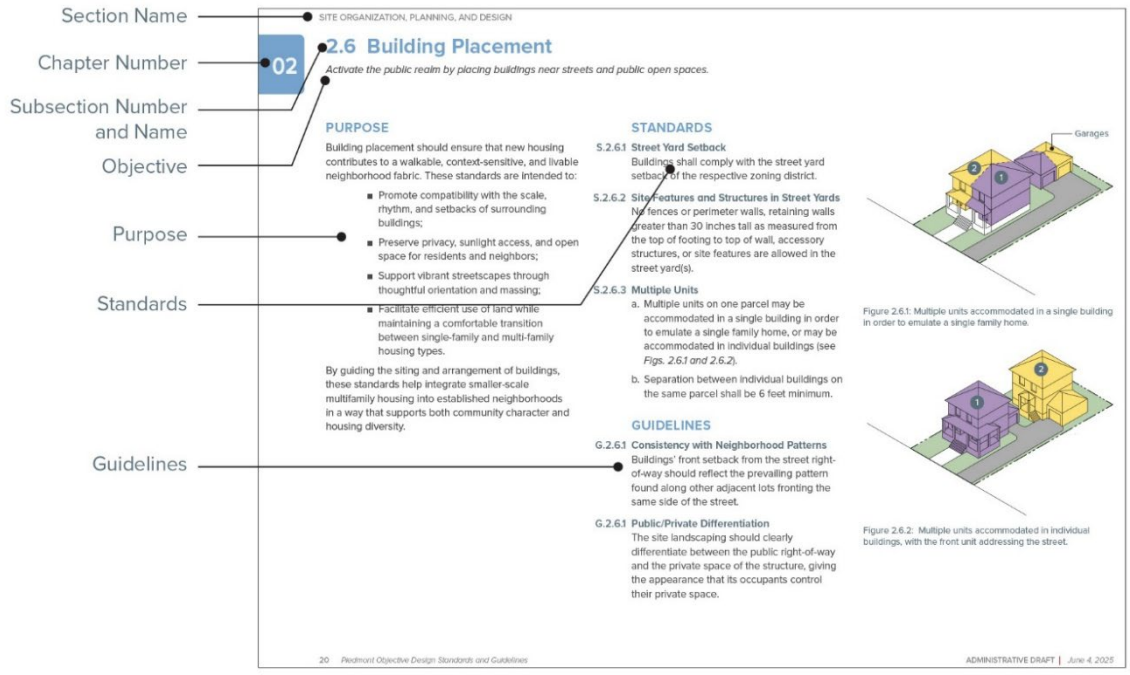
- Building Design: This section covers the architectural details of the building itself. It provides standards and guidelines for building massing, facade articulation, and architectural details that create visual interest and define a building's purpose.

Within these two categories, the document is organized into specific subsections (e.g., context, entrances, building placement, parking), each following a consistent format:

- Objective: States the primary goal of the subsection.
- Purpose: Explains the reasoning behind the standards.
- Standards: These are the quantifiable and verifiable requirements that a project must meet for compliance.
- Guidelines: These are best practices that offer broader design principles to support the mandatory standards. They are generally not objective or quantifiable.

This structured format, as illustrated in Figure 1, is designed to clearly distinguish between mandatory requirements and recommended best practices.

Figure 1. Page Structure



Architectural Styles and Document Approach

When developing the ODS standards, staff and the Planning Commission ODS Subcommittee reviewed various approaches from other cities. Some jurisdictions adopt highly prescriptive standards that dictate specific dimensions for architectural details (e.g., window mullions, siding) for particular styles, like Craftsman or Tudor.

However, because residential development in Piedmont consists of a large variety of architectural styles, the team decided to take a different approach for Piedmont. The drafted standards are intentionally flexible to accommodate a wide range of architectural styles without favoring any one in particular. This approach aims to prevent overly prescriptive rules that could lead to "cookie-cutter" designs and stifle creativity. It also simplifies the review process for both city staff and applicants. The document's photo examples are meant to illustrate a range of suitable designs rather than promote a specific style.

Chapter 2: 1-4 Unit Residential Developments, described below, is a central component of the new standards and is designed to provide detailed guidance for a variety of projects, from new single-family homes to those created under SB 9. The goal is to ensure that new housing is compatible with Piedmont's established character while still meeting the City's housing objectives.

CHAPTER 2: 1-4 UNIT RESIDENTIAL DEVELOPMENT

This report provides a high-level review of the preliminary draft of Chapter 2, which can be found in Attachment A. The draft outlines detailed objective design standards and guidelines for new single-family homes, SB 9 housing developments, urban lot splits, and duplex conversions. These standards are intended to ensure new housing is context-sensitive and aligns with the City's neighborhood character while still accommodating its housing goals. As with other chapters, this one is divided into two main sections:

1. Site Organization, Planning, and Design

- **Purpose:** To ensure new housing respects and reflects the neighborhood context, which is defined by mature landscaping, diverse architecture, and walkability. This section supports gentle density by addressing the following topics:
    - 2.1 Context
    - 2.2 Urban Lot Splits
    - 2.3 Grading
    - 2.4 Building Access
    - 2.5 Vehicular Access and Parking
    - 2.6 Building Placement
    - 2.7 Walls and Fences
    - 2.8 Utilities and Services
    - 2.9 Open Spaces
    - 2.10 Landscaping
    - 2.11 Site Lighting

2. Building Design

- **Purpose:** To promote human-scale design that is compatible with Piedmont's residential character while also allowing for housing diversity. This section covers the following topics:
    - 2.12 Massing, Form, and Scale
    - 2.13 Roof Form
    - 2.14 Façade Articulation
    - 2.15 Entrances
    - 2.16 Single-Family Conversions
    - 2.17 Balconies and Decks
    - 2.18 Windows
    - 2.19 Materials
    - 2.20 Parking Design
    - 2.21 Architectural Lighting

Draft standards have been written to regulate the location of new housing, the spacing between structures on a parcel, the location of accessory structures (including garages and carports), mechanical equipment, and parcel access. They also cover perimeter screening and landscaping.

These standards are intended to be measurable and quantifiable, allowing both applicants and staff to verify compliance with a straightforward "yes" or "no." The preliminary draft to be presented August 11, 2025, incorporates feedback from the Planning Commission ODS Subcommittee and community input.

CONCLUSION

The Commission is asked to provide high-level feedback on the overall approach and content of these standards, rather than focusing on specific individual standards. Commissioners should consider if there are any missing items, if certain topics have not been addressed sufficiently, or if any items are too detailed or prescriptive.

For more information about the Project, please visit the dedicated Project webpage on the City website:
https://piedmont.ca.gov/services___departments/planning___building/general_plan___other_policy_documents/objective_design_standards_for_1-4_unit_buildings

NEXT STEPS

The next few months mark a critical phase for the Project as staff and consultants move from preliminary drafts towards a formal public review process. Here is a tentative schedule:

- **August 21, 2025, Planning and Building Department Open House**: This event will provide a valuable opportunity for the public to review the preliminary draft of the ODS standards. Staff and consultants will be on hand to answer questions and gather initial feedback directly from residents, property owners, and design professionals.

- **September 2025 Planning Commission Study Session**: The Planning Commission will hold a second study session to review the remaining chapters of the draft document. This session will focus on the updated standards for Accessory Dwelling Units (ADUs) and Multifamily and Mixed-Use Developments, gathering the Commission's feedback on these sections before the ODS document is finalized for public release.
- **Formal Public Review and Comment Period (September through end of October)**: Following the study sessions, the entire draft ODS document will be released for formal public review. Comments received during the formal comment period will be provided to the Planning Commission, which will consider a recommendation to the City Council. The comments, the Planning Commission's recommendation and the ODS will be considered by the City Council, which is the decision-making body.

ATTACHMENTS AND RELEVANT DOCUMENTS

	Pages	
A	9-43	Draft Chapter 2, ODS Standards
B	44-72	Community Survey Results Report

LINKS TO RELEVANT DOCUMENTS:

Piedmont City Code Chapter 17, Planning and Land Use:
https://piedmont.ca.gov/government/charter___city_code

6th Cycle Housing Element:
https://piedmont.ca.gov/services___departments/planning___building/general_plan___other_policy_documents/general_plan

6th Cycle Housing Element Environmental Impact Report:
https://piedmont.ca.gov/cms/One.aspx?portalId=13659823&pageId=14125320

Piedmont Design Standards and Guidelines:
https://piedmont.ca.gov/services___departments/planning___building/about_planning_/design_standards_and_guidelines

ONE-TO-FOUR RESIDENTIAL UNIT DEVELOPMENTS

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2.1 Context

Ensure that new 1–4 unit housing blends with the character, scale, and rhythm of existing neighborhoods while supporting gentle density and a walkable, community-oriented environment.

PURPOSE

New developments and additions and alterations to existing buildings and lots should reflect the characteristics of the surrounding context to help create and maintain cohesive neighborhoods. Design strategies for each development can vary depending on a project's size, location, topography and relationship to streets.

The standards and guidelines in this chapter are intended to guide new 1–4 unit residential buildings in Piedmont so that they are compatible with the city's established neighborhood character—defined by varied architectural styles, mature landscaping, and a strong sense of scale—while supporting the City's housing goals in a context-sensitive manner.

STANDARDS

S.2.1.1 Adherence to Zoning Development Standards
New developments shall adhere to the development standards for Urban Lot Splits and Two-Unit Housing Developments specified in Chapter 17 of the Piedmont City Code.

S.2.1.2 Adherence to Objective Design Standards
In addition to compliance with Chapter 17 zoning standards, new 1-4 unit developments shall adhere to the objective design standards outlined in this chapter.

S.2.1.3 Guidelines
New 1–4 unit developments are encouraged to consult the supplemental guidelines included in each section. These guidelines outline best practices and offer overarching design principles that help clarify the design objectives. They are intended to complement the mandatory design standards but are generally not objective or quantifiable.

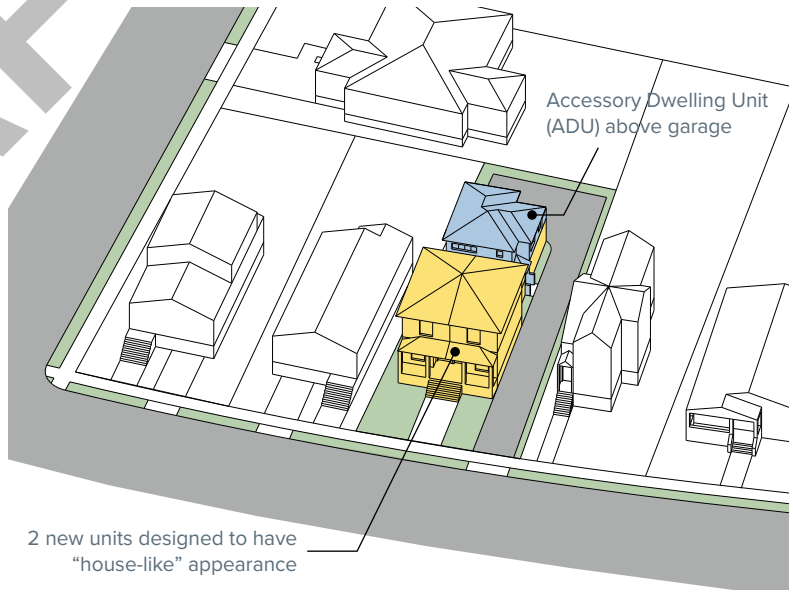

Figure 2.1.1: The standards and guidelines in this chapter are intended to ensure that new 1–4 unit residential buildings in Piedmont are compatible with the city's established neighborhood character.

2.2 Urban Lot Splits

Increase housing supply and diversity while being sensitive to neighborhood character.

PURPOSE

Urban lot splits are intended to allow increased housing diversity, affordability, and accessibility within established neighborhoods. By facilitating the subdivision of single-family lots, smaller, more attainable housing options for a range of household types and income levels can be created.

Lot splits promote efficient land use, encourage walkable and vibrant communities, and align with local and regional goals for sustainable growth, equitable housing opportunities, and climate resilience.

By applying the objective design standards, lot splits will meet the above stated purpose, while supporting neighborhood character.

Urban Lot Splits shall be governed by Piedmont City Code Chapter 17.54.050 Urban Lot Split Standards, and Piedmont City Code Chapter 19 Subdivisions.

STANDARDS

S.2.2.1 Lot Sizes

a. One lot shall not be less than 40 percent of the lot area of the original lot (see *Fig. 2.2.1*).

b. Each of the newly created lots is no smaller than 1,200 square feet (see *Fig. 2.2.1*).

S.2.2.2 Number of Units

Once a lot has been divided pursuant to the Urban Lot Split provisions, each lot is allowed to contain up to two units in one or two primary buildings, inclusive of any Accessory Dwelling Units (ADUs) or Junior Accessory Dwelling Units (JADUs) (see *Fig. 2.2.2*)

S.2.2.3 Accessory Dwelling Units

a. Projects Without Urban Lot Split:

- One ADU and/or JADU is allowed on the lot in addition to two primary dwelling units, with the total not exceeding four units.

b. Projects with Urban Lot Split:

- One ADU or Junior ADU is allowed on the lot if the lot contains one primary dwelling unit, with the total not exceeding two units.
- No ADU or JADU is allowed when the lot contains two primary dwelling units.

S.2.2.4 Lot Access

a. Each lot shall have minimum 3-foot pedestrian pathway to the public right-of-way, either through direct lot frontage or an easement through the existing lot. The easement shall be dedicated as a public right of way if used for egress.

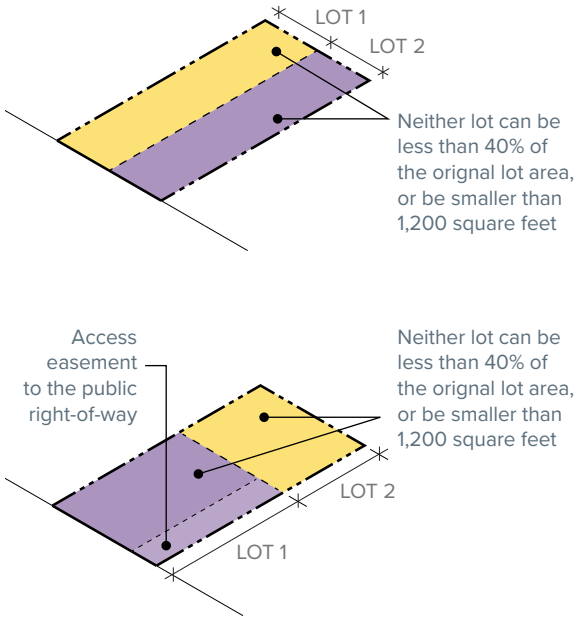

Figure 2.2.1:With lots splits, one lot shall not be less than 40 percent of the lot area of the original lot, and the newly created lots shall be no smaller than 1,200 square feet.

