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MORAGA CANYON SPECIFIC PLAN

PLANNING COMMISSION SPECIFIC PLAN REVIEW

SEPTEMBER 23, 2024



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CONTENT

- Project Background
- Specific Plan Document Chapters
- Land Use, Circulation, Development Standards
- EIR Efforts



CIRCULATION



RECREATION



RESIDENTIAL



WILDFIRE SAFETY



CONNECTIVITY



CORP YARD IMPROVEMENT



OPEN SPACE



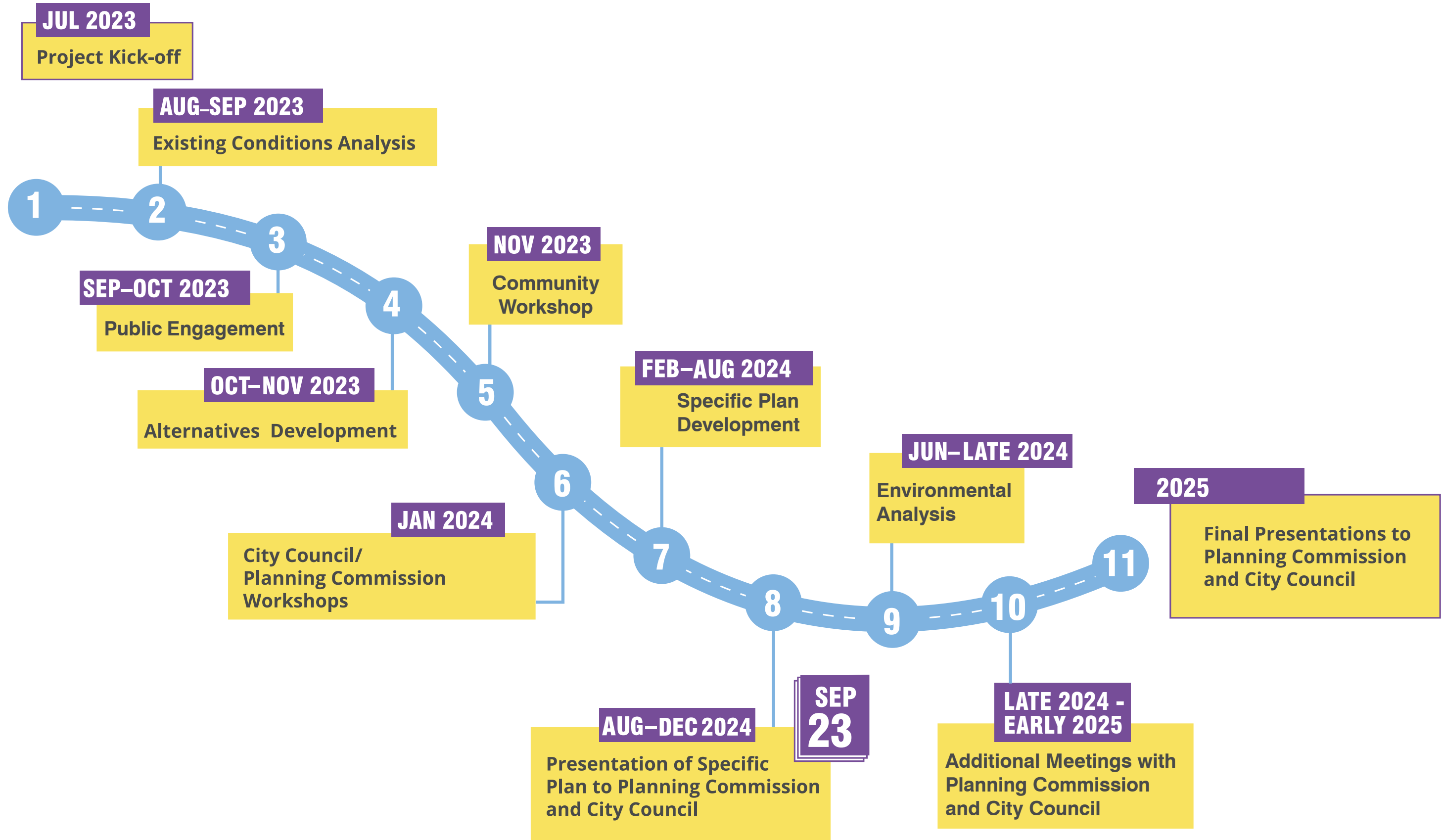
VIEWS



PROJECT BACKGROUND

MORAGA CANYON SPECIFIC PLAN

- Certified 6th Cycle Housing Element
- Anticipated development of up to 199 new housing units (33.9% of total needed)
- Include recreational uses and the Public Works Corporation Yard
- Planning work began in Summer 2023, to be completed in 2025
- Affordable housing development is expected to secure Alameda County Measure A-1 (2016) funding



WHAT IS A SPECIFIC PLAN

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

A Specific Plan includes text, maps, and diagrams that describe:

- The location of land uses, including open space, within the study area
- The location of major infrastructure needed to support the land uses in the plan
- Standards and criteria for development in the plan area
- Implementation and financing measures necessary to carry out the items above

GOALS

This project is studying all City-owned land in Moraga Canyon, including Blair Park Open Space, Coaches Field, Kennelly Skate Park, and the City's Public Works Corporation Yard, with the end goal of creating a detailed plan for how to:

- Anticipated development of up to 199 units of new housing, 60 of which would be reserved for households with lower incomes;
- Maintain, replace and improve existing City facilities (Corp Yard), open space, and recreational amenities; and
- Improve traffic as well as pedestrian, bicycle and wildfire safety.



SPECIFIC PLAN DOCUMENT



SPECIFIC PLAN CHAPTERS

- 1 Introduction**
- 2 Vision & Urban Design Framework**
- 3 Development Regulations**
- 4 Circulation And Multi-Modal/Complete Streets Improvements**
- 5 Site Design**
- 6 Building Design**
- 7 Architectural Styles**
- 8 Landscape Design**
- 9 Public Services & Utilities**
- 10 Implementation, Financing And Administration**

CHAPTER 3: DEVELOPMENT REGULATIONS

3.1 Purpose

Establish a comprehensive framework that governs the land use within the Specific Plan area

3.2 Relationship To The City's Relevant Policy Documents

Analysis of the relationship to the City's policy documents

3.3 City of Piedmont General Plan

Explanation of the relationship between the MCSP and the City of Piedmont General Plan

3.4 Piedmont City Code

Explanation of the relationship between the MCSP and the Piedmont City Code

3.5 Existing Land Use Map

Identification of the existing land use within the MCSP

3.6 Existing Zoning Map

Identification of the existing zoning within the MCSP

3.7 Surrounding Land Uses

Identification of the surrounding uses adjacent to the MCSP

3.8 Hydrology

Analysis of existing water flow in and around the MCSP based on topographic conditions

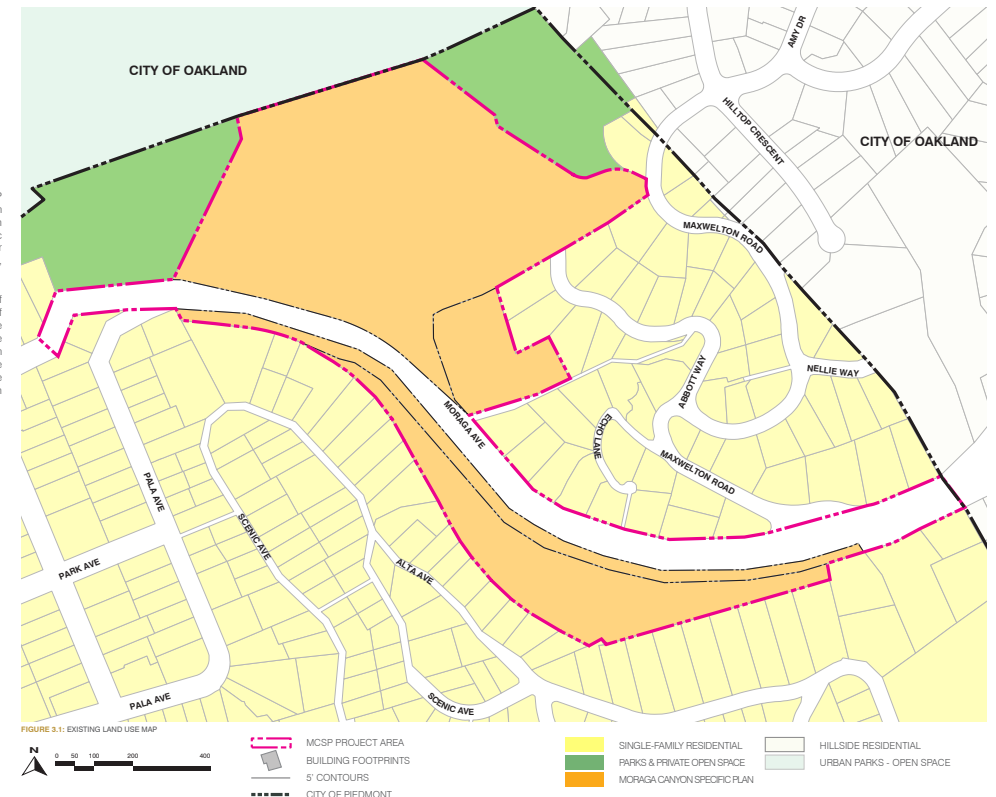
3.9 Tree Coverage

Map illustrating the existing "urban forest" in and around the MCSP. Explanation of common tree types and

3.5 EXISTING LAND USE MAP

The existing General Plan designation for the MCSP area is "Moraga Canyon Specific Plan," as depicted in Figure 3.1, Existing Land Use Map. This designation allows for density up to 60 units per acre. The Specific Plan area will include new housing developments, Blair Park Open Space, Coaches Field, Kennedy Skate Park, and the City's Corporation Yard.

