City of Piedmont
COUNCIL AGENDA REPORT

---

DATE: September 5, 2023

TO: Mayor and Council

FROM: Rosanna Bayon Moore, City Administrator

SUBJECT: Introduction and 1st Reading of Ordinance 769 adding division 17.67 to Chapter 17 of the Piedmont Municipal Code for Ministerial Design Review Permits, amending Division 17.38 and Section 17.64.020 pertaining to Accessory Dwelling Units and Junior Accessory Dwelling Units, and adding provisions for the use of Pre-approved Plans, amending various sections of the Piedmont Municipal Code to update references to Piedmont's Design Guidelines and Standards and clarifying application requirements, and amendments to implement objective standards for Multifamily and Mixed-use Commercial and Residential Buildings; and Consideration of amendments and adoption of the City of Piedmont Design Guidelines (to be renamed "City of Piedmont Design Standards and Guidelines") (recommended CEQA action: exempt under Public Resources Code section 21080.17, CEQA Guidelines sections 15282(h), 15301 and 15303)

---

RECOMMENDATION:

1. Find that the proposed amendments to the Piedmont Municipal Code and the revisions to the City's Design Guidelines are exempt from the California Environmental Quality Act (CEQA).
2. Approve the 1st reading of Ordinance 769 adding division 17.67 to Chapter 17 of the Piedmont Municipal Code for Ministerial Design Review Permits; amending Division 17.38 and Section 17.64.020 pertaining to Accessory Dwelling Units and Junior Accessory Dwelling Units, and adding provisions for the use of Pre-approved Plans; and amending Piedmont Municipal Code sections 17.02.010, 17.32.020, 17.34.020, 17.36.030, 17.36.040, 17.42.040, 17.46.080, 17.50.020, 17.62.030, 17.64.030, 17.66.010, 17.66.020, 17.66.040, 17.66.060, 17.78.040, 17.90.010, and 17.90.020 to update references to Piedmont's Design Standards and Guidelines and clarify application requirements.
3. Approve the attached Resolution adopting the "City of Piedmont Design Standards and Guidelines" as shown in Exhibit A to the attached Resolution.

EXECUTIVE SUMMARY:

In 2020, the City received grant funds under SB 2 to implement plans and process improvements that streamline housing approvals and accelerate housing production ("SB 2 programs"). At this time, staff is advancing proposed amendments to the Piedmont Municipal Code for the City Council's consideration. The proposed revisions incentivize production of ADUs and streamline review of multifamily and mixed-use developments as affordable housing types. Proposed changes to the City of Piedmont Design Guidelines support the ADU program, establish standards for streamlined review, and provide a pathway for projects to meet City requirements with ministerial approval, as provided under State law. The policy research and analysis completed for Piedmont's SB 2 programs were presented at public events leading up to and including preparation of the 6th Cycle Housing Element. The City Council adopted the 6th Cycle Housing Element on March 20, 2023.

BACKGROUND:

In 2019, the Piedmont City Council authorized staff to pursue, enter into, and execute an SB 2 grant agreement to develop new fair housing programs, including new ADU incentives and objective design standards for multifamily and mixed-use commercial and residential developments. On August 17, 2020, the City Council approved a contract with Lisa Wise Consulting (LWC) to prepare the draft SB 2 programs. The goal of the SB 2 Planning Grant program is to accelerate housing production in the near-term. The deadline for satisfaction of the grant requirements is September 30, 2023.

Community engagement efforts have included establishment of the Housing Advisory Committee, a City committee of housing experts consisting of residents appointed by the City Council, the launch of the Fair Housing Community Survey, and the Piedmontishome.org fair housing website. These activities have informed and led to the formal adoption of guiding principles for new SB 2 housing programs that seek to accomplish the following:

1. **Support equitable distribution of affordable units across the City**. A diversity of housing choices, including new affordable multi-family housing, new mixed-income multi-family housing, new residential mixed-use development, converted units, ADUs, and Junior ADUs, should be considered throughout the City's neighborhoods, corridors, and zoning districts.

2. **Promote and enhance community design and neighborhoods**. Infill development should be compatible with the neighborhood context. Development and design standards should ensure that new construction enhances the area in terms of building scale, placement, and design; and is sensitive to impacts on the neighborhood, including impacts related to sunlight access, privacy, and roadway access. Each building must exhibit high-quality design and play a role in creating a better whole.

3. **Remove barriers to development and access to housing through clear and objective standards**. Development standards and procedures should guide development that is equitable and feasible and that lead applicants through procedures that are transparent and predictable.

4. **Facilitate the development of new housing units through strategic partnerships between the City and the broader community**. Partnerships to facilitate development include striving to reach community consensus for desired designs; and achieving community support for new incentives, standards, and tools to meet housing goals.

5. (**Build) social equity**. Work with the Community to proactively facilitate greater social equity by considering City incentives and programs that will enable new homes and apartments for a range of

income levels, creating opportunities for all persons regardless of race, religion, ethnic background, or financial ability.