Figure 2.2.2: Maximum number of units under various configurations (this is not an exhaustive set of examples).

b. Vehicular driveways to the new lot, where parking is required or provided, shall meet the driveway width and slope standards outlined in Section 2.4.

c. Access easements shall be recorded prior to final map recordation.

d. Final map to be recorded prior to issuance of a building permit.

S.2.2.5 Lot Frontage

The lot shall have a minimum frontage of 60 feet, unless the frontage requirement precludes the development of two lots containing an 800 square foot primary structure.

S.2.2.6 Flag Lots

Flag lots are not permitted under an urban lot split permit. If a new lot is created without direct access to the public right-of-way, an access utility easement(s) shall be provided through the original lot, under the provisions in Piedmont City Code Chapter 19. The easement shall meet the following requirements:

a. The easement shall have a minimum width of 12 feet.

b. The easement shall provide access for utilities to be connected to the public right of-way.

c. The easement shall provide direct and unobstructed access to a public way for egress.

S.2.2.7 Existing Dwellings

If an urban lot split is proposed for a property with an existing dwelling unit:

a. the split must result in the existing dwelling unit (including all attached accessory structures like deck, exterior stairs) being completely located on the same lot; and

b. the lot with the existing dwelling shall continue to meet all underlying zoning regulations.

S.2.2.8 Utilities

a. The new lot shall have separate utilities, including but not limited to electric, gas, water, and sewer. The new lot shall adhere to the standards outlined in the Piedmont Public Works Standard Details, available on the Department of Public Works Department page on www.piedmont.ca.gov.

b. Utility easements shall be recorded prior to final map recordation.

GUIDELINES

G.2.2.1 Grading

Shared driveways encouraged; widths shall be as specified in *Section 2.5*.

2.3 Site Grading

1-4 unit developments in Piedmont should be designed to integrate with existing topography.

PURPOSE

Grading shall promote compatibility with surrounding topography and neighborhood character while facilitating accessible site circulation, utility placement, and stormwater management in compliance with applicable building, safety, subdivision, and environmental standards.

STANDARDS

S.2.3.1 Grading or Regrading of Lots

When existing lot topography is proposed to be changed, grading shall not result in any of the following:

a. Retaining walls centered on lot lines (retaining walls including any associated drainage must be constructed entirely within the property boundary);

b. Creation of retaining walls taller than 30 inches above finished grade within required front or side street setbacks;

c. Retaining walls along side lot lines taller than four feet as measured from finished grade to top of wall;

d. Retaining walls taller than 8 feet and longer than 50 feet not within the building footprint along the rear lot line or any side lot line within the rear setback, as measured from finsihed grade to top of wall;

e. Cut and/or fill exceeding 16 feet in height from top to toe;

f. Cut or graded slopes exceeding 30%;

g. Graded slopes not contoured to blend with existing terrain, such that proposed cuts and fills exceed one foot of added/ subtracted rise for each one and one-half feet of run; or

h. Graded slopes not screened from view under or behind buildings with landscaping or natural topographic features.

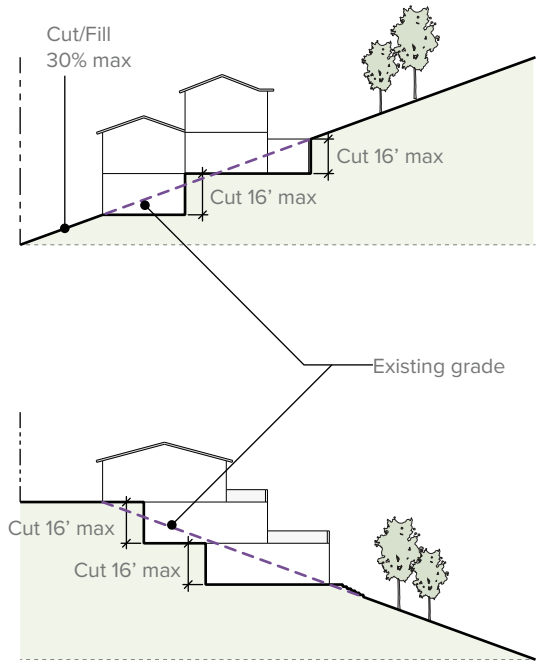

Figure 2.3.1: Site grading for new developments limited to 16 feet in height maximum from top to toe from cut and/or fill, and cut/fill slope no greater than 30%.

GUIDELINES

G.2.3.1 Grading Best Practices

On steeply sloping properties, it is important to minimize building bulk. This is accomplished by respecting existing topography and following the contours of the existing slope. "Stepping down" with the slope reduces the building's effective visual bulk and avoids the appearance of an excessively large, bulky building (see *Fig. 2.3.2*).

a. Plan developments on hillside sites should follow the existing topography, maintain significant site views, and not obscure the silhouette of prominent ridge lines.

b. Where cut-and-fill slopes are unavoidable on hillside sites, sculpt them to blend with the adjacent terrain.

Figure 2.3.2: "Stepping down" with the slope reduces the building's effective visual bulk and avoids the appearance of an excessively large, bulky building.

G.2.3.2 Natural Amenities

Preserve on-site natural amenities such as mature trees, creeks, and riparian corridors and integrate them into the site planning and organization as design features or organizing elements. For example, locate a courtyard or an outdoor recreational space around an existing mature tree.

2.4 Building Access and Entrance Design

Maximize pedestrian access and shape project identity around clearly defined, inviting entrances.

PURPOSE

Well-designed and easily accessible building entrances perform a key role in the overall design and character of neighborhoods.

Entrances visible from the street help to animate neighborhoods and make them safe and walkable. Building entrances include doorways and elements such as stoops stairways, landings, and porches. They add visual interest to the building and streetscape.

STANDARDS

S.2.4.1 Building Entrance Locations

a. A minimum of one unit located along public rights-of-way must have the primary entrance facing this right-of-way and not rear yards, or opening onto a porch with an entrance that faces the street. Additional units on such lots may face the right-of-way.

b. Buildings fronting the street yard must include their entry along the street yard (see *Fig. 2.4.1*).

c. All buildings not fronting a street must have their entry facing or visible from the street or a walkway connecting to the street (see *Fig. 2.4.2*).

S.2.4.2 Pedestrian Walkways

A minimum three-foot wide permanent, unobstructed, noncombustible pedestrian pathway shall be provided to access entrances of each dwelling unit, unless otherwise specified in Zoning or required by Fire Department.

GUIDELINES

G.2.4.1 Visible Entries

The entryways to the new residences should be visibile from the street. No fencing, landscaping, or intervening structures on private property should obstruct the sightline from the sidewalk to the entryways.

Figure 2.4.1: Buildings fronting the street yard must include their entry along the street yard.

Figure 2.4.2: All buildings not fronting a street must have their entry facing or visible from the street by a walkway connecting to the street.

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2.5 Vehicular Access and Parking

Separate driveways from pedestrian rights-of-way.

PURPOSE

The purpose of vehicle access and parking standards is to ensure that new residential projects provide safe, efficient, and convenient access for residents and visitors while minimizing negative impacts on surrounding neighborhoods. These standards aim to balance the need for sufficient parking with the goal of maintaining the character of the community.

STANDARDS

S.2.5.1 Driveways and Curb Cuts

a. Driveway widths shall adhere to the standards in *Table 2.5.1: Driveway Width Standards.*

- New driveways shall not be less than 10 feet in width.
- A waiver from standards will not be allowed for driveways less than 8.5 feet in width.

b. Driveways shall adhere to the backup standards in *Table 2.5.2: Driveway Backup Standards.*

- If the turnaround standards for existing driveways that are less than 10 feet in width and no more than 50 feet in length are not met, the project is not eligible for a waiver.

c. For corner lots, provide the curb cut on the side street or the street with lesser pedestrian, bicycle, and vehicular circulation.

d. All driveway cuts must be a minimum of 10 feet from the beginning of any curb return of a street.

DRIVEWAY WIDTH STANDARDS		
DESCRIPTION	MINIMUM WIDTH	MAXIMUM WIDTH
For a residential driveway leading to a single car garage, single car	10’-0” *	12’-0”
For a residential driveway leading to a double car garage, double car carport of unenclosed spaces	10’-0” *	18’-0”
* For any units for which the closest portion of the parking enclosure is located in excess of 75 feet from the closest street, the minimum driveway width is 12 feet for up to two parking spaces, or 18 feet for more than two parking spaces.		

Table 2.5.1: Driveway Width Standards

DRIVEWAY BACKUP STANDARDS		
DESCRIPTION	MINIMUM BACKUP DISTANCE *	MAXIMUM BACKUP DISTANCE *
For an *existing* residential driveway less than 10 feet in width	18’-0”	50’-0”
For a *new* or *existing* residential driveway 10 feet or greater in width	18’-0”	75’-0”
* Backup distance is measured between the inside edge of sidewalk to the front wall of the parking enclosure.		

Table 2.5.2: Driveway Backup Standards

S.2.5.2 Access to Driveways

a. For developments with two or fewer dwelling units, vehicles may enter or exit the driveway in either direction – pulling forward or backing up.

b. E For developments with three or more dwelling units, vehicles must exit the driveway pulling forward; configurations requiring vehicles to back down the driveway in reverse are not permitted.

S.2.5.3 Driveway Turn-Arounds

Driveways that exceed the maximum backup distance shall have a turnaround area immediately adjacent to the front wall of the garage or carport. The turnaround shall be adequate in size to allow a standard vehicle one (1) two-point maneuver and an exit onto a public street in a forward direction.

- One (1) two-point maneuver consists of one (1) forward motion and one (1) backward motion (*See Figure 2.5.1: Driveway turnarounds).*

DRIVEWAY TURNAROUND STANDARDS		
DESCRIPTION	MINIMUM WIDTH	MAXIMUM DEPTH
For a turnaround in front of a one car garage or carport, including driveway width and turnaround hammerhead	25'-0"	44'-6"
For a turnaround in front of a two car garage or carport, including driveway width and turnaround hammerhead	34'-0"	44'-6"

Table 2.5.3: Driveway Turnaround Standards

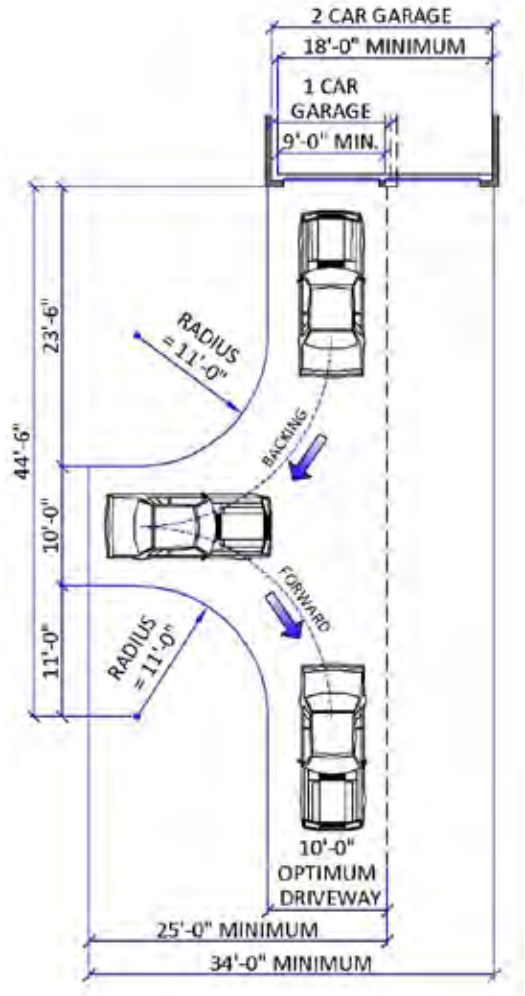

Figure 2.5.1:Driveway turnarounds

S.2.5.4 Driveway Gradient

a. When provided, start the ramp for driveways at the property line at the same elevation as the street right of way and meet the slope requirements mentioned in *Table 2.3.4: Driveway gradient standards.*

b. The cross slope of driveways shall not exceed 5 percent.

DRIVEWAY GRADIENT	
*DRIVEWAY LENGTH	REQUIREMENT
Up to 14’	Maximum 10%
From 14’-1” to 24’	Maximum 10% for the first 10’; Maximum 15% for the remaining length to garage entrance
Greater than 24’-1”	Maximum 10% for the first 10’; Maximum 15% for the last 10’ adjacent to the garage entrance; Maximum 20% between these two points
The cross slope of driveways shall not exceed 5%	
*Driveway length measured from the start of the driveway at the property line.	

Table 2.5.4: Driveway Gradient Standards

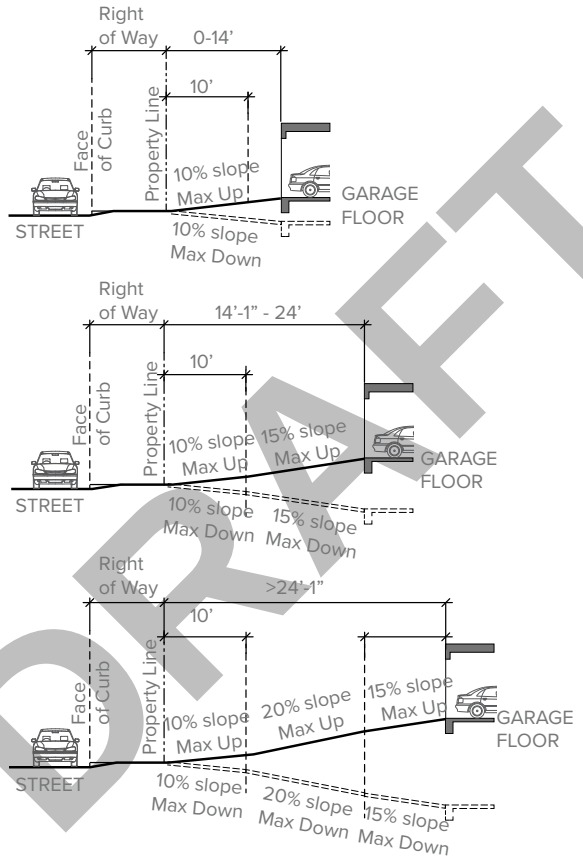

Figure 2.5.2: Driveway gradients

S.2.5.5 Numbers of Cubcut

a. Vacant lot:

- On a vacant lot, no more than one driveway curb cut is allowed.
- Units on two lots created through an urban lot split with only one lot having frontage on a public right-of-way must share one driveway, with an access easement to the lot that does not have frontage recorded as necessary, with a Homeowners Association or covenant recorded with the final map addressing shared responsibility for driveways and curb cut, site drainage, trash and recycling, utilities, and general maintenance.

b. Lot with an existing home:

- Two driveway curb cuts are allowed only if the existing site layout or other physical constraints physically precludes shared use of a single driveway curb cut.
- The maximum width of a second curb cut where allowed shall be consistent with the City of Piedmont Department of Public Works Standard Details.