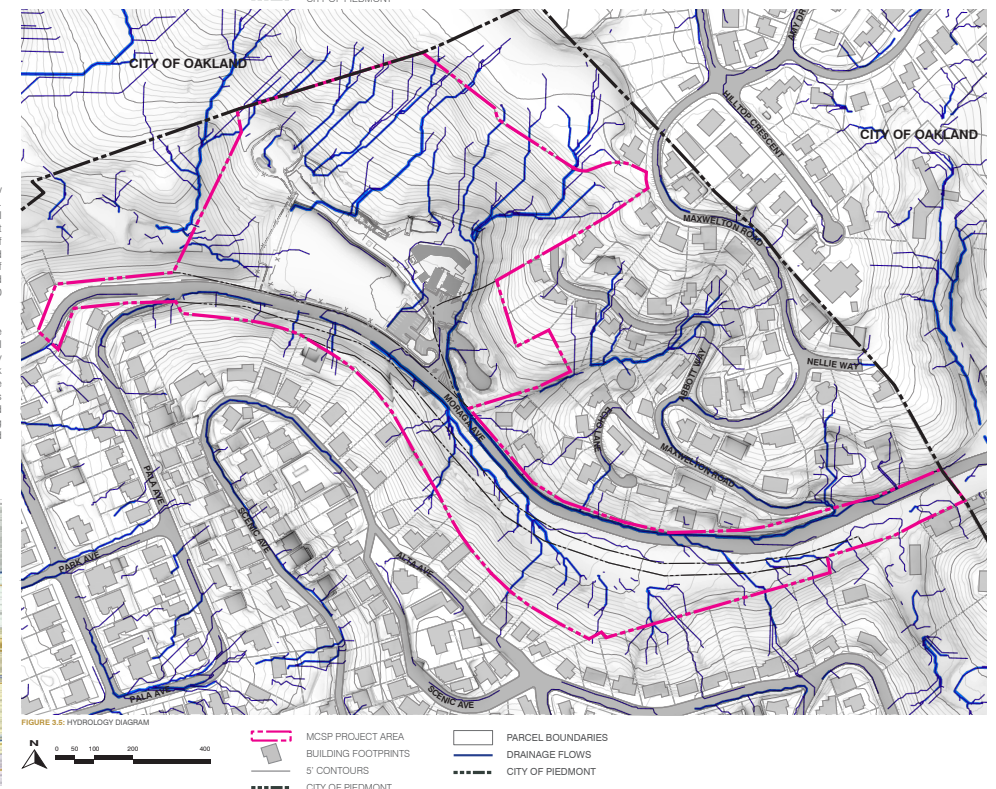
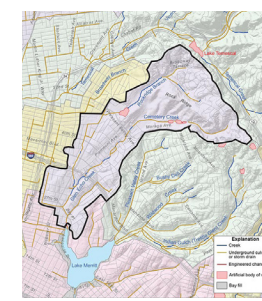
The project boundaries are shared with the City of Oakland. The surrounding land uses within the City of Piedmont include "Single-Family Residential" to the south and east of the MCSP and "Parks and Private Open Space" to the west and northeast of the MCSP. In the City of Oakland, there are two surrounding land use designations: "Hillside Residential" just to the east of the MCSP and "Urban Park and Open Space" to the north of the MCSP.



3.8 HYDROLOGY

Piedmont is situated on a long west-facing ridge below the main ridge line of the Berkeley-Oakland Hills. Elevation ranges from 40 feet above mean sea level at Wildwood Avenue and Grand Avenue to 704 feet at the northernmost point of the corporation yard. Most of Piedmont consists of gentle slopes between zero and 20 percent, requiring a small to moderate amount of grading to support construction. The City's vacant and undeveloped land is steeper, with slopes exceeding 50 percent in some cases.

As depicted on Figure 3.4, Hydrology Map, the MCSP area is surrounded by extreme slopes from all directions. Overall, the area with the least topography is Coaches Field, the corporation yard, and Blair Park Open Space. Due to this extreme topography, drainage on site flows directly onto Moraga Avenue, and drains towards the west along Moraga Avenue. This could potentially cause dangerous road conditions along Moraga Avenue during days of rain, and potentially lead to localized flooding.



CHAPTER 3: DEVELOPMENT REGULATIONS

3.10 Soil Conditions

Identification and explanation of soils found in and around the MCSP

3.11 Development Area Plan

Plan illustrating locations of land uses that are allowed within the MCSP. The chosen multifamily residential location (one option of two possible) will determine the final location of the corporation yard and some open space areas.

3.12 Proposed Development Areas

Explanation of land uses that are allowed within the MCSP

3.13 Additional Land Uses Regulations

Description of the treatment of permitted, restricted, and nonconforming land uses within the MCSP

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3.11 DEVELOPMENT AREA PLAN

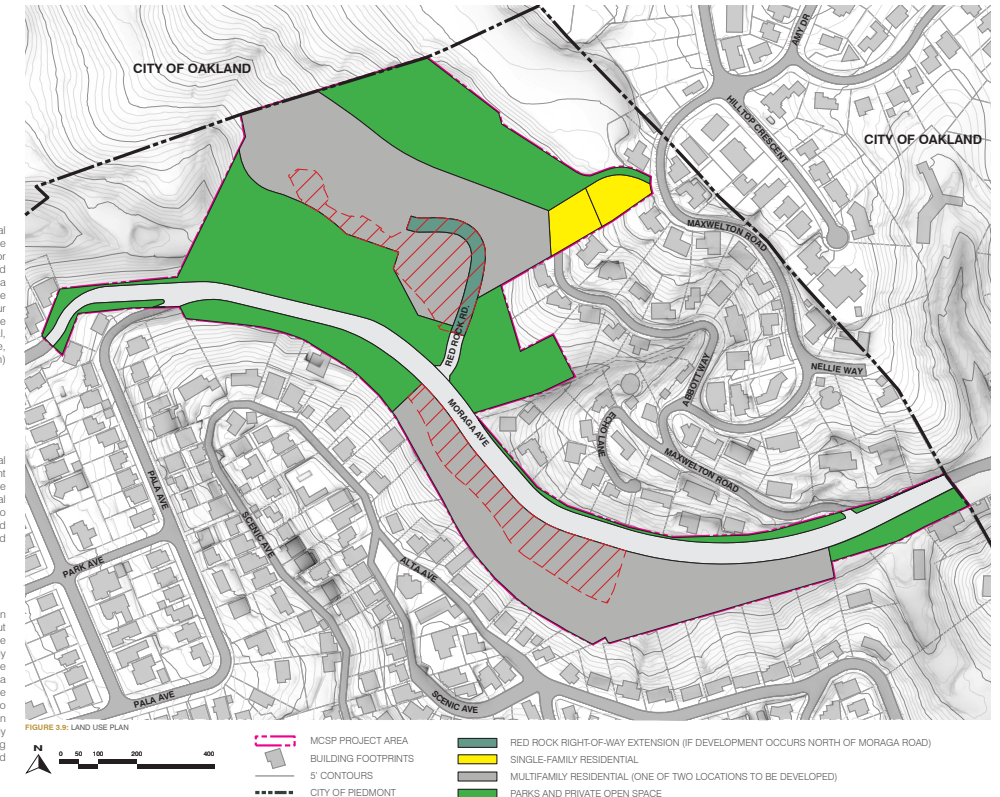
The following designations allow for residential development to occur in the Specific Plan area while maintaining land areas specifically designated for recreation and civic uses. The MCSP area is divided by Moraga Avenue, separating the Specific Plan area into a northern and southern section, as seen in Figure 3.8, development Area Plan. The Specific Plan has four (4) development area designations in addition to the Moraga Avenue right-of-way: Single-Family Residential, Multifamily Residential, Parks and Private Open Space, and Municipal (Corporation Yard Development Option) (see below and Table 3.1 for more details).

SINGLE-FAMILY RESIDENTIAL

The purpose of the Single-Family Residential development area is to create up to two (2) lots adjacent to the existing single-family residential uses in the northern portion of the Specific Plan area. Residential units developed here will blend appropriately into the natural hillside character of Moraga Canyon and be accessed and serviced by existing roads and infrastructure.

MULTIFAMILY RESIDENTIAL

The Multifamily Residential development area will be in one (1) of two (2) locations of the Specific Plan area, but must exist entirely on one (1) side of Moraga Avenue (north or south of Moraga Avenue). The Multifamily Residential Land Use will allow up to 197 market rate and affordable (60 units min.) units. There shall be a minimum of 60 affordable units provided within the Specific Plan area. These units shall be affordable to Lower Income earners (80 percent of the Area Median Income or lower), including households with extremely low incomes, and are envisioned as a separate building from the market rate residential units with an integrated design.



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3.12 PROPOSED DEVELOPMENT AREAS

The development uses described in Section 3.11 have are permitted within the Specific Plan area. These uses are pursuant to the permitted uses in "Zone B - Public Facilities" under Section 17.22.020 of the PCC.

3.12.1 SINGLE-FAMILY RESIDENTIAL

Uses within the Single-Family Residential Specific Plan Designation shall comply with the following:

- Up to two single-family dwellings, not to exceed 60 DU/AC in the defined land use area.
- All design requirements shall adhere to the regulations outlined in Section 5.3, Single-Family Design Requirements.

3.12.2 MULTIFAMILY RESIDENTIAL

Uses within the Multi-Family Residential Specific Plan Designation shall comply with the following:

- A maximum of 197 total dwelling units, not to exceed 60 DU/AC in the defined land use area, with a minimum of 60 units identified as affordable units.
- The entirety of the multifamily development shall occur either in the defined land use area north of Moraga Avenue or in the defined land use area south of Moraga Avenue.

3.12.3 RECREATION USES

The following recreational uses are proposed within the Parks and Private Open Space Specific Plan Designation:

- Youth-14 Soccer Field
- Small-format softball field overlay atop soccer field
- Restroom facilities
- Batting cages
- Dog park
- Passive open space landscape areas
- Hillside circulatory trail(s)
- Other uses determined to be compatible by the Piedmont City Council

3.12.4 MUNICIPAL USES

The following municipal uses are proposed within the Municipal Specific Plan Designation:

- City of Piedmont Corporation Yard and related administrative, parking, washing, storage, and maintenance facilities.
- Other uses determined to be compatible by the Piedmont City Council.

3.13 ADDITIONAL LAND USE REGULATIONS

This section describes the treatment of permitted, restricted, and nonconforming uses within the Specific Plan area.

3.13.1 LIMITATIONS ON USE

The following uses and activities shall be prohibited:

- In any residential unit, storage of flammable liquids or hazardous materials beyond that normally associated with a residential use.

3.13.2 NONCONFORMING USES

Alterations or expansions to nonconforming uses will comply with City Code regulations. Refer to City code division 17.50.

CHAPTER 3: DEVELOPMENT REGULATIONS

3.2 Relationship To The City's Relevant Policy Documents

City of Piedmont General Plan

- Must be consistent per State Law
- February 2024 Amendment includes the anticipated Specific Plan
- Policy 4.3 - market rate & affordable housing in Moraga Canyon

City of Piedmont City Code

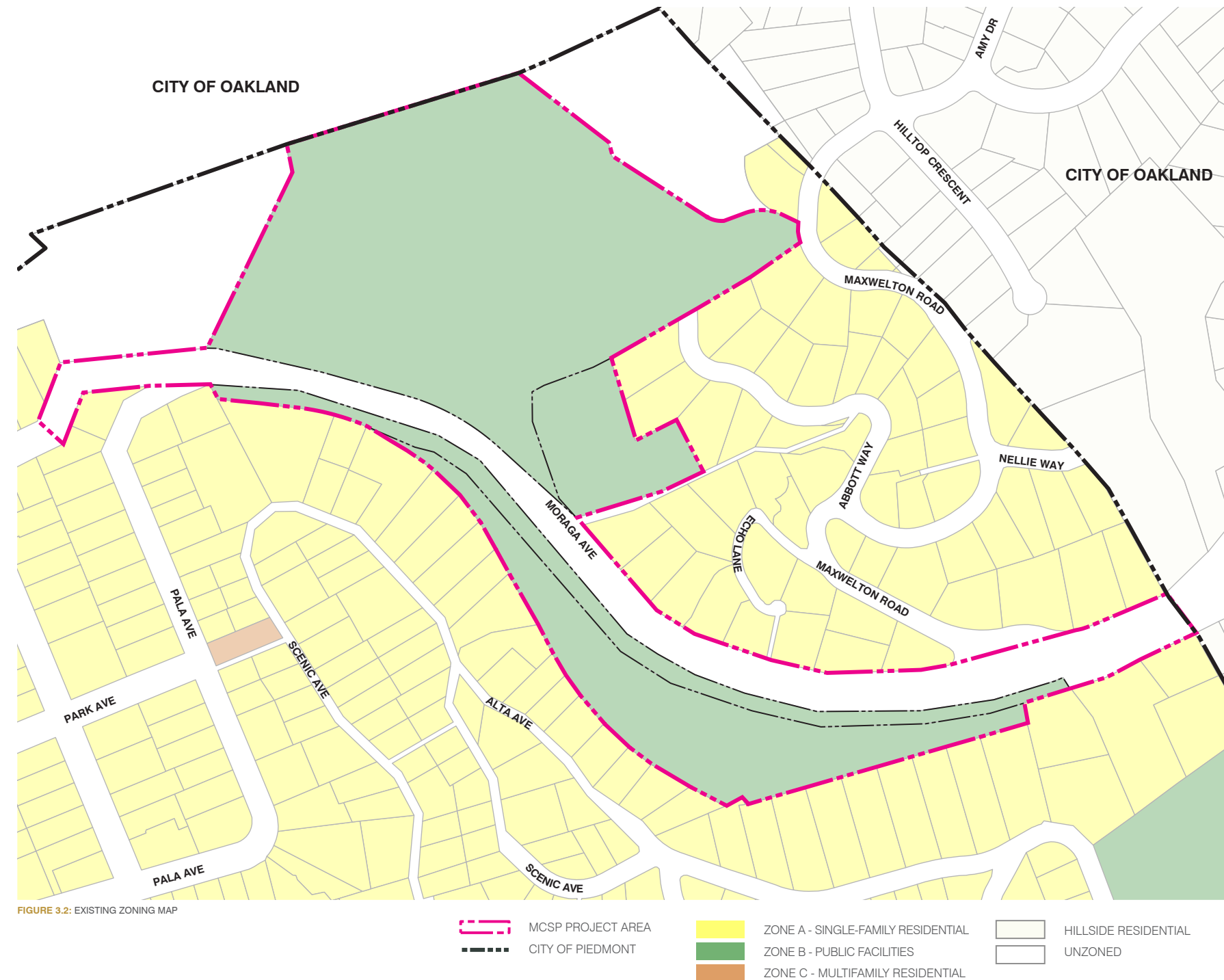
- February 2024 amendment includes anticipated residential in “B” zone
- Specific Plan will further refine standards in the Code
- Future code amendments to ensure consistency with the MCSP will be required



CHAPTER 3: DEVELOPMENT REGULATIONS

3.6 Existing Zoning Map

- Zone B - Public Facilities
- Allows residential uses





CHAPTER 3: DEVELOPMENT REGULATIONS

3.12 Development Area Plan

- Allows for residential on either side of Moraga Avenue
- Anticipated to be 197 multi-family units (including 60 affordable units)
- 2 single-family units
- Municipal/corp Yard overlay on either side
- Open space

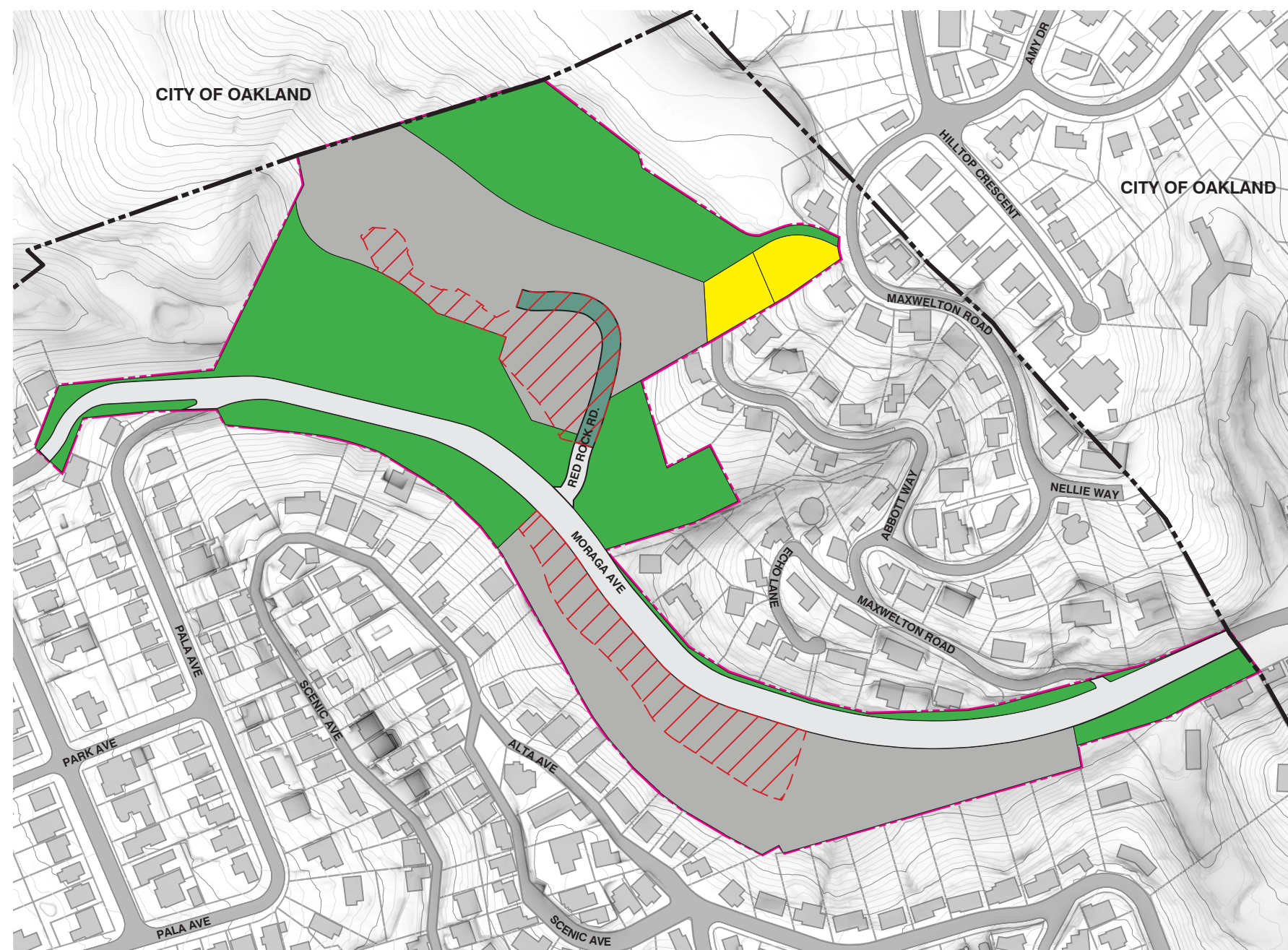
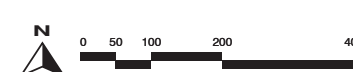


FIGURE 3.9: DEVELOPMENT AREA PLAN



	MCSP PROJECT AREA		RED ROCK RIGHT-OF-WAY EXTENSION (IF DEVELOPMENT OCCURS NORTH OF MORAGA ROAD)
	BUILDING FOOTPRINTS		SINGLE-FAMILY RESIDENTIAL
	5' CONTOURS		MULTIFAMILY RESIDENTIAL (ONE OF TWO LOCATIONS TO BE DEVELOPED)
	CITY OF PIEDMONT		PARKS AND PRIVATE OPEN SPACE
	RIGHT-OF-WAY		MUNICIPAL (CORPORATION YARD DEVELOPMENT OPTION)*

CHAPTER 4: CIRCULATION AND MULTI-MODAL/COMPLETE STREETS IMPROVEMENTS

4.1 Purpose

Explanation of the strategy to improve the multi-modal transportation network in the MCSP area and vicinity

4.2 Objectives

Listing of circulation and mobility goals for the MCSP

4.3 Existing Vehicular Circulation & Access

Map illustrating the existing condition of vehicular circulation and access to development areas within the MCSP

4.4 Vehicular Circulation & Access

Map illustrating vehicular circulation and access to proposed development areas within the MCSP

4.5 Existing Parking Conditions

Map illustrating the existing condition and quantity of parking areas within the MCSP

4.6 Parking Conditions

Map illustrating the location of parking areas within the MCSP

4.7 Existing Pedestrian Access

Map illustrating the existing condition of pedestrian circulation and access within the MCSP

4.8 Pedestrian Access

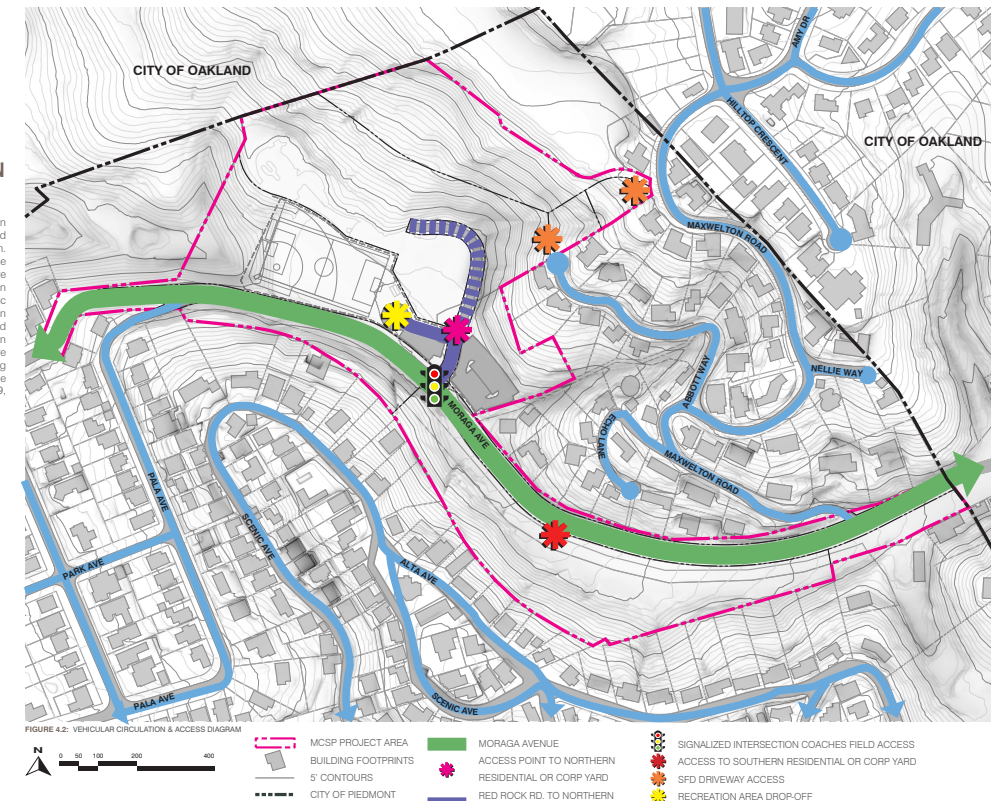
Map illustrating pedestrian circulation and access within the MCSP