S.2.5.6 Maximum Garage Width

a. For garages that face the street, the maximum width allowed is the amount needed to fit two cars side by side.

b. A street loaded garage may not occupy fifty percent or more of the width of the primary structure.

c. Individual garage doors shall be provided for each stall of a multiple stall garage fronting a Public Street or Internal Street.

S.2.5.7 Carports

New or expanded carports must be located behind or to the side of the buildings in relation to any streets fronting the subject property. They may not be located between a building and the street.

S.2.5.8 Stacked and Tandem Parking

a. Required parking spaces are allowed to be stacked through mechanical means, provided spaces assigned to different dwelling units can be accessed independently.

b. Tandem spaces are allowed if both spaces in tandem are assigned to the same dwelling unit. Tandem parking is not allowed if the spaces in tandem are assigned to different dwelling units.

S.2.5.9 Stormwater Management

Integrate green stormwater infrastructure and Low Impact Development (LID) infrastructure into design of surface parking areas per C.3 checklist.

S.2.5.10 Driver Visibility

Maintain driver visibility while entering or exiting a development site from the public realm by keeping the sides of the driveway clear of landscaping and screening elements exceeding 30 inches in height from finished grade.

GUIDELINES

G.2.5.1 Parking Location

a. Placing garages to the rear or side of buildings is encouraged (see *Fig 2.5.3*).

b. Site and building design shall be utilized to minimize the impact of parking aprons and garages on the streetscape.

G.2.5.2 Visual Impact

Garage layout and design should minimize the visual impact of the garage door and parking apron on the streetscape.

Figure 2.5.3: Placing garages to the rear or side of buildings is encouraged.

Figure 2.5.4: Example of a carport in the rear yard provides sense of openness and maintains flexibility for uses in the private open space.

02

2.6 Building Placement

Activate the public realm by placing buildings near streets and public open spaces.

PURPOSE

Building placement should ensure that new housing contributes to a walkable, context-sensitive, and livable neighborhood fabric. These standards are intended to:

- Promote compatibility with the scale, rhythm, and setbacks of surrounding buildings;
- Preserve privacy, sunlight access, and open space for residents and neighbors;
- Support vibrant streetscapes through thoughtful orientation and massing;
- Facilitate efficient use of land while maintaining a comfortable transition between single-family and multi-family housing types.

By guiding the siting and arrangement of buildings, these standards help integrate smaller-scale multifamily housing into established neighborhoods in a way that supports both community character and housing diversity.

STANDARDS

S.2.6.1 Street Yard Setback
Buildings shall comply with the street yard setback of the respective zoning district.

S.2.6.2 Site Features and Structures in Street Yards
No fences or perimeter walls, retaining walls greater than 30 inches tall as measured from finished grade to top of wall, accessory structures, or site features are allowed in the street yard(s).

S.2.6.3 Multiple Units
Multiple units on one lot may be accommodated in a single building in order to emulate a single family home, or may be accommodated in individual buildings (see *Figs. 2.6.1 and 2.6.2*).

GUIDELINES

G.2.6.1 Consistency with Neighborhood Patterns
Buildings' front setback from the street right-of-way should reflect the prevailing pattern found along other adjacent lots fronting the same side of the street.

G.2.6.1 Public/Private Differentiation
The site landscaping should clearly differentiate between the public right-of-way and the private space of the structure, delineating the front yard from the sidewalk.

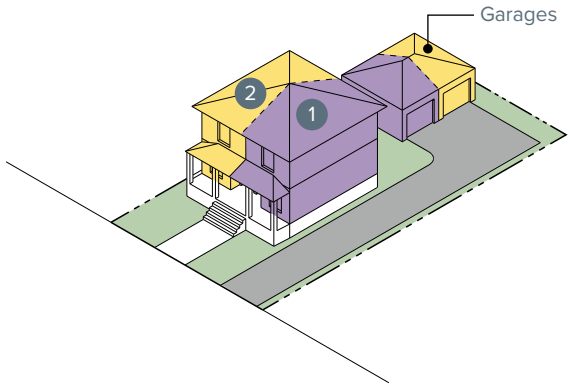

Figure 2.6.1: Multiple units accommodated in a single building in order to emulate a single family home.

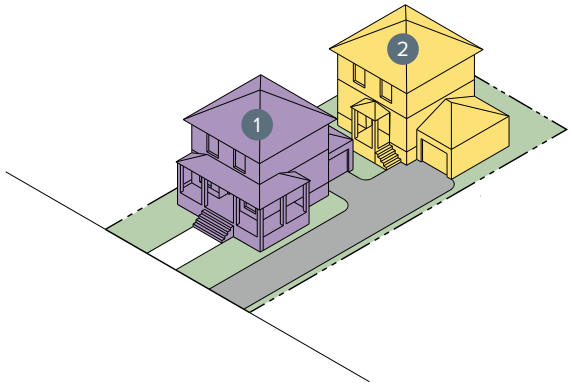

Figure 2.6.2: Multiple units accommodated in individual buildings, with the front unit addressing the street.

2.7 Walls and Fences

Minimize the visual prominence of walls and fences.

PURPOSE

Walls and fences should provide privacy, security, and delineation of private and shared spaces while maintaining the open quality of Piedmont's streetscape. They should support a pedestrian-friendly environment by maintaining visibility at key frontages, ensuring compatibility with adjacent properties, and enhancing the aesthetic quality of the development. Materials, height, and placement should balance resident needs for privacy with community integration and visual openness.

STANDARDS

S.2.7.1 Height of Fences and Retaining Walls in Front/Street Yards

a. No walls or fences of any height will be allowed in the 20 -foot street yard setback, except for retaining walls. Retaining walls in the street yard shall be no taller than 30 inches tall as measured from finished grade.

b. Fences, gates or free standing walls of any height are not allowed in the street yard.

S.2.7.2 Retaining Wall Materials

Retaining wall material shall be concrete, tile, brick, split face block, or El Dorado stone. CMU is allowed provided it is covered with plaster stucco a minimum of 1/2 inch thick.

S.2.7.3 Planting Strips Alongside Retaining Walls

Where a single large retaining wall greater than 20 feet in length is used, its design shall incorporate a 6-inch or larger planting strip and irrigation system at its toe strip to allow for the planting of screening vegetation and/or a planting strip with irrigation system at the top of the wall (see *Fig. 2.7.1*).

S.2.7.4 Side and Rear Yard Fencing

The following fence and wall types are allowed for side and rear yards:

a. Privacy wood fencing with a finished appearance on both sides (defined as having the same board pattern on both sides, so that neither side shows exposed posts or rails), up to 6 feet in height (see *Fig. 2.7.2*), provided the fence is located more than 5 feet from the building.

Figure 2.7.1: Retaining walls in front yards shall be no taller than 30 inches from finished grade. Where a single large retaining wall greater than 20 feet in length is used, its design shall incorporate a planting strip and irrigation system at its toe strip to allow for the planting of screening vegetation, or planting strip with irrigation system shall be incorporated at the top of the wall.

Figure 2.7.2: Privacy wood fencing with a finished appearance on both sides

Figure 2.7.3: Privacy wood fencing with a finished appearance on both sides and a wood lattice top

Figure 2.7.4: Metal fencing with intermediate columns

b. Privacy wood fencing with a finished appearance on both sides and a wood lattice top, up to 6 feet in height total (see *Fig. 2.7.3*), provided the fence is located more than 5 feet from the building.

c. Metal fencing with intermediate metal or wood columns, up to 6 feet in height (see *Fig. 2.7.4*).

d. Solid wall up to 6 feet in height, constructed of concrete, tile, brick, or El Dorado stone. CMU is allowed provided it is covered with plaster stucco a minimum of 1/2 inch thick.

S.2.7.5 Fencing Over Retaining Walls

Fencing located on top of the retaining wall or adjacent to the retaining wall shall not exceed six feet in height, measured from the lowest grade on either side of the retaining wall.

S.2.7.6 Visibility

a. A retaining wall, hedge, or vegetation located adjacent to a driveway may be no taller than 30 inches within 20 feet of the front edge of the property, so that it does not obstruct the view of a driver exiting a driveway.

b. No fence, wall, retaining wall, hedge, or vegetation may be erected or grown in the front or street side yard of a corner lot to a height of more than 30 inches within the sight distance zone, defined as a triangular area formed by measuring 30 feet along the front and side lot lines along the right-of way from their “extended” intersection and connecting these two points.

S.2.7.7 Gates

a. A gate located in a front or side yard fence or wall should be a minimum 36 inches in width in order to accommodate an emergency stretcher.

b. If a gate in a fence or wall located within front or side yards and permitting access to rear yards has a lock, it will require a Knox Box for access by emergency services.

2.8 Services and Utilities

Locate services, utilities, and their access away from street view.

PURPOSE

Properly designed and located services and utilities support functional service access, maintain the aesthetic quality of residential areas, and contribute to a high-quality living environment for all residents.

STANDARDS

S.2.8.1 Location of Ground-Mounted Equipment

a. Equipment must not be placed within required front yard setbacks unless required by the utliity service provider.

b. Placement must not obstruct pedestrian paths, fire lanes, or site lines at driveways and intersections.

S.2.8.2 Screening of Ground-Mounted Equipment

a. Screening shall be fully screened from public view, with screening at least 6 inches higher than the equipment but no more than 6 feet tall (except for planting), unless otherwise required for safety or noise control.

b. Equipment shall be fully screened using one or more of the following:

- Solid wood or composite fencing (see *Fig. 2.8.1*)
- Masonry walls finished to match the primary structure
- Evergreen landscaping or trellises with climbing vines (minimum 3 feet at installation, achieving full screening within two years)

c. In new construction, conduits shall not be exposed on exterior walls and shall be embedded in walls or within a chase designed for such use.

d. In retrofits where installations cannot be embeded in walls, surface mounted conduits shall be a concealed in a gutter or raceway system and painted to match.

S.2.8.3 Wall-Mounted Equipment

a. Wall-mounted water heaters may not be exterior mounted.

b. Wall-mounted heat pump units must be screened by vegetation if placed 6 feet or more above ground.

S.2.8.4 Roof-Mounted Equipment (except solar equipment)

Roof mounted equipment shall be:

a. Located so as not to be visible from any adjacent street, which shall mean not visible from the sidewalk level of the opposite side of any street fronting the site;

b. Located at least five feet from the edge of any roof of a street-facing building façade; or

c. Screened with an enclosure that matches the color and texture of the building exterior.

S.2.8.5 Location of Refuse and Recycling Containers

Common refuse and recycling containers shall not be located:

a. Within any required street setback, except during staging for pickups, or unless on a sloping lot in which the portion of the lot outside of the setback is uphill or downhill from the street;

b. Any required parking and landscaped areas, except during staging for pickups;

c. Any other area required to remain unencumbered, according to fire and other applicable building and public safety codes.

S.2.8.6 Design of Refuse and Recycling Container Enclosures

a. All trash bins shall be enclosed and shielded from view from the public right-of-way and neighboring properties.

b. Trash enclosures shall be of a height at least 4 inches taller than the carts, and shall be any of the following:

- Any solid fence, wall, or combination of a fence and wall at least 4 feet in height and up to 6 feet in height (see *Fig. 2.8.1*).
- An open fence up to 6 feet in height in combination with dense evergreen landscaping.

c. Trash enclosures may be provided separately for each unit, or may be combined for multiple units provided the grouped enclosure meets the above design standards.

GUIDELINES

G.2.8.1 Utilities Screening

a. Conceal runs of all supply, exhaust and venting plumbing, conduits, and flues within the walls of a building. If concealment is infeasible, the run should be minimized, discretely placed, and painted to match the adjacent wall. Multiple conduits may be combined if allowed into one concealed chase.

b. If allowed by utility companies and Fire Department, screen or paint utility connections to blend in with the exterior materials to which they are mounted.

c. In unusual circumstances such as conversion of an existing dwelling, when it is physically not possible to install wall mounted equipment inside a building, equipment may be mounted within an enclosed alcove on the exterior of a building, provided that the alcove door is flush with the exterior wall and painted to match the surrounding wall material, and all plumbing and electrical lines are not visible on the exterior. Vents for equipment must not project more than 12 inches from the roof or wall surface.

G.2.8.1 External venting

The placement of ports or exterior wall openings for clothes dryer vents, kitchen and stove exhaust fans, air conditioning equipment and other appliances should be sensitive to their acoustical impacts on adjacent residences.

Figure 2.8.1: Example of utility screening enclosure

Figure 2.8.2: Example of refuse container enclosure

2.9 Open Spaces

Open spaces define community character and create livable environments.

PURPOSE

The purpose of open spaces in 1–4 unit "missing middle" housing developments is to foster livable, healthy, and connected residential environments by providing shared and private outdoor areas that enhance quality of life, promote social interaction among neighbors, support environmental sustainability, and contribute to the neighborhood's visual character. These spaces must be thoughtfully integrated into the site design to balance privacy with community, ensure access to light and air, and offer opportunities for recreation, gardening, and passive enjoyment for residents of all ages.

GUIDELINES

G.2.9.1 Private Open Spaces
Private open spaces should be directly accessible from and adjacent to the associated dwelling unit (see *Fig. 2.9.1*).

G.2.9.1 Semi-Private Open Spaces
Create semi-private open spaces to transition between the public realm and residential units (see *Fig. 2.9.1*).

G.2.9.1 Solar Exposure
Proposed open spaces should be oriented appropriately for solar exposure when possible to create a more comfortable micro-climate.

Figure 2.9.1: Examples of small open spaces for individual units.

02

2.10 Landscaping

Create welcoming places and enhance the quality of the environment with sustainable landscaping areas.

PURPOSE

Landscaping softens open spaces and buildings to create welcoming, attractive places and maintain privacy between neighbors. Rather than being used as an afterthought to mask inappropriately positioned or designed structures, they should instead be part of a comprehensive site development design scheme and should be compatible with the design of structures found on the property.

Green stormwater infrastructure and Low Impact Development (LID) techniques when used for landscaping can create unique features, manage stormwater, and enhance environmental quality and character of developments.

STANDARDS

S.2.10.1 Front Yard Setback Landscaping

a. The 20-foot front setback area must be landscaped except for areas of ingress and egress.

b. No artificial turf is permitted in front yards or street-facing side yards.

S.2.10.2 Interior Side and Rear Setback Landscaping

a. Provide a fence or landscape screening (e.g., hedges or trellises) along side and rear property lines (see *Fig. 2.10.1*).

- If a project is proposing to convert existing home to a duplex or adding a second floor to make two units, fencing/landscape screening must be provided.
- If a project is proposing a lot split and developing only the resulting parcel, fencing/landscape screening is only required for the resulting parcel where the new development is proposed.

b. Landscape screening shall be a minimum of six feet tall at maturity.

c. Artificial turf is allowed in interior side and rear yards, but as a hardscape material, it does not count towards the 30% landscape minimum.

Figure 2.10.1: This side yard incorporates hedges along the property line to provide landscape screening. This example also includes windows placed high for to provide privacy between neighbors.