4.9 Moraga Avenue/Red Rock Road Intersection

Explanation and example imagery of the proposed addition of an intersection at Moraga Avenue and Red Rock Road

04 4.4 VEHICULAR CIRCULATION & ACCESS

Figure 4.2 shows the vehicular circulation network in the MCSP area. Moraga Avenue would be maintained as an arterial with one travel lane in each direction. Currently, the vehicle lane widths along Moraga Avenue through MCSP range between 10 and 18 feet. A more uniform lane width of 11 to 12 feet will be required in both directions of Moraga Avenue. Under the Specific Plan, the Moraga Avenue/Red Rock Road intersection will be signalized to better accommodate turns into and out of Red Rock Road, as well as improve pedestrian connectivity across Moraga Avenue. Infrastructure improvements such as relocation or undergrounding of utilities lines may be made along Moraga Avenue to encourage roadway improvements, see Chapter 9, Public Services and Utilities for further discussion.



04 4.9 MORAGA AVENUE/RED ROCK ROAD INTERSECTION

A new lighted traffic signal on Moraga Avenue at Red Rock Road will be integrated. The new intersection will provide marked crosswalks integrated with roadway improvements across the north (Red Rock Road) and east (Moraga Avenue) approaches of the intersection. The intersection would provide a pedestrian refuge island, or median to help protect pedestrians crossing a multi-lane intersection, on the east approach of the intersection. This improvement, as shown in Figure 4.7, would facilitate pedestrian crossing of Moraga Avenue and improve the pedestrian connectivity in the area. Figure 4.6 is an example of the flashing beacons placed prior to the intersection to warn motorists of upcoming pedestrian crossings. Both Figures 4.9 and 4.10 are examples of the crosswalk improvements for the MCSP.



FIGURE 4.6: FLASHING BEACON EXAMPLE IMAGERY

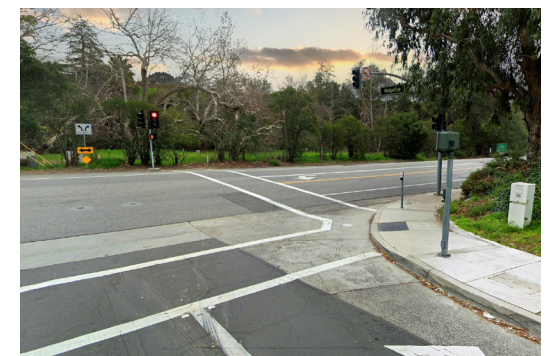


FIGURE 4.10: 3-WAY SIGNALIZED INTERSECTION EXAMPLE IMAGERY

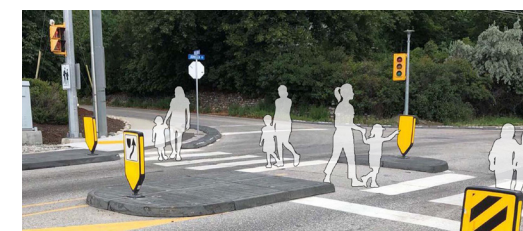


FIGURE 4.9: PEDESTRIAN REFUGE ISLAND EXAMPLE IMAGERY

4.10 Existing Bicycle Network

4.11 Bicycle Network

4.12 Public Transit

4.13 Emergency Response & Evacuation

4.14 Moraga Avenue Road Section A-D

4.15 Red Rock Road Section RR1 & RR2

4.16 Typical Trail Sections

4.17 Driveway Placements

04

As shown in Figure 4.14, upgrades to the bicycle network will be made through implementing the following on Moraga Avenue:

- #### 4.11.1 BIKE PARKING

The Specific Plan requires an expansion of bicycle parking at Coaches Field and other open spaces in the area to further encourage bicycling. Chapter 5, Site Design provides the minimum short-term (bike racks intended for visitors) and long-term (bike rooms or lockers intended for residents) bicycle parking requirements for new developments.



FIGURE 4-15. BUFFERED CLASS-BIKE LANE EXAMPLE E PLACES

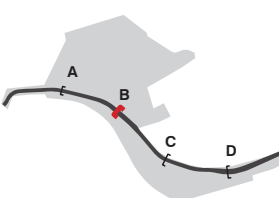
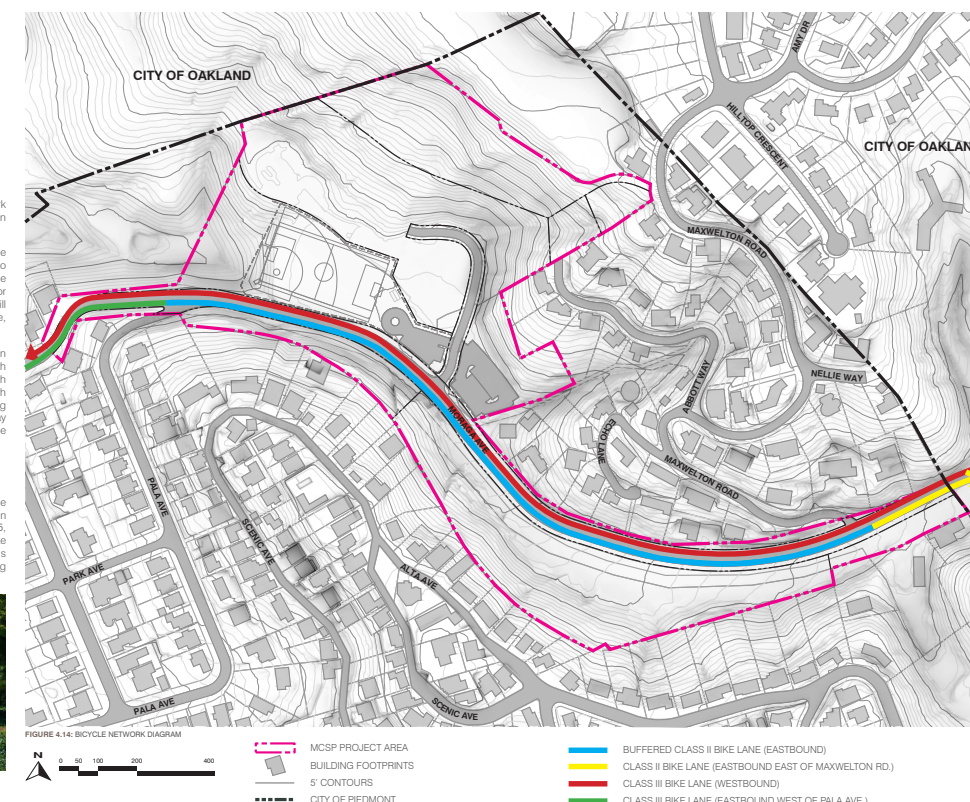


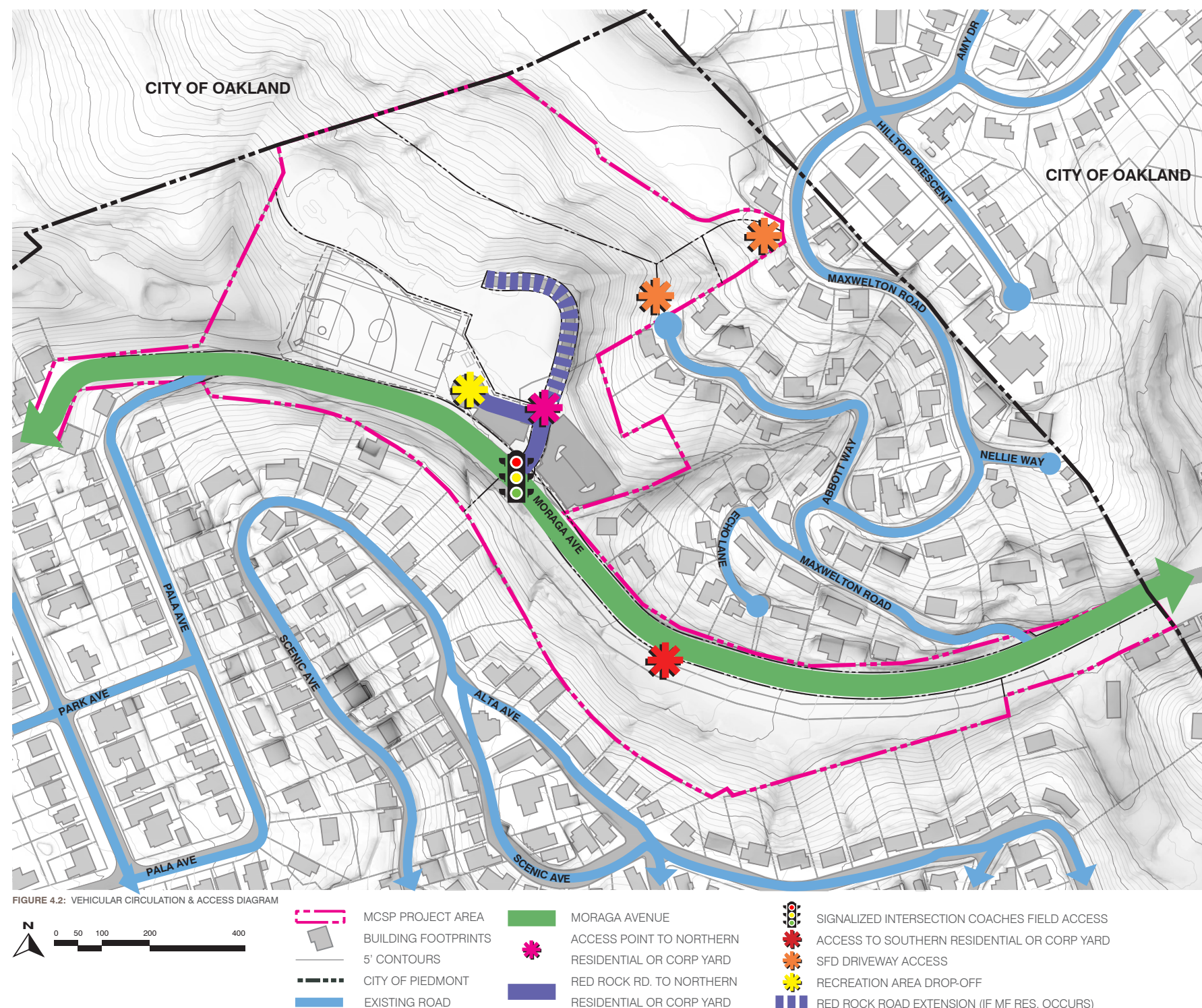
FIGURE 4-23: MORAGA AVENUE ROAD SECTION B KEYMA