S.2.10.3 Plants

a. Plant size at maturity shall not exceed:

- 30 inches within 10 feet of a sidewalk or driveway.
- The height of any building aperture within 10 feet of the aperture.

b. Plant species shall be native, low-water usage, and low maintenance, meeting Water Efficient Landscape Ordinance requirements.

c. Planting shall cover at least 30 percent of the entire development site and provide shade in south-facing and west-facing areas.

S.2.10.4 Trees

a. Tree wells shall be at least four feet larger than the tree trunk diameter at maturity.

b. Designate 700 cubic feet of non-compacted soil for small trees, 1400 cubic feet of non-compacted soil for medium trees, and 2100 cubic feet of non-compacted soil for large trees to allow trees to reach their maturity. Structural soil systems, soil cells, or continuous trenches are example of ways to reach to the above soil volumes.

c. When planting trees on green roofs, provide a minimum soil depth of 36 inches and soil volume for each tree as identified in (c), and irrigation to support the vegetation.

S.2.10.5 Tree Distances from Buildings

Notwithstanding Fire Code requirements for the Wildland-Urban Interface (WWUI), the following minimum distances shall be provided from the center of trees to the edges of buildings for all trees to reach maturity and to prevent unnecessary tree removal:

a. Five feet for small trees (a tree which is a maximum of 25 feet in height or canopy spread at maturity),

b. 12 feet for medium trees (a tree which is 26 to 50 feet at height or canopy spread at maturity), and

c. 20 feet for large trees (a tree which is 51 feet or more at height or canopy spread at maturity).

S.2.10.6 Vertical Clearances

a. Provide minimum vertical clearance for tree canopies at maturity as follows:

- 14 feet around driveways, and
- 10 feet for tree canopies immediately adjacent to sidewalks and patios.

S.2.10.7 Onsite Drainage

Drainage shall comply with current version of the C.3 Stormwater Program guidelines as adopted by the Alameda County.

GUIDELINES

G.2.10.1 Existing Trees

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

G.2.10.1 Shading

a. Place planting according to sunlight needs

b. Locate shade trees strategically to reduce building energy consumption.

2.11 Site Lighting

Use lighting to create safe and inviting places.

PURPOSE

Site lighting should ensure safety, security, and accessibility for residents and visitors while preserving neighborhood character and minimizing light pollution. Lighting should enhance the pedestrian experience, support wayfinding, and provide adequate illumination for shared paths, entries, and parking areas without negatively impacting adjacent properties or the nighttime environment.

STANDARDS

S.2.11.1 Orientation

Orient all site lighting directly downwards to prevent light pollution and excess glare in the public realm.

S.2.11.2 Outdoor Lighting Fixtures

Exterior lighting shall be shielded, directed downward, and located only at exterior doors and along the path of travel from the public right-of-way. The source of the light (light bulb) shall not be visible from 4 feet away from the fixture (see *Figs. 2.11.1 and 2.11.2*).

GUIDELINES

G.2.11.1 Outdoor Lighting Fixtures

a. Install energy-efficient lighting fixtures that provide an adequate level of lighting for the safety of building occupants and visitors, without spilling onto adjacent properties

b. Use daylight sensors for site lighting to limit excess lighting and conserve energy.

c. Avoid flood-lighting, LED flashing, or strobe lights.

d. Choose fixtures with Backlight, Up light, and Glare (BUG) rating of B0, U0, G0.

G.2.11.1 Landscape Lighting

Incorporate subtle landscape lighting that highlights key features without overwhelming the natural surroundings.

Figure 2.11.1: Example of exterior lighting that is shielded, directed downward, located along the path of travel from the public right-of-way.

Figure 2.11.2: Example of exterior lighting that is shielded and directed downward,

2.12 Massing, Form, and Scale

Buildings with design, form, and massing similar to surrounding buildings support a cohesive urban fabric.

PURPOSE

New 1-4 unit developments should be designed to be compatible with the surrounding neighborhood context while supporting increased housing diversity. These standards aim to promote house-scale building forms that integrate into established residential areas, preserve neighborhood character, and support a walkable, livable environment.

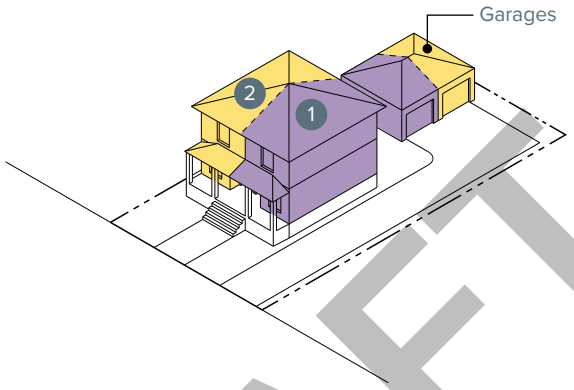

Figure 2.12.1: Duplex with two side-by-side units

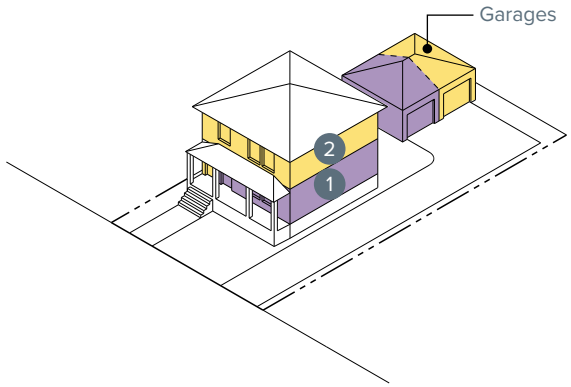

Figure 2.12.1: Duplex with two stacked units

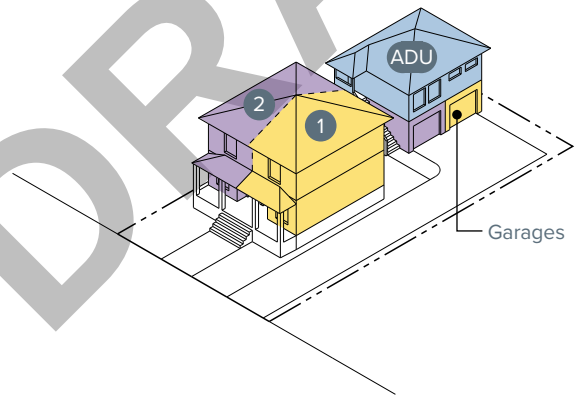

Figure 2.12.1: Duplex with detached Accessory Dwelling Unit (ADU)

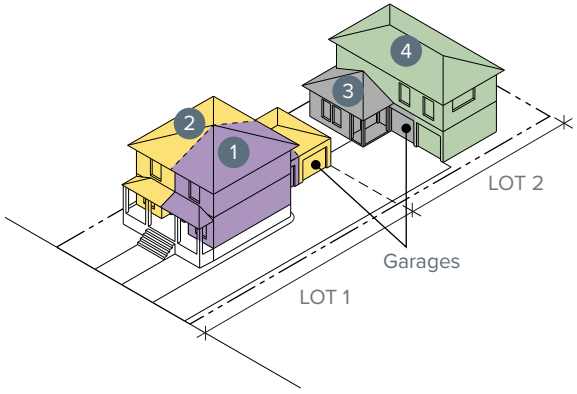

Figure 2.12.1: Urban lot split with two duplexes (one on each lot)

STANDARDS

S.2.12.1 Allowed Building Types

a. Detached building with one unit.

b. Duplex consisting of two side-by-side units, both along the front of the building and within a single building massing. The type has the appearance of a medium-to-large, single-unit house.

c. Duplex consisting of two stacked units, both along the front of the building and within a single building massing. The type has the appearance of a medium-to-large, single-unit house.

d. Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs), *subject to the limitations specified in Section 2.2.*

GUIDELINES

G.2.12.1 Neighborhood Compatibility

New buildings should be physically integrated into the neighborhood. Maintaining compatibility with the scale and mass of the existing buildings on contiguous lots prevents the new structures from overpowering or dominating the existing buildings within the neighborhood.

Figure 2.12.2: This example features two units accommodated in a single building in order to emulate a single family home.

Figure 2.12.3: This example has one unit in the front facing the street, and a second unit at the rear.

2.13 Roof Form and Design

Design roofs to be compatible with surroundings and add character to buildings.

PURPOSE

Roof form and design are important for how new buildings contribute to the visual coherence and character of the surrounding neighborhood while supporting the scale, variety, and livability appropriate to their residential context. Roof designs should help reduce the perceived mass of larger structures, create architectural interest, and support functional needs such as drainage, solar energy systems, and habitable attic space. These standards promote compatibility with adjacent single-family homes and reinforce a human-scaled streetscape through thoughtful variation in form, pitch, orientation, and detail.

STANDARDS

S.2.13.1 Allowed Roof Forms

Roof forms are limited to:

a. Hipped

b. Gable

c. Sloping/Shed

d. Dormers, which may not exceed 8 feet in length.

e. Parapet and flat membrane roofing. Parapet segments may not exceed 25 feet in length without interruption in height or form.

- Exception. Solar roofs and other Building Integrated Photovoltaic (BIPV) roof designs are exempt from roof form standards if needed to achieve a net zero energy consumption result on site.

S.2.13.2 Roof Articulation

Rooflines twenty-five feet or longer that face a street or an adjacent residential use shall be articulated with recessed or projecting gabled roof elements, roof dormers, changes in roof heights, changes in direction or pitch of roof slopes, and other similar methods.

S.2.13.3 Skylights

Skylights are permitted provided:

a. They are flat-profile skylights that project no more than 12 inches from the roof surface, or tubular daylighting devices with a maximum 14 inch diameter tube;

Figure 2.13.1: The variation in roof form provides scale and visual interest.

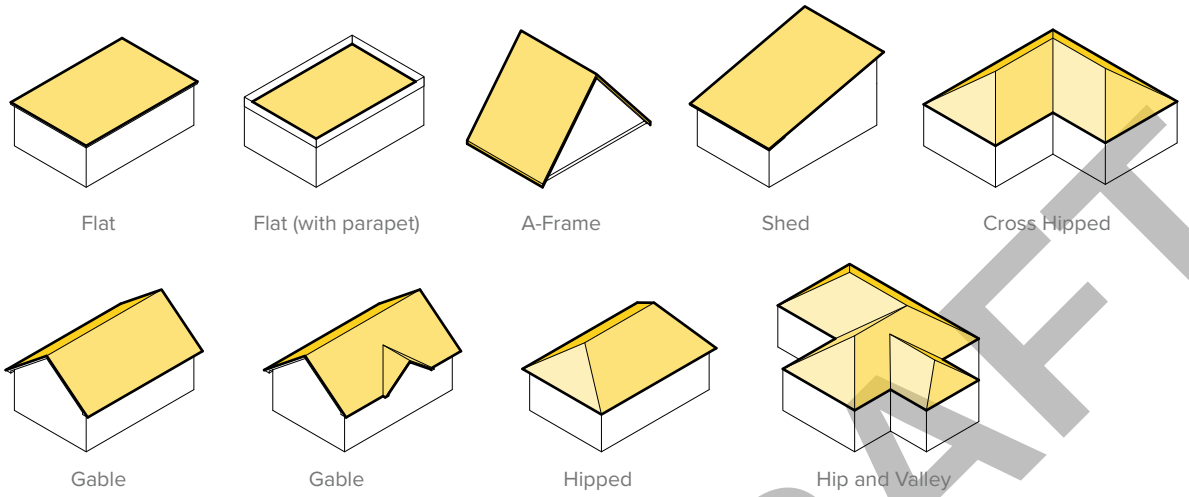

Figure 2.13.2: Examples of common roof forms.

b. Flashing is painted to match the surrounding roof material; and

c. Skylight or device is not on a street-facing roof slope or is located behind a parapet on a flat roof or is otherwise not visible from the street.

S.2.13.4 Gutters

All gutters shall contain features to direct rainwater away from exterior walls including one or more of the following:

a. Projecting eaves (minimum 12-inch projection)

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

c. Gutters with downspouts

GUIDELINES

G.2.13.1 Preferred Roof Forms

a. While flat roofs are allowed, gabled roofs, hipped roofs, and other traditional styles are preferred.

b. Roofs should include appropriate overhangs and eaves.

G.2.13.1 Mechanical Equipment

Group vents, exhausts, and other roof penetrations so that they do not create visual clutter.

2.14 Facade Articulation

Design buildings with attractive, timeless, and sophisticated architecture.

PURPOSE

The design and articulation of building façades adds to the visual richness of developments and creates patterns and scale within neighborhoods. Elements such as bay windows, changes in plane and height, and differentiation of materials and colors facilitate façade articulation and mitigate the monolithic appearance of large walls and roofs.

STANDARDS

S.2.14.1 Horizontal Articulation

a. Facades over 25 feet in length (measured parallel to the street) must include at least one horizontal wall plane offset of at least 2 feet.

b. Articulation must occur at a minimum interval of every 20 to 30 feet.

c. Acceptable methods of artiulcation are:

- Projecting or recessed bays, at least 2 feet in depth
- Building step-backs, at least 2 feet in depth
- Covered porches, stoops, or loggias with a minimum depth of at least three feet and a minimum horizontal area of thirty square feet
- Variation in roof form

Figure 2.14.1: Examples of horizontal articulation elements.

02

2.15 Building Access and Entrance Design

Provide welcoming entries that contribute to the streetscape.

PURPOSE

Well-designed and easily accessible entrances perform a key role in the overall design and character of neighborhoods. Elements such as stoops stairways, landings, and porches add visual character to the building and streetscape.

STANDARDS

S.2.15.1 Individual Unit Expression

Each dwelling must have a distinct entry, visible and oriented toward the street or a common open space.

S.2.15.2 Entry Recesses and Projections

Primary building entrances must include weather protection with one of the following:

a. A recess in the building wall with a minimum width of 4 feet and depth of 3 feet.

b. A roofed projection (such as a porch) with a minimum depth of at least three feet and a minimum horizontal area of thirty square feet. Roofed projections may encroach into required front setbacks up to a maximum three feet.

S.2.15.3 Addressing Standards

New and existing buildings shall be provided with approved address identification:

a. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property.

b. Address identification characters shall contrast with their background.

c. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall not be spelled out.

d. Each character shall be not less than 4 inches high with a minimum stroke width of 1/2 inch.

e. Where required by the fire code official, address identification shall be provided in additional approved locations to facilitate emergency response.

f. Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure.

g. Address identification shall be maintained and remain in perpetuity.

Figure 2.15.1: Buildings shall be provided with approved address identification that is legible and placed in a position that is visible from the street or road fronting the property.

2.16 Conversion of Existing Single Family Dwellings

Maintain architectural integrity of homes converted into multiple units.

PURPOSE

Conversion of single-family homes into multiple units should involve thoughtful planning and respect of the the existing neighborhood setting.