CHAPTER 4: CIRCULATION AND MULTI-MODAL/COMPLETE STREETS IMPROVEMENTS

Moraga Avenue Road Improvements

- Improvements of road leads to safer public realm
- Upgraded bike lane encourages biking
- Red Rock Road improvements (extension if development requires)
- Red Rock Road intersection promotes slower traffic speed and improve pedestrian crossing
- Appropriate ingress/egress to new development



CHAPTER 4: CIRCULATION AND MULTI-MODAL/COMPLETE STREETS IMPROVEMENTS

Moraga Avenue Road Improvements

Lighted Traffic Intersection at Moraga and Red Rock Road

- 3-Way stoplight
- Implementation of pedestrian refuge island
- Flashing beacon signage to warn of pedestrian crossing
- Intersection to slow traffic along Moraga Avenue
- Intersection to assist vehicles turning into and out of Red Rock Road



FIGURE 4.8: FLASHING BEACON EXAMPLE IMAGERY



FIGURE 4.10: 3-WAY SIGNALIZED INTERSECTION EXAMPLE IMAGERY

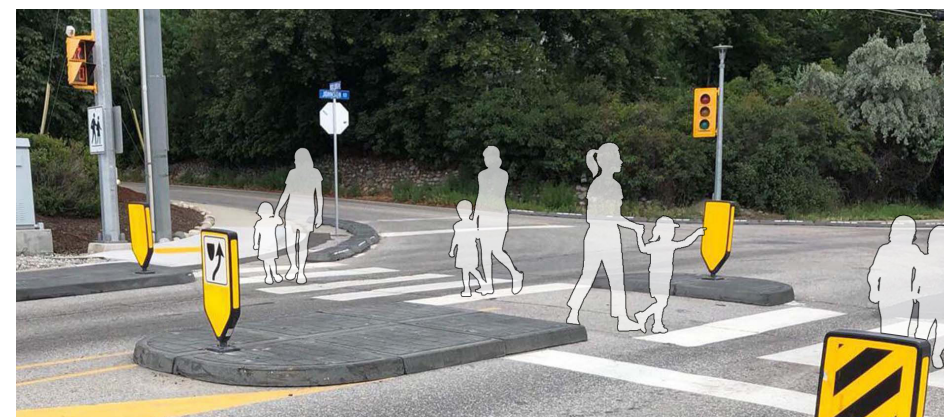


FIGURE 4.9: PEDESTRIAN REFUGE ISLAND EXAMPLE IMAGERY

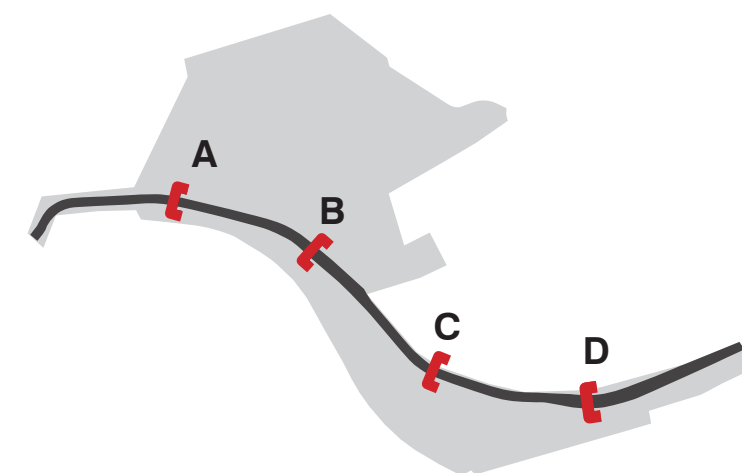


CHAPTER 4: CIRCULATION AND MULTI-MODAL/COMPLETE STREETS IMPROVEMENTS

Moraga Avenue Road Improvements



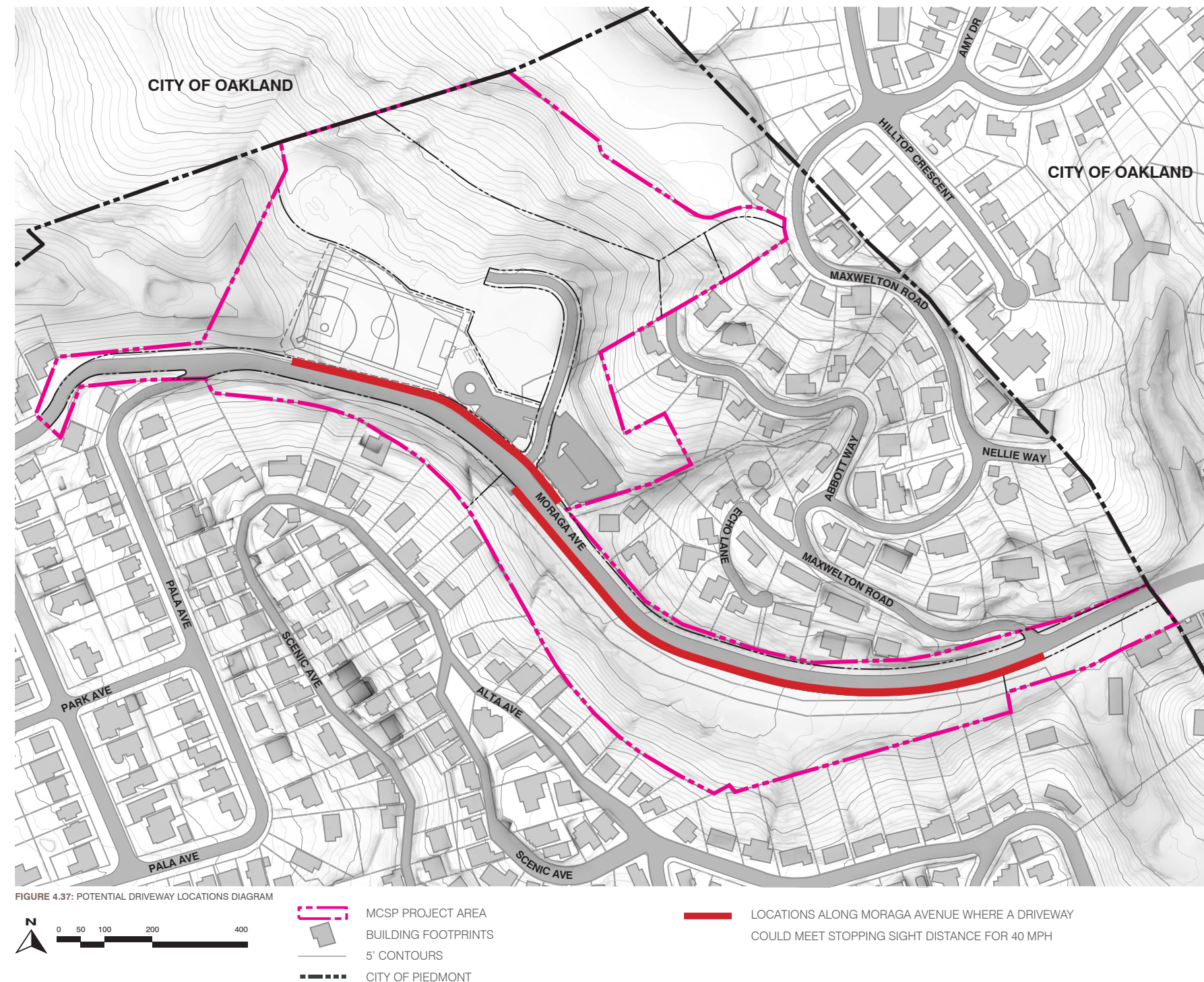
- Road restriping or expansion to accommodate bike lane segregation or public realm enhancement
- Stormwater bioswales added where applicable
- Non-Contiguous sidewalks improve pedestrian circulation along Moraga Avenue



CHAPTER 4: CIRCULATION AND MULTI-MODAL/COMPLETE STREETS IMPROVEMENTS

4.17 Driveway Placements

- New driveways shall meet the design speed requirements for sight distance (40mph)
- Driveway placements would not allow cars to exit in reverse along Moraga Avenue
- Preferred to align new driveways with existing driveways
- Landscaping and vehicle loading areas shall not obstruct the sight-lines



CHAPTER 5: SITE DESIGN

5.1 Purpose

Explanation of reasoning for standards relating to design of a multifamily residential development site

5.2 Objectives

5.3 Single-Family Design Requirements

Reference to Piedmont City Code for all standards relating to development of single-family residential within the MCSP

5.4 Multifamily Site Design Requirements

Development standards for multifamily residential relating to lot area, lot coverage and setbacks

5.5 Building Frontages

5.6 Build-to-Zone

5.7 Multifamily Residential Open Space

Open space requirements for multifamily residential relating to common and private open space within the development area

5.8 Vehicular Access and Parking

5.9 Bicycle Parking

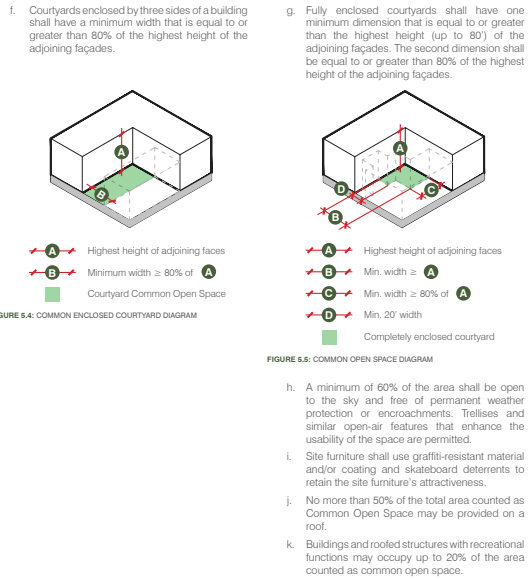
5.10 Pedestrian Access and Circulation

5.11 Site Lighting

5.12 Grading Standards

Detailed standards related to grading within the MCSP. A significant grading operation will need to occur at either multifamily residential development location to accommodate the amount of units prescribed within the MCSP

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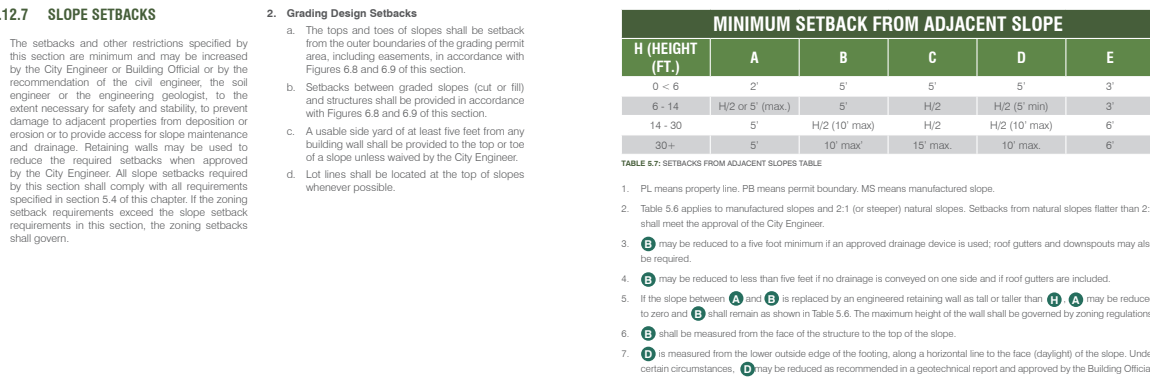
3. Developers shall provide on-site recreational facilities in conjunction with common open space as a minimum requirement for all multifamily projects. The following table below illustrates required amenity uses to be located on site based on development unit count.

ON-SITE RECREATIONAL FACILITIES TABLE		
MINIMUM 2 OF 3 REQUIRED		
MINIMUM 2 OF 7 REQUIRED		
REQUIRED		
Development Size (units)		
	3-79	80 - 197
Indoor gym/fitness facility (min. 500 s.f.)	○	□
Playground with multiple play structures ¹	○	□
Picnic area with three (3) picnic tables and one (1) bench or four-seat table	○	□
Spa and pool incl. Deck area (min. 75' X 45')		▲
Open lawn area (min. 60' X 30')		▲
Multiple playgrounds with play equipment ¹		▲
Community multi-purpose room equipped with kitchen, defined areas for games, exercises, etc.		▲
Multiple picnic areas (min. three (3) areas)		▲
Court facilities (e.g. Tennis, volleyball, basketball, pickleball, etc.)		▲
Resident community garden space (min.30' x 30')		▲
Dog Run and wash station (min. 2,500 sq ft.)		▲
Other recreational facilities not listed above ²		▲

¹ Playgrounds shall be sized to accommodate adequate equipment to meet all Consumer Products Safety Commission guidelines and ADA Standards. All equipment must be submitted to the city for review. One large playground is preferred over smaller, less equipped functioning play areas. Minimum size for playground(s) is 75 S.F. per school-aged child using the playground at one time. (per NAHB tabulations of 2022 American Community Survey microdata, updated 11/2023, the average number of school-aged children is approx. 20.8 per 100 apartment households.)

²May be considered subject to the City's review and approval.

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CHAPTER 5: SITE DESIGN

5.7 Multifamily Residential Open Space

To create appropriately scaled and well-designed landscaped spaces that serve multiple purposes, encourage gathering, improve the health and wellness of residents, and embrace nature in the built environment.

Common Useable Open Space

- Min. 15% of the of the parcel
- Courtyard regulations

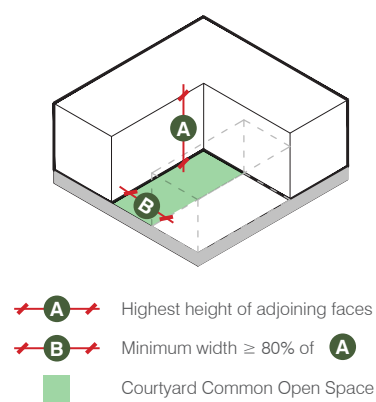


FIGURE 5.4: COMMON ENCLOSED COURTYARD DIAGRAM

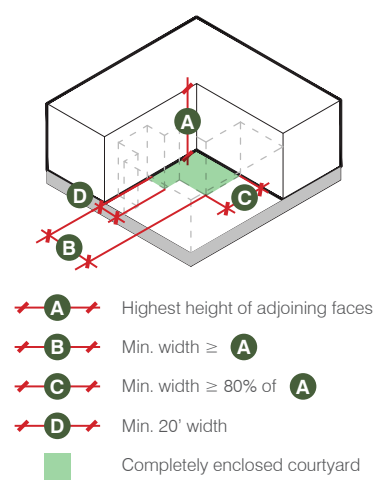


FIGURE 5.5: COMMON OPEN SPACE DIAGRAM

Common Useable Amenities

- On-site recreational facilities based on unit count

ON-SITE RECREATIONAL FACILITIES TABLE		
○	MINIMUM 2 OF 3 REQUIRED	
△	MINIMUM 2 OF 7 REQUIRED	
□	REQUIRED	
	Development Size (units)	
	3-79	80 - 197
Indoor gym/fitness facility (min. 500 s.f.)	○	□
Playground with multiple play structures ¹	○	□
Picnic area with three (3) picnic tables and one (1) bench or four-seat table	○	□
Spa and pool incl. Deck area (min. 75' X 45')		△
Open lawn area (min. 60' X 30')		△
Multiple playgrounds with play equipment ¹		△
Community multi-purpose room equipped with kitchen, defined areas for games, exercises, etc.		△
Multiple picnic areas (min. three (3) areas)		△
Court facilities (e.g. Tennis, volleyball, basketball, pickleball, etc.)		△
Resident community garden space (min. 30' x 30')		△
Dog Run and wash station (min. 2,500 sq ft.)		△
Other recreational facilities not listed above ²		△

Private Open Space

- intended for private use for each dwelling unit and may include balconies, private gardens, private yards, terraces, decks, porches, etc
- A minimum of 80 sf of private useable open space shall be provided per unit



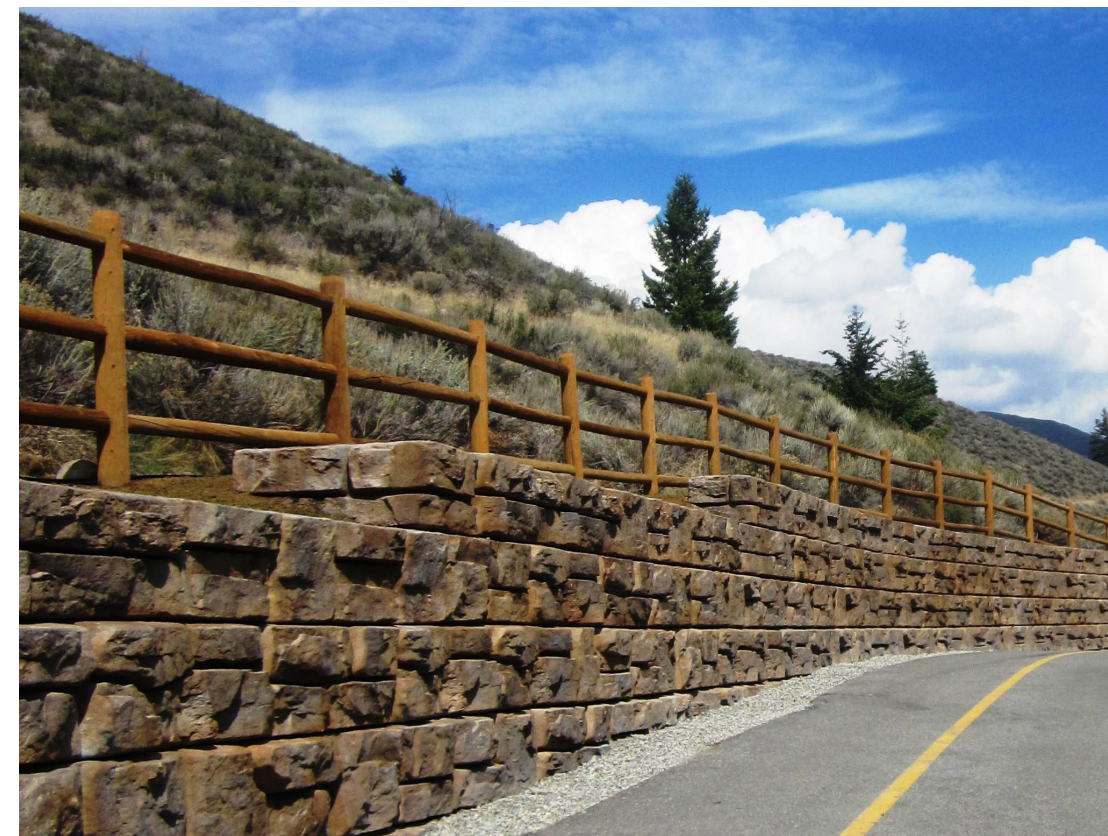
CHAPTER 5: SITE DESIGN

5.12 Grading Standard

Provide standards that protect the natural environment and adjacent parcels from grading and erosion disturbance while facilitating intended development to occur on slopes greater than 25%.

Grading Standards include:

- Driveways & Roadways
- Earth material import & export
- Protection of Adjoining Property
- Cuts
- Fills
- Slope Setbacks
- Terracing
- Drainage
- Retaining Walls
- Erosion Control



CHAPTER 6: BUILDING DESIGN

6.1 Purpose

Explanation of reasoning for standards relating to design of multifamily residential buildings

6.2 Objectives

6.3 Building Height

6.4 Massing

Standards related to building modulation, roof form and projections of multifamily residential buildings within the MCSP

6.5 Stepbacks

6.6 Allowable Projections

6.7 End Units

6.8 Opening Alignment

6.9 Noise & Odor Attenuation

6.10 Articulations

6.11 Facade Design

6.12 Building Entrance Typologies

Explanation and diagrams of possible building entrance types that are allowed for multifamily residential buildings within the MCSP

6.13 Utilities, Service Areas & Building Equipment

06

6.4 MASSING

INTENT

- Utilization of building modulation, roof forms typical of a building's architectural style, and projections will help to create attractive 4-sided architecture.
- Ensure that the tops of buildings are designed with architectural interest, and to reduce the bulk of buildings as they meet the sky.