Figure 2.16.1: Example of a single family home converted into a duplex. The entrance to the second unit is at the back of the porch.

STANDARDS

S.2.16.1 Preserve Street Presence

Maintain existing porches, stoops, or entry features. An or alteration shall not result in the enclosure of an existing porch.

S.2.16.2 Original Architectural Details and Materials

Construction of additions and alterations a shall not obscure, damage, destroy or remove any original architectural details or materials of an existing main building, except as necessary to construct and integrate an addition.

S.2.16.3 Second Story Addtions

The floor area of any upper (second or higher) story may not exceed 100% of the floor area of the story directly below plus the area of any recesses on the story directly above.

S.2.16.4 Raising a Building to Create a New Ground/ First Floor

An existing single story structure can be raised to create a new full story under the original structure if the project incorporates all of the following design treatments:

a. The finished floor level of the new full story is at or above the average grade of the highest and lowest portion of the lot covered by the existing structure, and on the front elevation at least two stair steps above grade.

b. The height of the new first floor, as measured from the top of the floor joist to the bottom of the ceiling joist, shall match the height of the original lower floor.

c. In instances when a building is raised more than 50% of the height of the original lower floor, as measured from grade to the top of the floor joist, entry porches and stairs shall be relocated to the new lower floor.

d. Street-facing stairs maximize rise over run as allowed under CBC to reduce the appearance of an elongated staircase or a ladder up to the main floor.

e. The grade at the bottom of the staircase or the front of the entire building is elevated to provide terraced landings necessary to step up to the existing staircase without extending the staircase.

S.2.16.5 Roof Forms

a. An addition or alteration shall maintain the roof form(s) of the existing building and match the existing roof pitch.

b. An addition, or alteration, must include eavesthat match the eaves on the existing building, including depth.

S.2.16.6 Materials

The primary exterior material(s) used on an addition or alteration, must be selected from primary exterior materials of the existing building.

GUIDELINES

G.2.16.1 Sensitive Conversion

Consider converting the main home into a duplex or triplex by reconfiguring the interior, adding a rear or side addition, or converting the basement/attic.

G.2.16.2 Maintain Neighborhood Character

a. Keep the front yard and maintain a clear front door.

b. Avoid placing parking in the front setback — tuck it behind or beside the home.

c. Maintain existing landscaping, including hedges and trees.

G.2.16.3 Addition Design

If additions are necessary, they should be subordinate to the original structure and placed to the rear or side of the building.

G.2.16.4 Garage Conversions

A garage conversion shall either:

a. Maintain the garage door design on the exterior if adjacent to a driveway or garage apron; or

b. If the garage door design is to be eliminated and window(s) and/or door(s) installed, then:

- The driveway may be maintained with the existing paved area except for a 36-inch-wide, minimum, area for low planting between the driveway and the subject wall of the converted garage, and except for a maximum 60-inch-wide path to an entry door;
- The outline of the previous garage door(s) shall no longer be visible; and
- The walls replacing the previous garage door(s) must match the existing house's wall material and color.

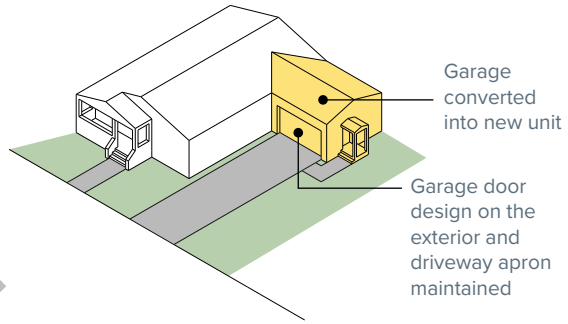

Figure 2.16.2: Garage converted to new unit with garage door design and driveway apron maintained.

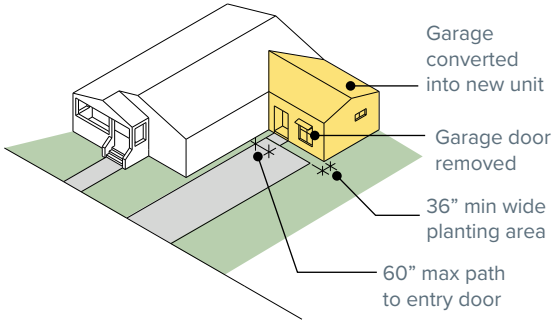

Figure 2.16.3: If the garage door design is to be eliminated and window(s) and/or door(s) installed, the driveway may be maintained with the existing paved area except for a 36-inch-wide, minimum, planting area between the driveway and the subject wall of the converted garage, and except for a maximum 60-inch-wide path to the entry door.

2.17 Balconies and Decks

Balconies and decks enhance enjoyment of the outdoors, and can add detail and visual interest to buildings.

PURPOSE

Balconies and decks serve as private or semi-private open spaces that enhance the livability of 1–4 unit developments. These elements provide residents with direct access to outdoor areas for relaxation, gardening, and social interaction, particularly in compact environments where private yards may be limited or unavailable. Well-designed balconies and decks contribute to quality of life, support indoor-outdoor living, and can be strategically located to ensure privacy, minimize noise impacts, and promote a sense of community while respecting adjacent properties.

STANDARDS

S.2.17.1 Balconies

a. Balconies shall be made of wood or metal, and may be open or covered (see *Fig. 2.17.1*).

b. Second floor balconies shall have a minimum height clearance of 10 feet from grade. Supporting brackets shall have 8 feet minimum clearance from grade.

c. Balcony railings shall be at least 50% see through.

S.2.17.2 Roof Decks

a. Roof decks are only permitted when located on an upper floor of a multi-story building where the deck is situated above a projecting lower floor.

b. Stand-alone decks situated on rooftops are not permitted.

S.2.17.3 Neighbor Privacy

c. No portion of a balcony or upper-floor deck may be closer than 15 feet from the side or rear property line of a neighboring residential property (with the exception of an adjacent lot created through a lot split).

Figure 2.17.1: Balconies shall be made of wood or metal, and may be open or covered.

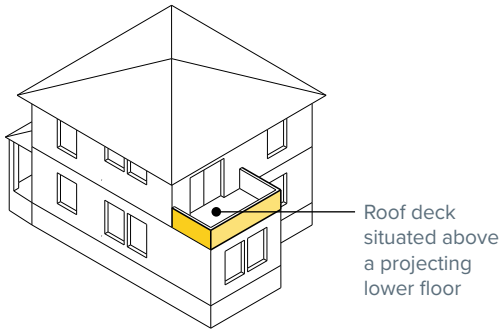

Figure 2.17.2: Roof decks are only permitted when located on an upper floor of a multi-story building where the deck is situated above a projecting lower floor.

02

2.18 Windows

Windows as an important architectural element

PURPOSE

In addition to their functional aspects, windows are an important component in the overall architectural design. Window placement and design ensure compatibility with the neighborhood's character while maximizing the functionality and livability of the units.

STANDARDS

S.2.18.1 Window Recess or Trim

a. For windows on building walls of wood exterior materials, provide a trim or recess of at least two inches in depth, or a combination of trim and recess at least two inches in depth along the top and both sides of a window with a sill along the bottom. (see *Fig. 2.18.1*).

b. For windows on building walls of stucco, provide a recess of at least two inches from the outer wall surface (see *Fig. 2.18.1*).

c. A stool and apron may constitute the window sill trim as long as the combined depth is at least two inches.

S.2.18.2 Window Placement and Privacy

a. New windows facing existing dwellings (on abutting property) within 10 feet of the property line shall be offset (horizontal and vertical) by a minimum of twelve inches, as measured from the window frame, from the adjacent property window frame to avoid direct view into adjacent properties (see *Fig. 2.18.2*).

b. Second-story windows within 10 feet of property lines must be:

- Translucent/frosted glass up to 6 feet above the floor;
- Clerestory; or
- Face away from (be perpendicular to) the property line

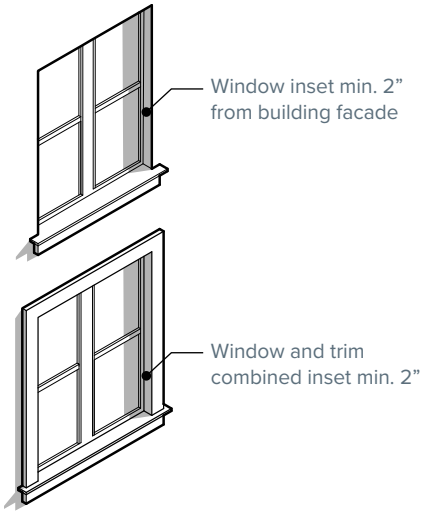

Figure 2.18.1: Windows that are inset from the building facade help create a shadow detail that adds to the richness of the building facade. For windows on building walls of wood exterior materials, provide a trim or recess of at least two inches in width, or a combination of trim and recess at least two inches in width

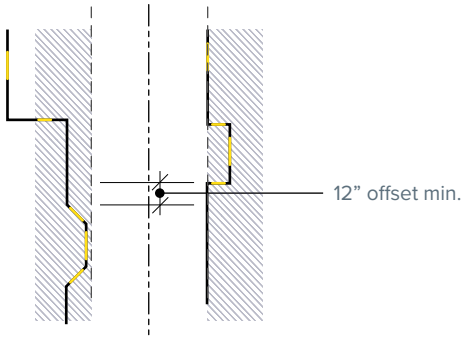

Figure 2.18.2: Windows shall be offset 3 feet from windows on adjacent dwellings, or use obscured glass.

S.2.18.3 Divided Lites/Simulated Divided Lites
If windows include mullion/muntin grids, 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 1/2 inch on each side of the window.

S.2.18.4 Glazing
Reflective tinting of glazing is not permitted.

S.2.18.5 Materials
a. Foam is not permitted as a window material
b. Vinyl is not a permitted window material, unless it is paintable.

GUIDELINES

G.2.18.1 Window Hierarchy
Maintain window hierarchy of primary and secondary windows by providing greater level of detail for the former such as divided lites, increased size, and arches. In all cases, there should be consistency in window proportions, operation, trim, and appearance.

Figure 2.18.3: For windows on building walls of wood exterior materials, provide a trim or recess of at least two inches in width, or a combination of trim and recess at least two inches in width.

Figure 2.18.4: For windows on building walls of stucco, provide a recess of at least two inches from the outer wall surface.

Figure 2.18.5: Windows with three-dimensional divided-lite grilles

2.19 Building Materials and Finishes

The quality of the materials helps define a building's character and creates durability.

PURPOSE

The choice of building materials and finishes ensures that new housing blends seamlessly into existing neighborhoods while promoting durability, sustainability, and design quality. The selection and application of materials and finishes should support cohesive architectural character, enhance visual interest at the pedestrian scale, and reinforce neighborhood identity.

STANDARDS

S.2.19.1 Primary Building Materials

A primary building material shall mean a material that covers 60 percent or more of a facade surface area excluding windows. When there is a change in exterior building material, the material change shall occur at the inside corner of a building form, or a minimum of 8 feet beyond an outside corner. The following primary cladding materials are allowed:

a. Wood

b. Composition board siding

c. Fiber cement siding

d. Stucco (minimum 2-coat)

e. Stone (real stone – not faux stone – and shall extend vertically to the foundation)

f. Stone-colored brick (shall extend vertically to the foundation)

g. Brick or brick veneer (shall extend vertically to the foundation)

S.2.19.2 Secondary Building Materials

A secondary building material shall mean a material that covers 40 percent or less of a facade surface area excluding transparent surfaces. The following secondary cladding materials are allowed:

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

b. Terra-cotta tile

c. Brick or brick veneer (shall extend vertically to the foundation)

d. Glazed tile

S.2.19.3 Wood and Fiber Cement Siding

Wood siding includes horizontal siding consisting of shakes, shingles, shiplap, tongue and groove, v-groove, or lapped profiles in wood or materials that emulate wood such as fiber cement. Vertical siding includes board and batten or v-groove profiles in wood or materials that emulate wood such as fiber cement.

- Board siding materials shall provide a minimum exposure of 6 inches.
- Board Siding Materials shall either be factory finished; or stained or primed and painted on all six sides.
- Vertical board or board and batten siding should be detailed with uniform exposure widths.

S.2.19.4 Stone and Brick Siding

a. Face brick and stone shall provide full units or custom corner modules at outside corners.

b. Adhered masonry and tile should provide mitered joints at outside corners to create the appearance of a corner block.

c. All Masonry Materials shall provide 3/8" maximum concave or v-joint mortar or grout joints in colors matching the color of the block or tile material.

d. Individual masonry modules must be scaled appropriately to the building massing:

- Brick and tile modules or veneers less than 3 inches in height shall be prohibited

- Stone block or veneer modules less than 6 inches in height shall be prohibited.

e. Where masonry spans an opening, masonry units shall be oriented to provide an arch, jack arch, masonry lintel, or soldier row extending beyond the opening.

S.2.19.5 Prohibited Materials

The following materials shall be prohibited:

a. Vinyl siding
b. T1-11 siding
c. Plastic
d. Sheet fiberglass
e. Rolled metal sheet, rolled residential aluminum siding, and extruded aluminum siding
f. Concrete blocks

S.2.19.6 Roof Materials

All materials listed below are allowed for roofs:

a. Dimensional ('architectural') asphalt shingle
b. Composition shingle
c. Spanish barrel tile, regularly or irregularly laid, and brown or brown-red in color
d. Concrete roof tiles
e. Slate tile
f. Powder-coated tanding seam metal in a non-reflective dark brown or dark bronze color.
g. Modified bitumen, tar and gravel (or other granular), PVC, SPF (flat roofs only)
h. Cool roof membrane roofing, non-reflective and medium gray color (flat roofs only, concealed by solid raised parapets no less than 36" in height)

S.2.19.7 Trim and Utilities Materials

a. Downspouts shall be round or rectangular metal; PVC not allowed.
b. Gutter shall be half round or ogee-profile metal; PVC not allowed.
c. Railings shall have square balusters, turned spindles in wood or metal; PVC trim not allowed.
d. Trim shall be wood, composition board, fiber-cement board, and molded millwork for built-up sections. For soffits and porch ceilings, GWB, plaster, T&G wood, exposed rafters, or composite. Continuous perforated soffit materials and the use of vinyl panel systems are not permitted.

S.2.19.8 Timber Protection

Exterior timber should be protected from decay by stain and sealant.

S.2.19.9 Ferrous Material Protection

Exterior ferrous metals should be protected from corrosion either using galvanized, stainless, or weathering steel.

GUIDELINES

G.2.19.1 Alternating Siding Exposures

Alternating horizontal lap siding exposures should be considered where ground floors benefit from a greater level of detail.

02

2.20 Parking Design

Accommodate parking needs while respecting neighborhood character.

PURPOSE

Thoughtful design of garages, driveways, and carports should support neighborhood character, reduce visual dominance of vehicles, minimize curb cuts and paving, and maintain a pedestrian-oriented streetscape. Parking elements should be safe, functional, and visually subordinate to the overall building design.