MASSING STRATEGIES (6.4.1-6.4.3)

Buildings shall employ the following massing strategies of building modulation, roof form or projections per the table below:

MASSING STRATEGIES	
BUILDING LENGTH	MIN. REQUIRED STRATEGIES
< 150'	2
≥ 150'	3

TABLE 6.1: MASSING STRATEGIES TABLE

6.4.1 BUILDING MODULATION

- Building elevations that are longer than 30' wide shall be articulated in one of the following three ways which may consist of larger elevation plane changes, insets, bays, notches or protrusions.
 - Plane Change Option 1** Provide a minimum one (1) horizontal change in plane for every 30' of building elevation. The change in plane must be minimum 4' deep and 6' wide, and must be open to the sky; or

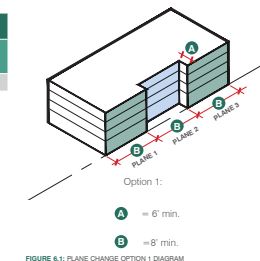


FIGURE 6.1: PLANE CHANGE OPTION 1 DIAGRAM

- Plane Change Option 2** Applicable to Canyon Contemporary and Suburban Traditional only. Provide a minimum one (1) horizontal change in plane for every 30' of building elevation. The change in plane must be min. 4' deep and 6' wide, and be combined with a change in material. Material change shall be a minimum of 3/4 of the building's height; or

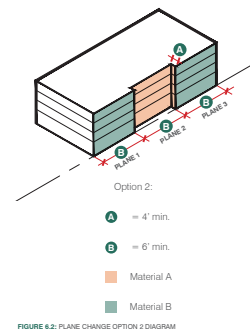


FIGURE 6.2: PLANE CHANGE OPTION 2 DIAGRAM

- Plane Change Option 3** Provide a minimum one (1) horizontal change in plane at an interval of 50' or less. The change in plane must be min. 8' deep and 12' wide, and be combined with a change in material. Change in plane may act as balconies, as long as the railing is at least 50% transparent.

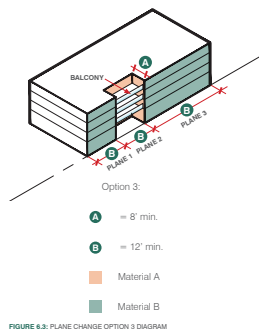


FIGURE 6.3: PLANE CHANGE OPTION 3 DIAGRAM

06

6.5 STEPBACKS

A building stepback is an architectural design element that is typically applied to the upperstory of a development. Typically, a stepback requires that any portion of a building above a certain height is further pushed-in towards the center of the property.

- Stepbacks shall be incorporated to reduce the scale of the building while exposing and emphasizing the ground-level elements of the structure.

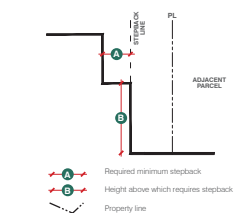


FIGURE 6.4: STEPBACKS SECTION

STEPBACKS	
Height above which requires stepback	Above 4 stories of residential units
Required Depth (min.) ¹	10 ft.
Min. frontage to be stepped back	50%

TABLE 6.2: STEPBACKS TABLE

6.6 ALLOWABLE PROJECTIONS

Specified building elements may project beyond the Façade Plane into setbacks in accordance with the following table.

ALLOWABLE PROJECTIONS INTO SETBACKS		
SETBACK	PROJECTION TYPE	PROJECTION (MAX. FT.)
Front	Roof overhangs	3
	Wing Walls	3
	Minor Arch. Features	3
Rear	Roof overhangs	3
	Wing Walls	3
	Minor Arch. Features	3
Side	Roof overhangs	3
	Wing Walls	2
	Minor Arch. Features	2

TABLE 6.3: ALLOWABLE PROJECTIONS TABLE

6.7 END UNITS

Any building with the Primary Façade and building entry facing a street, playground or park, or pathway perpendicular to a public street right-of-way, private street, or publicly accessible pathway shall meet the following standards:

- The end unit of a building façade shall have a fenestration area greater than 20% of the façade surface area.
- The end unit of a building façade shall have at least one architectural projection that projects a minimum of eighteen (18) feet from the street-facing façade (example: bay windows, a chimney shown on the exterior of the house) with a minimum width of 6'.
- Ground floor parking may not exceed 25 linear feet of an end unit's ground floor façade.

6.8 OPENINGS ALIGNMENT

Windows and/or doors facing each other and located within 40 feet of each other shall not directly align with one another.

06

6.12.1.2 DOORYARD

In the case of the Dooryard entrance type, the main façade of the building is set back a small distance and the frontage line is defined by a low wall or hedge, creating a small courtyard. The dooryard shall not provide public circulation along a ROW. The dooryard may be raised, sunken, or at grade and is intended for ground-floor residential development.

In case of conflict between them, the Dooryard Frontage Type standards shall prevail. Dooryards shall meet the following minimum dimensions:

ENTRANCES: DOORYARD SIZE		
		DISTANCE
Depth	A	6' MIN.
Length	B	50' MIN.
Finish level above sidewalk	C	18" MIN. / 3.5' MAX.
Clear height	D	8' MAX.
Overhead Projection Depth	E	6' MAX.
Path of Travel	F	4' WIDE (MIN.) / 10' MAX.

TABLE 6.4: BUILDING ENTRANCES: DOORYARD TABLE

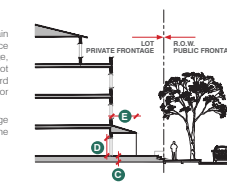


FIGURE 6.14: DOORYARD FRONTAGE SECTION

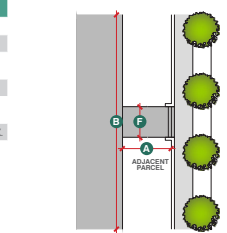


FIGURE 6.15: DOORYARD FRONTAGE PLAN DIAGRAM

6.12.1.3 UNCOVERED PORCH OR STOOP

In the case of the uncovered porch or stoop entrance type, the main façade of the building is near the frontage line, the entrance is set within a recess in the building wall, and the elevated stoop engages the sidewalk. The stoop shall be elevated above the sidewalk to ensure privacy within the building. Stairs or ramps from the stoop may lead directly to the sidewalk or may be side-loaded. This type is appropriate for residential uses with small setbacks. Stairs may be perpendicular or parallel to the building façade. Ramps shall be parallel to façade or along the side of the building. The entry doors are covered or recessed to provide shelter from the elements. Stoops shall meet the following minimum dimensions:

ENTRANCES: STOOP SIZE		
		DISTANCE
Width	A	5' MIN. / 8' MAX.
Depth	B	5' MIN. / 8' MAX.
Finish level above sidewalk	C	1.5' MIN.
Entry clear height	D	8' MIN.
Entry recession	E	6" MIN. / 6' MAX.

TABLE 6.4: BUILDING ENTRANCES: STOOP TABLE

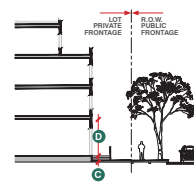


FIGURE 6.16: STOOP FRONTAGE SECTION

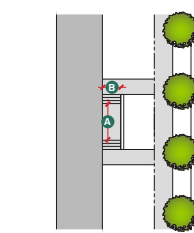


FIGURE 6.17: PORCH FRONTAGE PLAN DIAGRAM

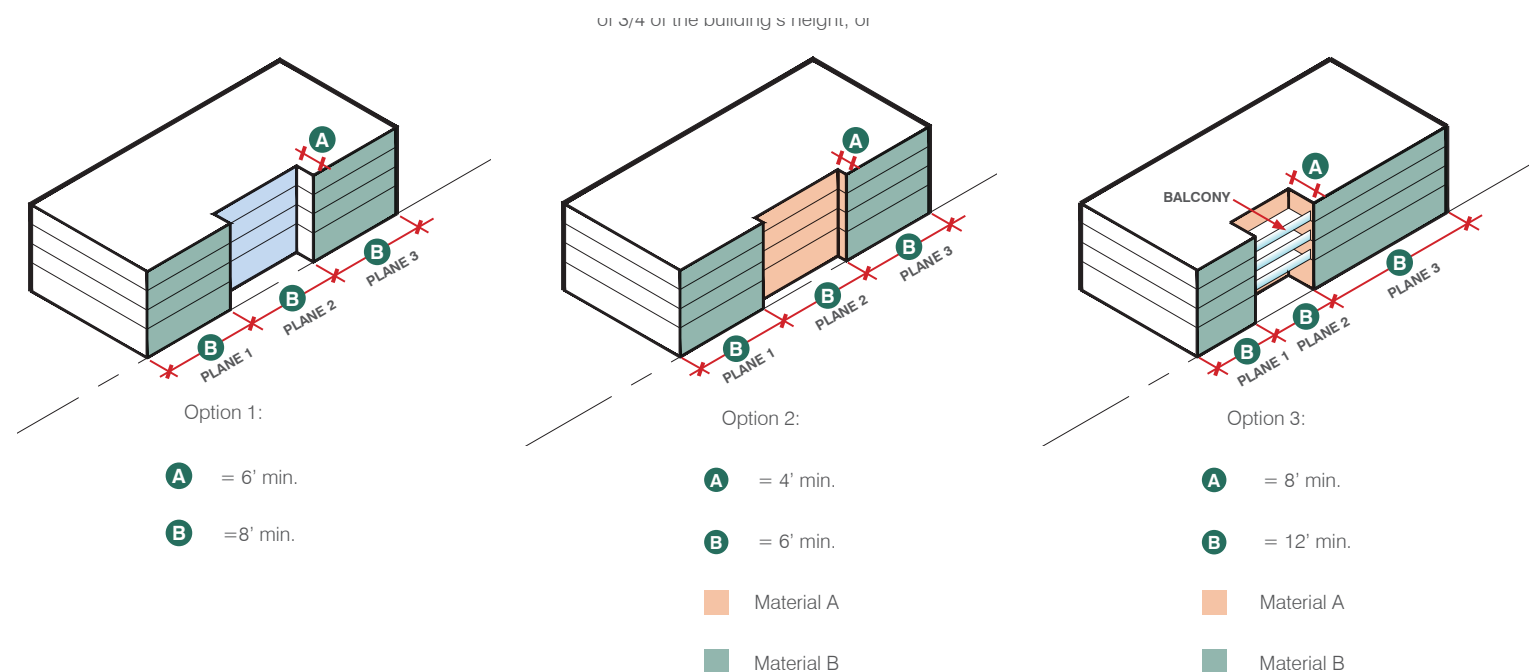
CHAPTER 6: BUILDING DESIGN

6.4 Massing

Provide standards for building modulation, roof structure and projections that create attractive 4-sided architecture