STANDARDS

S.2.20.1 Covered Parking

All required parking must be covered, either by a carport or enclosed garage.

S.2.20.2 Tandem Parking

Required parking may not be provided in a tandem configuration.

S.2.20.3 Attached Garages

a. In order to limit the appearance of new or expanded attached garages that face the street, garage width shall not exceed fifty percent of the linear street-facing elevation of any 1-4 unit development.

b. Attached garages located on the front of the building shall be recessed at least 5 feet behind the front elevation wall plane of the primary dwelling unit.

S.2.20.4 Shared Garages

Shared garages shall not be wider and deeper than a maximum of 25 feet.

S.2.20.5 Garage Doors

a. Double garages shall have two independent garage doors, rather than one single garage door.

b. All garages are to have electrically motorized doors that cover their vehicular entrances.

S.2.20.6 Carports

a. Carports shall be located behind or to the side of the primary structure.

b. Carports shall incorporate the materials and color palette of the primary structure.

c. Structural supports (posts/columns) must be designed as finished architectural elements (e.g., wood, steel, or masonry — no unfinished metal poles).

d. Trash and storage areas within or adjacent to carports must be enclosed with fire resistant construction or screened from view, and must be outside the required parking space minimum dimensions.

S.2.20.7 Gates

Any existing or new driveway gates in front of a garage or carport shall be motorized.

Figure 2.20.1: The garage door in this example are situated behind the front elevation wall plane.

2.21 Architectural Lighting

Create safe and inviting places with lighting that highlights buildings' distinctive elements while respecting neighbors.

PURPOSE

Architectural lighting is intended to enhance safety, support neighborhood compatibility, and highlight key architectural features in a manner that is both functional and context-sensitive. Lighting should create a welcoming environment for residents and visitors, ensure visibility and security at entries and walkways, and contribute to the overall aesthetic of the development without disrupting neighbors or impacting the night sky.

STANDARDS

S.2.21.1 Building-Mounted Lighting

Lights on the building facade shall be incorporated into facade design for all facades. Fixtures shall be:

a. Fully shielded and directed downward onto the building facade and onto paving of entrance areas;

b. The same materials as the building trim/ accent; and

c. Covered with frosted or opaque glass.

S.2.21.2 Floodlighting

The use of floodlights is prohibited.

S.2.21.3 Electrical Boxes and Conduits

a. Electrical boxes shall be shileded from public view.

b. Conduits cannot be exposed on exterior walls and must be embedded either in walls or landscaping.

Figure 2.21.1: Lights on the building facade shall fully shielded and directed downward onto the building facade and onto paving of entrance areas;

Objective Design Standards Survey

June 10, 2025, 3:00 PM

Contents

Objective Design Standards Survey

Help inform design standards for new housing in Piedmont.

Summary Of Responses

As of June 10, 2025, 3:00 PM, this forum had:		Topic Start	Topic End
Attendees:	335	April 19, 2025, 6:42 AM	June 4, 2025, 12:49 PM
Responses:	241		
Hours of Public Comment:	12.1		

QUESTION 1

How would you describe the architectural character of your neighborhood?

	%	Count
Traditional and consistent	47.3%	114
Eclectic mix of styles	42.3%	102
No strong architectural character	10.4%	25

QUESTION 2

What design elements contribute most to your neighborhood's identity? (select up to 4)

	%	Count
Roof styles	21.0%	50
Setbacks/spacing between homes	53.8%	128
Tree canopy and landscaping	64.7%	154
Building height and massing	61.3%	146
Materials and color	35.3%	84
Entryways and porches	28.2%	67

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Help inform design standards for new housing in Piedmont.

		%	Count
Fences and walls		8.8%	21
Street layout (e.g., grid, curves, sidewalks)		37.0%	88
Other		9.7%	23

QUESTION 3

How important is architectural consistency within neighborhoods?

		%	Count
Very important - new designs should match nearby homes		23.3%	56
Somewhat important - some variation is okay		51.3%	123
Not important - I prefer diversity in design		25.4%	61

QUESTION 4

Please rate how much each of the following should be a priority when reviewing new housing or additions.

Building height

		%	Count
Low Priority		9.1%	22
Medium Priority		22.8%	55
High Priority		32.8%	79
Essential		34.4%	83

Preserving privacy for neighboring homes

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		%	Count
Low Priority		5.0%	12
Medium Priority		17.8%	43
High Priority		32.4%	78
Essential		44.0%	106

Preserving access to daylight/avoiding excessive shadow

		%	Count
Low Priority		5.8%	14
Medium Priority		17.4%	42
High Priority		35.3%	85
Essential		39.4%	95

Matching roof slope or architectural compatibility

		%	Count
Low Priority		31.5%	76
Medium Priority		39.4%	95
High Priority		20.3%	49
Essential		6.6%	16

Window placement and size

		%	Count
Low Priority		28.2%	68
Medium Priority		39.4%	95

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		%	Count
High Priority		23.2%	56
Essential		8.3%	20

Garage placement and visibility from the street

		%	Count
Low Priority		38.2%	92
Medium Priority		39.0%	94
High Priority		17.4%	42
Essential		4.1%	10

Landscaping and open space

		%	Count
Low Priority		8.7%	21
Medium Priority		29.0%	70
High Priority		40.2%	97
Essential		21.2%	51

Exterior materials and quality/craftsmanship

		%	Count
Low Priority		6.2%	15
Medium Priority		17.0%	41
High Priority		48.5%	117
Essential		25.3%	61

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Compatibility with nearby homes

		%	Count
Low Priority		21.6%	52
Medium Priority		29.5%	71
High Priority		29.5%	71
Essential		19.1%	46

Screening or locating utility equipment

		%	Count
Low Priority		10.0%	24
Medium Priority		37.3%	90
High Priority		34.0%	82
Essential		14.5%	35

QUESTION 5

Should residential additions be required to match the style and period of the original home?

		%	Count
Yes		44.6%	107
Somewhat - general compatibility is enough		37.1%	89
No, they can differ in style		18.3%	44

QUESTION 6

Should ADUs be required to match the style and period of the original home?

Objective Design Standards Survey

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	%	Count
Yes	35.3%	84
Somewhat - general compatibility is enough	40.8%	97
No, they can differ in style	23.9%	57

QUESTION 7

Do you feel new homes should reflect a particular architectural style?

	%	Count
Yes - traditional styles like Craftsman, Spanish, Tudor	31.1%	74
No - a mix of styles is fine	56.3%	134
No strong preference	12.6%	30

QUESTION 8

Which architectural elements are most important to carry forward, regardless of style? (select up to 3)

	%	Count
Roof shape	19.6%	44
Window style/placement	34.4%	77
Exterior materials	49.1%	110
Colors and finishes	28.6%	64
Front entry/porch design	18.3%	41
Massing and building proportions	78.6%	176
Decorative architectural details	24.6%	55

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QUESTION 9

How important are the following building and site features?

Porches

	%	Count
Essential	7.9%	19
Desirable	49.0%	117
Neutral	26.8%	64
Not important	12.1%	29

Balconies and decks

	%	Count
Essential	4.6%	11
Desirable	34.3%	82
Neutral	41.4%	99
Not important	15.5%	37

Garages hidden from view (when possible)

	%	Count
Essential	5.4%	13
Desirable	36.4%	87
Neutral	29.3%	70
Not important	26.8%	64

Window design (style, size, placement)

Objective Design Standards Survey

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		%	Count
Essential		25.9%	62
Desirable		44.8%	107
Neutral		19.7%	47
Not important		8.4%	20

Architectural details (e.g., brackets, shutters, trim)

		%	Count
Essential		17.6%	42
Desirable		41.4%	99
Neutral		26.8%	64
Not important		11.3%	27

Low (4 feet or less) front fences and walls

		%	Count
Essential		19.2%	46
Desirable		31.8%	76
Neutral		30.1%	72
Not important		17.2%	41

Preserving trees and existing vegetation

		%	Count
Essential		36.8%	88
Desirable		45.6%	109

Objective Design Standards Survey

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	%	Count
Neutral	9.6%	23
Not important	7.5%	18

Open front yards

	%	Count
Essential	12.1%	29
Desirable	39.3%	94
Neutral	29.3%	70
Not important	15.9%	38

QUESTION 10

What would be your top 3 concerns if a new home or major addition was built next door? (select up to 3)

	%	Count
Windows facing into my bedroom	51.3%	122
Decks/balconies overlooking my yard or home	47.1%	112
Shadows/loss of natural daylight	66.0%	157
Size or height of new structure	64.7%	154
Architectural compatibility	17.2%	41
Garage or driveway placement	4.2%	10
Privacy landscaping along property lines	20.2%	48
Preserving an open front yard feel	7.6%	18

Objective Design Standards Survey

Help inform design standards for new housing in Piedmont.

		%	Count
Other		9.2%	22

QUESTION 11

Is there anything else you would like to share?

Answered	129
Skipped	112

QUESTION 12

I am a:

		%	Count
Piedmont resident		95.0%	228
Architect or designer		9.6%	23
Builder or developer		2.5%	6
Other		2.9%	7

QUESTION 13

Which Piedmont landmark do you live closest to?

		%	Count
Blair Park		10.6%	25
Corpus Christi School		4.7%	11
Crocker Park		9.8%	23
Dracena Park		22.6%	53

Objective Design Standards Survey

Help inform design standards for new housing in Piedmont.

	%	Count
Exedra	13.2%	31
Hampton Field	9.8%	23
Linda Beach Playfield	14.0%	33
Wildwood School	15.3%	36

QUESTION 14

What best descries your gender?

	%	Count
Male	31.0%	74
Female	60.3%	144
Prefer not to say	8.8%	21

QUESTION 15

What best describes your age?

	%	Count
25-34	1.7%	4
35-49	20.5%	49
50-64	32.6%	78
65-74	21.8%	52
75+	16.7%	40
Prefer not to say	6.7%	16

Objective Design Standards Survey

Help inform design standards for new housing in Piedmont.

QUESTION 16

How would you describe your ethnicity? Select all that apply.

	%	Count
Asian or Pacific Islander	8.4%	20
Latino/a/e/x or Hispanic	1.7%	4
Middle Eastern or North African	0.4%	1
White	64.7%	154
Prefer not to say	21.8%	52
Other	2.9%	7

QUESTION 17

If any members of your household speak a language other than English as their primary language at home, please list the language(s) here.

Answered	16
Skipped	225

Is there anything else you would like to share?

We need to get to building ASAP - let's not make things harder!

Keeping a good distance from existing houses, windows not intrusive to existing houses, light not taken away from existing houses. The lot on Wisteria Way is a perfect example of what NOT to do, crowding the lot and ruining the light and views of surrounding houses. The modern exterior is totally out of place with the neighborhood (MY neighborhood!).

Modest income housing should be placed near public transportation. It essential to a successful long term solution.

I understand that Piedmont has had a tradition of weighing in on design elements in single-family residence. However, I don't personally think that is an appropriate role for a city other than for basics such as privacy, setback provisions, etc. It essentially functions as a homeowner's association rather than as a city, at least in my experience. This was a surprise to me when I moved in. There have been times when design requirements have been a significant burden in my planning and have limited earthquake safety even when no one can see the design from the street. I realize that Piedmont is a charming city, but I don't think that a slow diversification of styles over time, or a few buildings done in "poor taste", would ruin that feeling. I hope that the City can respect individual choices more. I especially hope that the City will consider anything focused on earthquake or fire safety as excluded from design review if it makes the project more expensive than the owner wishes to spend.

SB9 has no place in Piedmont, providing no appreciable affordable housing, and making no dent in homelessness. Further, SB9 is a state law that violates the California Constitution prohibiting precisely this, the state meddling in municipal affairs. Ministerial review without any public input, or City

Council review leaves the city ripe for charges of illegal payments to staff from developers since there is no way of checking. The loss of value of surrounding homes due to densifying Piedmont through SB9 and related laws should be of greater concern to our City Government than illegal threats from our State Government. The State is not funding any upgrades or repairs to the city's infrastructure due to increased densification leaving Piedmont residents with lower property values and higher taxes. SB9 applications in the Nace/Howard and Scenic neighborhoods demonstrate poor uses of the law, and the construction on Wisteria is a clear example of poor architectural design, lack of proper setbacks and obvious negative impacts to neighbors and the overall neighborhood.

Compatibility and privacy would be my most important suggestions.

Minimize restrictions on building where possible. Red tape / bureaucracy can be the enemy of affordability

The new construction near York and Holly is modern and gigantic compared to the rest of the homes in the area. As much as we like modern homes, it doesn't go with the neighborhood character of Piedmont.

My neighborhood has an eclectic mix of styles which works. New architectural styles would be fine here but quality of materials and design elements would be essential to integration. Also, block landscaping and street trees goes a long way toward neighborhood design cohesion. More than 100 years ago, Bernard Maybeck advocated that neighbors discuss and collaborate on street facing plantings to create block long stretches of similar shrubs and flowers rather than 30 feet of lavender, 30 feet of succulents, 30 feet of privet, and so on. This is an intriguing idea for the parking strips and/or the space most immediately facing the sidewalk.

One of the Qs used the term "carry forward"; not sure what that means/is intended.

Any new structures, additions, and landscaping improvements should require submission of a current, professional land survey to verify property boundaries and should consider the elevation changes and hydrological impacts (water collection or drainage) on the neighboring property.

I dislike cramming in ADU's that take up the entire back yard, with no consideration for effect on neighbors, no consideration for already crowded parking, destruction of existing garages. These strongly disrupt the character of a neighborhood. It seems Piedmont is trying to be something it never intended to be, and property values will suffer. Whenever we did anything to our house there was design review (even changing front deck lights from carriage to downward-facing!) and now there apprears to be an "anything goes" attitude. Serious reflection is needed by staff and planning commission to address this.

Preserving a traditional and consistent look akin to whatâ€™s generally found in Piedmont is essential.

I am concerned that apartment buildings or multi-unit properties will be allowed to be placed in neighborhoods which are not set up for that type of structure - particularly as it relates to parking and traffic. Our streets are very safe for our children due and randomly adding large units in quiet neighborhoods doesn't make sense. It would seem that if we want to stand up multi-unit properties and apartment buildings, then we should request that contractors purchase properties that are located on busy streets such as Grand Avenue and Moraga where traffic is already heavy. If we are going to allow multi-unit dwellings then such mandates should result in profitable long-term results for contractors. We should not allow multi-unit buildings to be built just anywhere in Piedmont.

I just want to make it easy to build medium to high density housing.

Any new home should match the Piedmont character with the charm and character that helps make Piedmont desirable. â€œLook at me nowâ€ style homes should be deterred.

This survey is flawed. It is impossible to â€œprioritizeâ€ the answers to some of these questions because each case might be different. For example, even if the house is of reasonable size, it still may block sunlight. But if it is huge, there may be light and noise concerns. So I canâ€™t prioritize size vs light/shadows. I am afraid that the city planners will take the averages from the survey as the â€œtownâ€™s prioritiesâ€ on average, but the true priorities are that all of these factors should be considered for any project and should be included in the ODS.