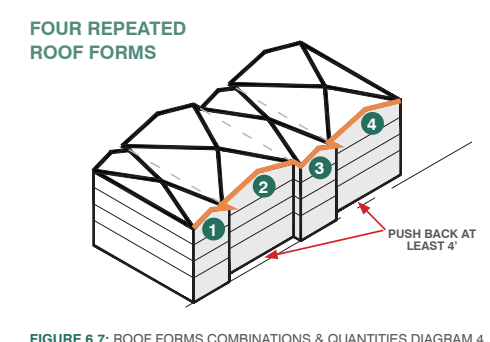
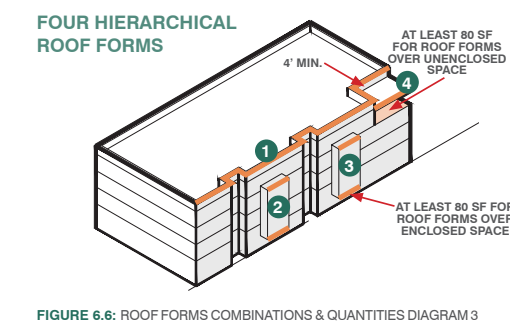
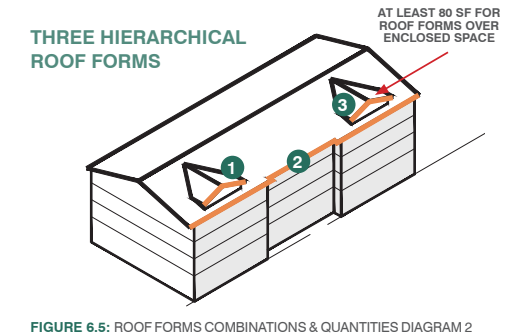
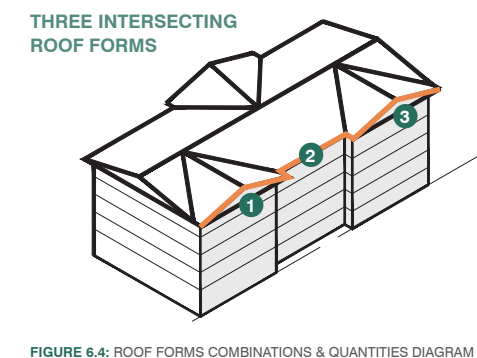
Building Modulation Options:

- Changes in plane or material or combination of both, insets, notches or protrusions



Roof Form Options:

- Buildings shall be designed with variation in roof form



CHAPTER 6: BUILDING DESIGN

6.10 Articulations

Facades to incorporate at least three of the following articulations to provide visual interest to the building exterior

- Texture or material
- Building base
- Railings
- Trim
- Decorative windows
- Roof overhangs

6.11 Facade Design

- Human-scaled details shall provide visual interest to pedestrians, incorporate passive green design elements, and promote high-quality design.
- Architectural elements shall contribute to a building's character, aid in climate control, and enhance pedestrian scale.

Facade Composition Standards

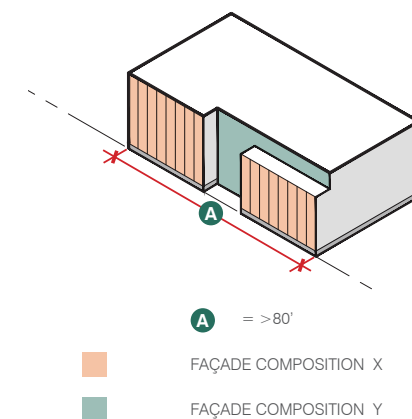


FIGURE 6.9: FAÇADE COMPOSITION DIAGRAM 1

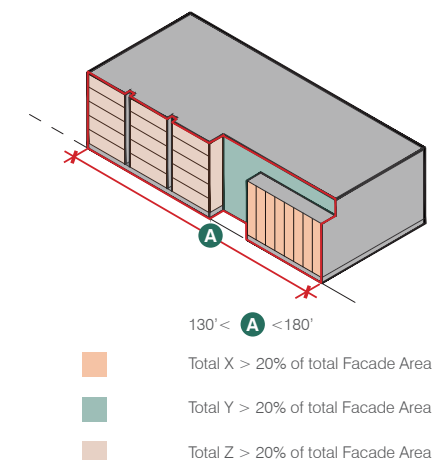


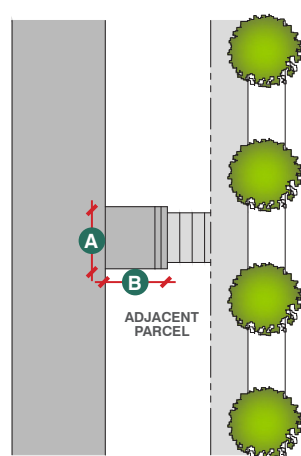
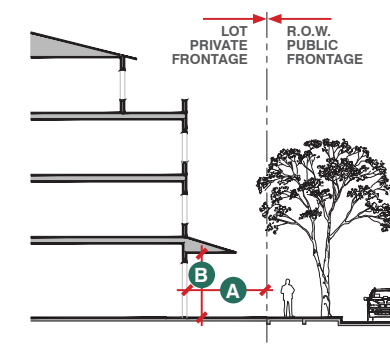
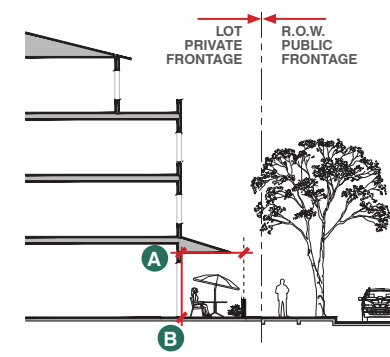
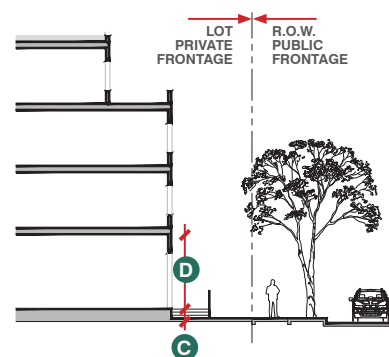
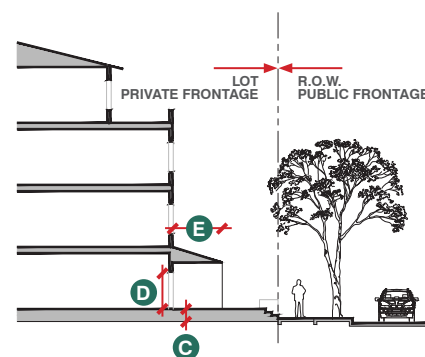
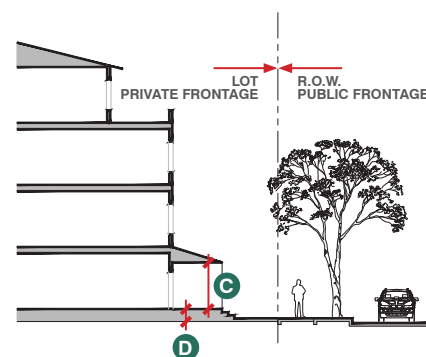
FIGURE 6.10: FAÇADE COMPOSITION DIAGRAM 2



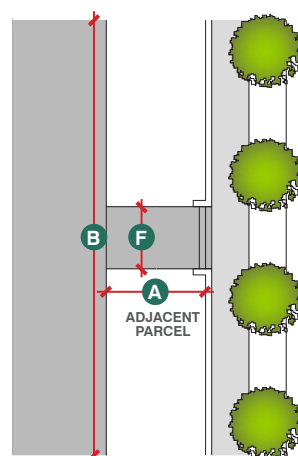
CHAPTER 6: BUILDING DESIGN

6.12 Building Entrance Typologies

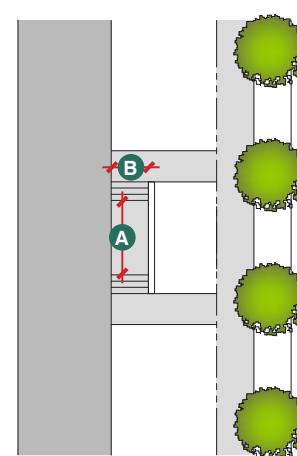
Building entrance standards create visual interest and placemaking through the building's relationship to the public realm.



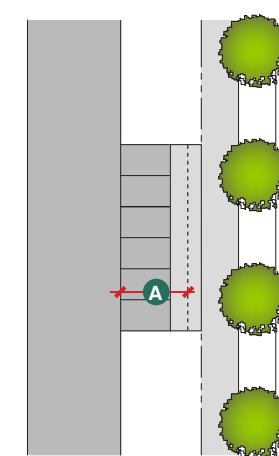
Porch



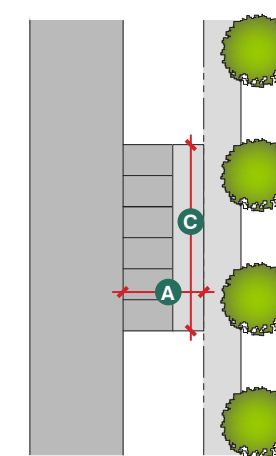
Dooryard



Uncovered Porch or
Stoop



Residential Ground
Floor Patio



Residential
Accessory Use



ENVIRONMENTAL ANALYSIS



ENVIRONMENTAL ANALYSIS

CEQA

- Housing Element Implementation EIR was adopted by City Council on Feb. 20, 2024
- For subsequent environmental review, the analysis will focus on:
 - New information available that was not known at the time the EIR was certified
 - Whether there are new or substantially more severe significant impacts than identified in the Housing Element EIR
- If none of the triggers for a Subsequent EIR exist, then an agency may prepare an EIR Addendum
- Applicable mitigation measures from the previous certified EIR will be identified and discussed in the Addendum, as well as other applicable regulations and policies.
- Reviewing each topic of Appendix G in the context of the analysis contained in the Housing Element EIR



2023-2031 Housing Element Implementation Project

Final Environmental Impact Report
State Clearinghouse No. 2022020362

prepared by

City of Piedmont
120 Vista Avenue
Piedmont, California 94611
Contact: Kevin Jackson, AICP, Director of Planning & Building

prepared with the assistance of

Rincon Consultants, Inc.
449 15th Street, Suite 303
Oakland, California 94612

January 2024



ENVIRONMENTAL ANALYSIS

SB 18

- The intent of SB 18 is to provide California Native American tribes an opportunity to participate in local land use decisions at an early planning stage for the purpose of protecting or mitigating impacts to tribal cultural places or resources.
- Six tribes have weighed in with information and/or have requested consultation.
- City is in the process of setting up initial meetings to discuss the project and potential for cultural places or resources.
- Consultation typically ends when the parties agree to measures to avoid effects or the City can conclude consultation at a point in time when, after a good faith effort, a mutual agreement cannot be reached.

QUESTIONS

- Have the appropriate topics been addressed?
- Are the development standards comprehensive enough?
- Are we meeting our chapter objectives?
- Commission feedback on building height, circulation, grading
- Potential environmental impacts to be evaluated and disclosed

NEXT STEPS...

Fall 2024:

- Release of public review draft of Moraga Canyon Specific Plan
- Completion of environmental review pursuant to CEQA

2025:

- Public hearings by the Planning Commission and City Council

TO RECEIVE UPDATES...



Moraga Canyon Specific Plan e-Newsletter

<https://lp.constantcontactpages.com/su/iVaa72e/MCSPnews>



Planning & Building Department e-Newsletter

<https://lp.constantcontactpages.com/su/rMGm1oM/PiedmontPlanBuild>



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THANK YOU