Caring forward the rules of Piedmont Design Guidelines and applying them equally to all new homes and major additions is crucial.

We love our neighborhood and greater community. and hope we can continue to build new ADUs and JDUs, providing further housing supply

Extremely important to consider emergency evacuation route congestion, especially when considering building multi-family homes.

I don't want to restrict height of construction but it is hard to protect sunlight into my yard and privacy when the ADU is two stories rather than one (the case with my neighbor's new ADU). Well placed trees that are not too tall (e.g.,flowering trees like dogwood rather than redwood, oak, etc) have helped. Parking is an issue. I would like Piedmont to charge for parking more than one vehicle on the street to discourage multiple car ownership.

The building and planning department do a wonderful job keeping Piedmont a desirable place to call home

Landscaping and irrigation be completed promptly after the completion of the project.

Should require off street parking OR garage if building ADU or additional bedrooms.

I love traditional architecture, but Piedmont feels stale due to its current limitations. Please see the world; there is great diversity in architecture that increases neighborhood attraction. If all houses sit 20' from the street w/o exception it's boring, Toledo, Spain or Tlaquepaque MX where houses sit right at the property line can be beautiful. The playfulness in Germany can be warm and yet the moderness of Singapore is warm in a different way. It's about quality of design, not a porch or window to match existing. As I mentioned in the last question, please look at the values that we would like to create, not the elements that create architecture. I.e. does the project maintain natural light, not create hazards, maintain or enhance privacy, minimize environmental impact, create habitat, encourage aging in place, etc... Please ask those questions of people as their answers may be wildly different than importance of porch or no porch(relevance?).

Common sense is very important! New or expanding an existing building should take into account the impact on adjacent housing light and privacy would be my highest priority.

Lot setbacks are important.

No

Over the years the design committee has overreached with their decisions. Having someone tell us our dormers need to be back 3 feet (felt like a made up number) from the edge of the house / supported wall ended up costing us $100,000 more even though we brought in google street view images showing many other homes on our block had them at the edge of their walls. Challenging this random decision made the design committee argumentative and defensive not open to listening. The parking spaces ratio per room limits the number of people that can have kids in piedmont. This is a bias against those in lower piedmont with little garages and hurts our low numbers in schools. These strictly subjective design changes cost residents a lot, making many homes in our city become dilapidated and ironically unappealing. Is it worth it?

Thank you for soliciting input

What happened to the off street parking when additions were added to homes in Piedmont? I have several ADU being built in my neighborhood and have never been asked or consulted. My neighbor was told to notify me of a new heating unit to be placed on the outside of her house very close to mine that had a very loud sound. This same addition has been drilling and scooping dirt for 3 weeks creating dust and dirt all over my recently painted exterior.

While Rome burns, we squabble over frankly antiquated design standards????? I'm sure you agree that what really matters is: compatibility with the landscape around us; architectural restraint that emphasizes sustainability; rebuilding for multigenerational use; connection with community; and respect for the neighbors. Seriously, who cares if it doesn't "look the same" as it did when it was built during the Roaring Twenties? That time, thankfully, is long gone, and so should our stubbornly outdated architectural sentiments. We need to grow up and move on.

Iâ€™m concerned about ADUs creating more cars and congestion on our narrow streets. It seems prudent (but likely not possible) for ADU additions to require parking on the premises to minimize the congestion of automobiles and further clutter (like garbage cans) on the street.

It would be great if there was flexibility around relatively minor changes, such as window replacement, non-garish paint colors, and new materials. It's nice to chat with our neighbors when they come around for their signatures, but I feel bad that they have to go to all that trouble when it's not really my business.

ADUâ€™s should be low in height and screened from neighbors, rather than feeling they are right in the neighboring back yard. They do not need to match the main home. Homeowners should be encouraged to build down, using the many hillsides in Piedmont for light in the lower levels. On parts of Ramona, there are many homes with no raised upper level. If one home adds a raised level, then every successive home will want, maybe need to go up, to get light and not feel penned in. This also means more large homes, when smaller, less expensive, living needs to be maintained in Piedmont, and probably should be encouraged environmentally. Adding a backyard ADU before adding an upper level, might be a better way to add living space, given it is more flexible in usage.

I think that neighbors should be given the opportunity to voice their objective concerns to a proposed building permit on an adjacent property.

The administrative review process under SB9 allows a project to be undisclosed to neighbors until construction begins. This secret process can create distrust, suspicion and resentment, qualities that do not contribute to community harmony. Neighbors who are affected by a proposed project should be able to review it while in Planning for any objective concerns that materially affect their property, such as drainage, mechanical equipment noise, light pollution, privacy.

We need to reconize that the living enviornment evolves with time. On one hand, we need to adhere to the basic principals to ensure neighbors' privacy and safety, on the other hand, we should be open-minded to embrace new technology, new material and new from that brings possitive changes to the neighborhood.

The following comments represent my thoughts as to what I would like to share in this Objective Design Standards Survey. I struggled to come up with reasons to get behind the effort to support a Ministerial Objective Design Standards review process, but in the end, I can't justify supporting this effort. Simply put, I fear that residents of a small city like Piedmont, will feel angry and resentful when they are removed from municipal processes (neighbor comments cannot be considered, there are no public hearings and residents cannot appeal City Staff decisions) that affect their quality of life, specifically when they have enjoyed this privilege for at least the prior 50 years. There is something terribly wrong in losing this privilege. I believe Piedmont must come up with a way to provide continued, direct citizen participation in construction projects that affect their lives. I believe that Piedmont should come up with a work-around that allows for direct citizen participation into a construction project that will be built contiguous or adjacent to their property. All housing projects/developments should continue to go through something like Piedmont's traditional discretionary process and not a new ministerial review process which removes Piedmont residents from the design/construction/permitting process that affects their property and quality of life, Neighbors should continue to have a voice in a process that affects their health and safety, Residents should continue to have a voice in a process that potentially decreases the value of their homes, as well as their ability to maintain fire insurance Any new housing should blend in and respect the rich and varied architectural heritage of Piedmont's residential neighborhoods. The State pressure to create new housing units comes with threats by the State that City officials, staff and residents must stand up to. The City's 8/5/24 "Housing Legislation Primer" stated that the consequences for the City not coming up with a State sanctioned ministerial review includes possible lost State funding of over $1 million/year, exposure to lawsuits from applicants, the State Attorney General and "other interested parties", and possible increased exposure/vulnerability to expanded ministerial review arrangements. I believe that approval of these new design standards will favor developers over the current residents and neighborhoods of Piedmont. This streamlining permit process, where objective standards are the sole criteria for approval (no public hearing or appealable decisions), is notorious for poorly designed projects and situations where a city's residents feel neglected by their elected city officials and staff. Anger and frustration by existing residents are typically the result in other small established cities where the city has implemented new objective design standards that do away with a city's traditional discretionary review process. The developer is happy about the removal of the public from the process, but the residents are certainly not happy because they can no longer voice traditional neighbor comments in a public hearing about adjacent construction affecting their property. This generally results in a neighborhood feeling that it is not being heard by their City representatives. Residents lose the important right to appeal design/building decisions made by the city. In a city like Piedmont, where the city is nearly built out, and with approximately 50 vacant lots to potentially build on, extra care must be given to what gets approved. A ministerial checklist will not be sensitive to community or neighborhood design criteria. Will properties with small existing single family homes be demolished to make way for 4 unit SB-9 developments? Checklists are rigid and not flexible by definition. There are no deviations from City objective design standards when using a checklist. It's either "Yes" or "No". There is no gray here. I don't think this effort to establish Objective Design Standards will go over well in our community once residents understand the impact of what is being taken away from them in terms of community/neighborhood involvement.

Who's back will the City of Piedmont have? Will it be the residents of Piedmont? I don't see anything wrong with the current discretionary design guidelines. They have evolved over the course of the past 35+ years. The Piedmont Design Process has always worked well. Piedmont's various Planning Commissions and City Council have performed excellently over the years guiding the course of what gets built in the City. It is unfortunate that the City must bend to the will of the State and put together a design checklist for what gets built in our neighborhoods. I have yet to see an Objective Design Standards guideline that is unique to a particular and unique older City similar to Piedmont that has a variety of architectural styles.

Most ODS guidelines are cookie cutter documents that address generic design styles like Craftsman, or Mediterranean, or Mid-Century, etc. Many ODS documents are generated by consultants that â€œcopy and pasteâ€ prior ODS guidelines that they used in other cities they have contracted with. Will this same thing happen here in Piedmont? I hope not. I simply think this undertaking to come up with Objective Design Standards does not bode well for our City. I do not think a "streamline permit" process, or a "by-right" building process, or a "ministerial permit" is a good fit for our City.

I am an architect. I believe that every era had its style. From Victorian to Prairie Style to now modern. These come from materials and technology available at the time, and perhaps the desire for consistency on a street and in a neighborhood. But as we look at the appropriate design for a new home, I feel that we must not only look at the context of where this building will be located, but also not necessarily mimic the historical styles surrounding the site. An ADU should follow the language of the house it serves, but there is nothing wrong with a well designed modern home next to a more classical or traditional style. I always go back to Victorians, which are revered. But they came out of the Sears and Roebucks catalog complete with all of the gingerbread. We can continue to innovate, and the City can and should continue to hold us to a high standard of design.

behind me had an addition put on many years ago that is so out of character with the original house. Numerous people have asked me if the building behind me is a motel or some kind of commercial building, when it is in fact an unattractive addition to a nice early 20th century home.

I would love for the city to prioritize off street parking to new ADUs and bedroom add ons, even to the point of helping the resident negotiate with moving utilities under the sidewalk and street to facilitate adequate off street parking for all units.

I think that allowing well-designed and interesting new styles of homes is good. Allowing freedom of design and creativity engenders an interesting and welcoming neighborhood. Cookie-cutter designs, including modern, do not always allow such creativity and diversity.

One of the main reasons people gravitate toward Piedmont is the beautiful architecture and vegetation in the neighborhood. It is an elegant community and future development should abide by the same standards.

I think the process of allowing neighbors to weigh in on design elements hurts relationships. Our neighbors were so petty. I also think the city should provide more education that residents do not own the street in front of their house.

Piedmont no longer seems to care about how new construction of ADUâ€™s impacts the surrounding neighbors. ADUâ€™s can be intrusive re all areas listed in this survey, particularly loss of natural light and privacy. It is all about the home owner building the ADU or addition, no longer concern for fairness to the neighboring homes. A sad changing of the times.

New homes should be in sync with scale of existing homes. Mansions not desirable unless adequate land. Seems like people are building/adding without footprint to parcel ratio being considered.

I appreciate the choices/check boxes provided to gather input on the guideline. It is often difficult to simply select 3 items from a list. For example building height can impact privacy and shading factors but is not necessarily a factor on its own. With the diversity of property sizes/types, proximity of most home to one another, elevation changes throughout the city and architectural differences, there will be multiple factors in play for most remodels or additions. It is critical that there is good communication with neighbors and a clear understanding og the impact of any proposed work.

Multifamily housing design is new to Piedmont. Traditional design preferences are not appropriate.

It is extremely important that any additions or modifications are congruent with the rest of the neighborhood.

Piedmont should continue its rigorous design standards for neighborhood compatability that have been in place for decades. Some of the new construction don't match the neighborhood at all, see Grand Ave and York Ave. Both are far too modern, not visually appealing, and stick out like a sore thumb; they should have never been approved.

General compatibility within a neighborhood is desirable visually, to avoid visual "shocks" like the boldly modern home on Fairview next to a very graceful home from an earlier era.

I feel its important to balance preservation and practicality.

It seems absurd that the building dept approves deviations to approved plans after they've been built. It happened to me with a huge remodel next door, it's happening to someone I know now. Why have codes at all if they aren't going to be enforced?

Daylight, greenery, and space between buildings are really important contributors to well-being. That said, it is modifications to existing single family homes that should be most strictly limited to preserve it. I'm happier to sacrifice those things to create additional housing units within Piedmont than to sacrifice them so that an individual family can bloat the mansion it occupies. New units should be pleasant for our new residents. I am glad Piedmont is trying to do its share to alleviate a severe Bay Area housing crisis with immense human costs.

I think residents should be informed of any new construction that will impact their views, privacy, sunlight, parking or common space.

First, design features should be prioritized on a parcel-by-parcel basis, not city-wide in proposed "objective" standards. Therefore, the "objective" design standards should provide deference to the landowner and immediate neighbors about what is the most appropriate design for any given property and the surrounding neighborhood. Second, prioritization is subjective and it is unclear how these survey responses inform "objective" standards. The survey uses terminology of "consistency" and "carrying forward" and "matching in style." But "consistency" and these other terms can be either subjective or objective depending on the context. Third, requirements or outright restrictions on improvements subject to design review already restrict improvement or modernization of very old structures in need of investment. Why bind homeowners to the design choices or materials used a century ago which may be objectively inferior in various ways (e.g. energy efficiency, sustainability, construction feasibility, practicality, cost)? The city is not a museum and most homeowners do not have designated historic buildings (or their associated property tax reductions). Therefore homeowners should not have severe

restrictions on their design choices based on the subjective priorities of others. Yet these survey questions require that the respondent adopt a starting point perspective of prioritizing the most important design features by which to restrict development or improvements. I disagree with this perspective, and think that the starting point perspective should be placing limits on what standards can be placed on homeowners. For example, San Francisco recently passed Planning Code Section 136.2, which states: "The Planning Department shall impose no restrictions related to the replacement material of any window frame or sash that replaces an existing window frame or sash." This was the result of significant public outcry about the process and cost of window replacements. Although it would not apply to designated historic buildings, I think it would be wise for objective standards to be focused on enabling homeowners and their immediate neighbors to improve their properties the way they see fit. They should be enabled make their own design decisions about their properties, their design features, placement of features in setbacks, etc and providing them deference for improvements as long as the design meets all state and local health, safety, and building codes. It should *especially* provide for exceptions and expedited review when all immediate neighbors provide written approval of any proposed design.

Noise, disruption and disrespect of neighbors can be a huge problem

Hi! Definitely highest concerns are height / size of a new building and how that impacts privacy and natural light. I'd also like to raise parking impacts -- I like next to a triplex and our streets don't have a lot of space for multiple cars.

Let people build new homes and ADUs. Stop all the excessive restrictions. Light and shadowing are the only important things. Let people put garages in the front, let people fence their front yards. People pay a ton of money to live here; let them do what they want with their properties. We are not living in the 1800s

I love some of the beautiful homes in Piedmont, however, I think the requirement to match an ADU to the original architecture of the house may discourage building of additional housing units. My understanding is that we have a minimum number of additional housing units we need to build as a town and for that reason, Iâ€™m in favor of loosening the design requirements.

Piedmont already has a lot of variety in architecture. I think we should do what we can do encourage multi-unit development. Our city and state need it, and it has been proven to be done tastefully (eg the project on the former AT&T site (I believe) near Beach). We all have benefited from splitting lots, etc. as Piedmont started from a multi-acre open area into the tighter homes we have now. That is the natural progression of a town and to support the growth of our state and bay area, we need to be open to building.

We have to build housing. Many Piedmonters have opposed housing opportunities through design objections. Those days are numbered.

No

Nicely thought out questionnaire.

To somehow add to community rather than our famous exclusivity.

The City should not be telling people what their home should look like. Too much regulation of style and design is likely to hinder people's ability to maintain a home. Historic districts can be set up if there is a neighborhood style that is worth preserving.

While we want to preserve the overall look and feel of Piedmont, it's important not to over-regulate or have an overbearing number of parameters to each new housing unit. That would deter new families from moving to Piedmont and create onerous (resource intensive) permitting processes. Some amount of evolution and modernization is necessary so Piedmont doesn't look stuck in the past or dated after 20 years.

Piedmont is a rare gem with architectural consistency and lush tree-filled landscaping that makes it one of the most desirable places to live. One can look at the hodgepodge of Alameda to see how unfortunate planning in design and density creates disharmony in a neighborhood. We must preserve the beauty of our city for future generations who will appreciate the quiet, inspiring ambience as an urban oasis where we can live, walk, and play.

Why are we spending time, funds and effort on this design. Why not ask if Piedmonters really want more housing . Why did piedmont not fight the mandate as did other cities? Is there any estimate how much has been spent by the city on the housing element including all money expenditures and staff time? Probably more than any fine

i think we over regulate peoples use of their property, especially in the back or sides of the home/yard that do not impact neighbors. Many properties are very small and should be alllowed to not meet the 30% landscape requirement and have turf in the rear yard. I think modern design can compliment neighborhoods and is also compatible with an existing traditional home if done tastefully. I think we over regulate windows, utilities and heat pumps.

I'm concerned that this process doesn't seem to be about the actual most important hazards from new development - bright light and loud noise. Air handlers from air conditioners or bright security lights are the most important things to regulate and prevent. Loud noise and bright lights intrude on the interior of nearby houses and degrade quality of life. How the house looks from the street is irrelevant 99% of the time.

Neighbors should always be notified before any new construction occurs that affects their property. This can affect property values & prevent neighbor disputes.

Piedmont is an amazing place and should loosen restrictions so that more people can live there. Being pro-immigrant means allowing housing to be built in our neighborhood so that lower income people can actually afford to live here!

I will wait to see what is actually proposed and hope our comments have strong weight.

Maintaining privacy and light for existing residents seems like a practical and civil way to create guidelines.

5-story buildings, regardless of design, in Moraga Canyon are too high and would destroy the semi-rural, peaceful character of this neighborhood on both sides of the Canyon.

I strongly object to the states mandated housing plan for our community. We have very little open space and cannot afford to sacrifice what we little we have for high density residential.dwellings, there is plenty of high density housing going up in our neighboring communities that are close to public transportation. The housing plans should be not focused on each individual city, but on the best options in the larger geographical area, single-family residential neighborhoods are psychologically beneficial because they maintain a quiet and more peaceful ambience. we do have a housing crisis, but the answer is not to sacrifice peace and tranquility for those of us who are fortunate enough to have her own piece of land on which to live

Diversity of architectural styles is an important special feature of Piedmont residences that should be encouraged. Another important design criterion that was not mentioned is fire resistance design.

there should be variations in the design to allow for moderate incomes, as in number of bedrooms and total space, but not reduction of what makes a house desirable, like sunlight, sensible layout, entry way with a porch area. There should be a way for the city employees of Piedmont to have a way to buy in. These employees cannot afford the cost of Piedmont's current housing stock. The housing should not be allowed to be purchased as 2nd & 3rd .. homes and never allowed as rentals.

Lot coverage maximums to ensure some open space remains.

1. Conditions - Interior parcel or corner lot or cul-de-sac, affects setbacks, off-street parking & driveway accessibility.
2. Lot size, orientation & site slope affects building height, shadows, grading, pluvial water distribution & drainage.
3. Energy efficiency; Building envelope, conditioned space, water and electrical.
4. Building footprint, density, number of stories, hard surfaces, landscaping , paths of travel & 2nd means of egress.

Piedmont is unnecessarily restrictive in preserving a Mediterranean building style.

The planning departments requirement for symmetrical windows on our recent remodel was not visible, idiotic and cost thousands of additional dollars.

The design should adhere to a transitional style, without leaning too heavily toward a modern aesthetic. The city has a timeless look and appeal to many visitors and this is how the city should represent itself.

Voters should be asked to vote on this highly controversial matter.

We have a beautiful town. I love the trees and the overall feel. But, I do not want to over-regulate residents' design decisions. Styles change over time, residents should allowed to change with them. The City's primary focus should be on safety (e.g. structural, electrical elements, etc)

In most other countries there are rules for what colors roofs can have and all the bright, disturbing colors that have been accepted lately in our neighborhood has ruined our view and is blending they eyes of all who lives and walks by these houses. It is very ugly and disruptive to harmony which Piedmont used to be known for.

Residents must be allowed to comment on ADUs and SB9 designs.

It's important for people to keep a sense of perspective and a sense of humor, and for people to do their best to get along.

Modern houses look and feel out of place between traditional houses

Any new building, including ADUs, should be defined with current town review and compatibility as is applicable to new, non-ADU homes!

California is in a housing crisis, and that crisis is not helped by neighbors legislating what other neighbors can build. Legislation should be reserved for objectively measurable safety decisions, not subjective design decisions.

How will the Fire Departmentâ€™s desire for resiliency i.e. reduction of landscaping near structures, fire resistant building, deck and fence construction, etc. affect the proposed regulations?

Preservation of space and foliage are essential. Building mass should not be excessive relative to lot. Single family zoned areas should not be allowed to be used for multi-family structures. Piedmont should not become congested; the town cannot accommodate more than 12,000 population at most.

Preserving open space in Piedmont should be a very high priority, but it seems that the City doesn't really care about that. New housing communities should be walkable with plenty of sidewalks that incorporate safety. Accompanying recreation and infrastructure are equally important to the footprints and designs of houses. When new housing is mandated, the concomitant support facilities must be budgeted and quickly added.

Neighbors should be able to review plans of new homes and give feedback.

While the city doesnâ€™t regulate color, maybe they should. This trend of lime green, bright purple and orange is awful. Also, allowing people to turn cute bungalows into oversized McMansions is wrong.

Anything that fails to withstand the test of time should never be permitted to be built. In the past 50 years, we have seen numerous buildings in Piedmont that contribute nothing meaningful to the local architecture, design, or aesthetics of our community. This is truly disappointing and unacceptable.

The new buildings and add on are massive. I don't really understand how the city can reduce fire and flood risk form larger storms and maintain any semblance of privacy with the current guidelines.

New construction should be strictly regulated to minimize disruptions to existing neighbors. We live in a mature community. Excavations for example that require months of masssive digging should not be permitted.

Hedges are out of control in this town, too high and often over growing the sidewalks. Closing off the neighborhood into a bunch of mini private estates is tacky and bourgeoise at best and unneighborly. City should provide square footage bonuses for burying power lines, hidden garages, maintaining an open front, and other desirable improvements as incentives.

Giving one cranky neighbor the power to shoot down a basic residential remodel project has ruined neighborhood relationships. While a few doors, the exact same type of project was approved. Planning commission needs to do its job and not pick and choose which projects can go forward based on outlying public comment.

Additions and remodels should absolutely reflect the style of the original home. Drive by my home and you will see evidence of a horrible remodel in the 1980's, with absolutely no thought of maintaining the integrity of the original house design. New build should not exceed the height of neighboring homes. Parking for ADUs is an issue, too.

I strongly support building new affordable high-density housing in Moraga Canyon. It is a highly underutilized area and I believe it's possible to design an attractive multiunit development there that has beautiful green landscaping with native plants and does not cause traffic problems.

I dont mind variety of style but the landscaping and current character of Piedmont should be perserved. The trees should be preserved. I am not in favor of numerous ASDUs.

Parking is already an issue in our neighborhood, so the City should not be encouraging more density. We do not want any apartment buildings in our neighborhood. We moved here because this community is primarily owner occupied single family housing. Weâ€™d like it to remain this way.

5-story buildings in Moraga Canyon are incompatible with surrounding neighborhoods. The Moraga Canyon plan is over-build in an unsafe area for housing.â€

The current Moraga Canyon plan with 5 story buildings is not compatible with nearby neighborhoods. Itâ€™s an unsafe area in which to build such dense housing.

As a homeowner of a house that overlooks Moraga canyon, having a 5 story apartment complex at Blair park is a horrible plan. It will add unsafe traffic on Moraga and be a huge invasion of privacy to my backyard and house.

Preserving the view of neighborhood trees is important to me. Additions in my neighborhood have already encroached on the view of trees from my back yard.

I appreciate the efforts to quantify what makes Piedmontâ€™s architecture special and worth preserving. One needs to take the selected criteria and look at what the worst case scenario is that meets them all- then look for additional possible limitations. I am sure you already know this!

Eliminate required ratio of parking spaces to number of bedrooms

This development is very impactful and enduring, so let's not skimp on design standards. I'll withhold comments outside the scope of design standards but simply note that I have many deep concerns about this project. Will also mention that, for numerous reasons, I strongly believe that the north side of Moraga is much better suited for this housing than the south side (Blair Park).

The plan for Moraga Canyon faces many issues. 1. The street is already busy most of the day and adding a considerable number of homes that will have automobiles will add to the traffic. The Moraga Canyon plan is over-build in an unsafe area for housing. I believe that Piedmont needs to search of other housing options (e.g. several story building where ACE hardware is located,, etc. If the Moraga. plan goes as is currently planned, it will be a monumental mistake for the city and its citizens.

Piedmont should weigh the impact of certain design standards on the overall economic feasibility of the options available to homeowners. When we replaced our windows and doors, we found the standards forced us to make unfortunate decisions because the cost was prohibitive to our budgets. In one case we didn't replace rotting windows and doors would necessitate significant construction that was way outside our budget, and in one case, we replaced a rotting wooden window in a shower with another wooden window (that will again rot) because we were not allowed to put in a vinyl window. This was unfortunate and only hurts homeowners.

I completed this survey because I thought it would concern more important issues than design preferences. Every home should have explosive gas alerts installed, whether new construction or existing structures. I nearly died because I was visiting a home that did not (like nearly every home) at the very moment that an undetected gas leak ignited into an explosion that burned over 80% of my body, killed my father, and destroyed the home. I have requested a conversation with the Piedmont Fire Chief to see how a PSA and other advocacy could help protect first responders, families, and the community from gas leaks and fires that could affect a whole neighborhood. If they can happen simply through aging hardware, as I experienced, they certainly could be vulnerable in even minor seismic events. Ideally, every new home would have no gas lines. Also, they would mimic the Passive House design criteria for efficiency.

There are streets and neighborhoods where there are an abundance of mid- century modern homes (such as on Arroyo) or some more contemporary homes (such as some of the hillsides, such as Maxwelton, Alta, and parts of Blair or Scenic). In these locations, rather than traditional architectural styles mentioned in the survey questions (craftsman, Tudor etc), mid- century or contemporary would be more fitting. Quite the opposite for a Venice - beach contemporary style home surrounded by traditional homes. There is a small more contemporary home on my street amidst traditional styles, and it blends in well due to scale, choice of materials, and good, creative design. And no where in Piedmont is a box -like tract home style or box-like multi- family home style fitting.

I live in Piedmont because of its suburb feel where we are not living on top of each other. While I see the need for additional housing and understand the State mandate, we canâ€™t keep cramming more people in town, especially on the lower value properties. The higher value properties with huge lots need to bear some of the housing increase burden.

I feel Piedmont should put a plan together for 3D printed houses as well as modular design requirements. As new construction costs go up, these are going to be important methods for replacing damaged or raising new projects.

Building multiple units of new housing along Moraga Canyon would massivelly impact traffic in the area and with that safety hazard as emergency ways would be clogged! Strongly oppose large scale development.

Please donâ€™t let the Moraga Ave sense housing go through - we should be focusing on that vs the trivial details of architectural style

I am very concerned about building housing in Moraga Canyon, given the dangers presented by increased traffic and the lack of other open space in our city.

Maintaining the feel and privacy of homes bordering the addition should always be a priority.

Still require City of Piedmont oversight, not just in a ministerial nature to build as many houses as possible to satisfy the state's increased housing quota. Require collaboration of neighbors at outset of planning new housing/ADU to help build the neighborhood, not an afterthought and after the fact approval and build. More projects could move forward more harmoniously that way.

The standards and consideration of impact on persons already living in a neighborhood should be the same for all projects including SB9 proposals.

Some street frontage for the property should be required. A lot on a corner with street frontage on two sides would be a more appropriate location for higher density housing. Under no circumstances should development be allowed in the middle of a block (e.g., on a "flag lot") where there is no existing home already. A small cottage home (e.g., an ADU) could be appropriate in the middle of a block if it is in the backyard of an existing home with street frontage, so long as it is not taller or larger in any way than the primary residence.

I feel the right questions aren't being askedâ€”You are asking the general public to suggest design regulations based on ordinary components of a design, while it is the designers (engineers, creatives, architects, etc.) who should be setting parameters based on fundamental design principles. If all homes look is the same, neighborhoods loose interest (planned communities, for example). Also, "required" isn't quite the right word because one size can't fit all. It would be a shame if reviews were based on required minutia, rather than the consideration of the whole picture. I fear what could happen if we diminish the power of creative thinking and meaningful execution with feedback from general public surveys...remember, a camel is a horse designed by a committee. ;-)

We've lived near Piedmont Ave for 46 years, 33 of them in Piedmont. I've walked all the streets between the two towns, and you could always tell when you crossed into Piedmont because it felt more like a community with lovely treelined streets. I felt that the infill of housing on the Oakland streets could have been done with better planning and care. For instance, a beautiful craftsman and a wonderful Victorian became separated by a very tall, boxy apartment building made with cheap materials and no design. I felt badly for the two homes and how much I'd hate to have to live with that. I think it best when apartment buildings are all together or at least designed to fit in with the original homes. We live in Baja Piedmont with homes that are pretty packed together, but the size, attractive fencing and landscaping, and the beautiful trees make for a feeling of privacy. We love our diverse "Nace is Nice" neighborhood and all the neighbors in it. We really know how important increasing housing has become, and I believe a lot of Piedmont homes have been adding great ADUs. Hopefully some existing larger homes are being divided into duplexes, triplexes, or fourplexes, which would be wonderful. But I'd hate to see the special community look and feeling of Piedmont disappear with the addition of cheap housing crammed in between homes. And, any new housing should have its own street frontage to be part of the community.