At the conclusion of its meeting on March 15, 2022, the Housing Advisory Committee was generally supportive of LWC's recommendations, including the draft MODS program and the ADU incentives program, and provided feedback to City staff and consultants. Since then, several of LWC's recommendations, have been included as programs in Piedmont's 6th Cycle Housing Element, adopted by the City Council on March 20, 2023.

The Planning Commission considered the proposed MODS and ADU incentives amendments at public meetings on October 10, 2022, June 12, 2023, July 10, 2023, and August 14, 2023. Public correspondence received before and at these meetings included three letters (EBFE, CAL HFD, and PREC), and two public speakers. Written correspondence is provided as Attachment D. Planning Commission staff reports and meeting minutes are available online as Attachment F, G, H, I, J, K, and L. At the conclusion of the item on August 14, 2023, the Planning Commission unanimously approved resolutions finding the proposed amendments exempt from CEQA and recommending City Council adoption of (1) an ordinance amending the Piedmont City Code and (2) a resolution amending the City of Piedmont Design Guidelines.

ANALYSIS:

Proposed Changes to Chapter 17 of the Piedmont Municipal Code

**1. City Approved ADU Plans.** After a robust public engagement process, the City's housing team has developed planning permit-ready designs for a variety of ADU solutions appropriate to Piedmont's landscape and setting. This program reduces the cost to an applicant to prepare architectural floor plans and elevations for a planning permit as an incentive to create a rent-restricted ADU. The ordinance (Attachment A) amends the City Code to establish a new City Code section 17.38.075 for a voluntary ADU incentive program.

The proposed amendments related to ADU incentives allow the Planning & Building Director or his/her designee to authorize the use of ADU floor plans and elevations, pre-approved by the City Council for very low income households, so long as the location and design of the unit meet the normal requirements for ADUs required by section 17.38.060, the roofing material and exterior siding material of the proposed unit are the same as that of the primary residence, and the applicant's plans are the same as those approved by the City Council with only a 3 percent variation or less in any one dimension.

When approval of the Planning Division's ADU permit is granted, the applicant must provide a covenant requiring a rent level affordable to households of very low income (50 percent of the area median income or less), for a period of 10 years, beginning either: (a) on the date of recordation or date of final building inspection, whichever is later; or (b) according to the terms of the conditions of approval for a recorded declaration. This staff report recommends that the City Council pre-approved ADU plans be added as a new Appendix A to the Piedmont Design Standards and Guidelines.

**2. Revising Definitions of ADU and JADU.** The proposed ordinance (Attachment A) amends the existing definitions of ***accessory dwelling unit*** and ***junior accessory dwelling unit*** to align with State law. A redlined version of the City Code changes is provided as Attachment C.

**3. Amending Division 17.66 to clarify review authority and procedures.** The proposed ordinance amends division 17.66 (Attachment A) to update references to the Piedmont Design Standards and Guidelines, clarify the role of the Director to provide guidance to applicants on the types of design review applications, and review and approve applications for ministerial design review, pursuant to State law. These amendments refer applicants to a proposed new division 17.67, described below.

**4. Adding New Division 17.67 for Ministerial Design Review.** The ordinance (Attachment A) amends Chapter 17 of the City Code to create a new division 17.67, entitled Ministerial Design Review. Pursuant to State law and SB 35, a residential or mixed-use development application that meets the eligibility criteria specified in the law must be ministerially reviewed and approved without a public hearing, neighbor comments, or CEQA review. However, under State law, the City is authorized to impose objective design standards on such projects. The proposed code amendments establish that Piedmont's multifamily objective standards apply to SB 35 ministerial projects.

The proposed new division 17.67 includes the following sections: Intent, Implementation, Permit required, Approval authority, Procedure ("Procedure: Application; Notice; Decision; Effective date; Decision by Director is final"), and Standards; Findings. The new division 17.67 would not apply to improvements not eligible for streamlined review under State law. Improvements such as the remodeling of existing residences will continue to require a discretionary design review process subject to public hearing, public comments, and CEQA review. In addition, the proposed division 17.67 allows an applicant to voluntarily seek discretionary review under division 17.66 if the applicant chooses discretionary review.

As proposed, the Planning & Building Director would apply division 17.67 in concert with City Code regulations and new objective standards to review applications eligible for SB 35 streamlined review. The determination of whether a proposed project complies with objective standards will be made by the Director. This agenda item also includes proposed amendments to the City of Piedmont Design Guidelines to establish new objective design standards for multifamily development and mixed-use commercial and residential development.

**5. Amendments for Internal Consistency**. The proposed amendments to the Piedmont Municipal Code (Attachment A) include changes to update the title of the City of Piedmont Design Standards and Guidelines and make necessary corresponding revisions to sections 17.02.010, 17.32.020, 17.34.020, 17.36.030, 17.36.040, 17.42.040, 17.46.080, 17.50.020, 17.62.030, 17.64.030, 17.66.010, 17.66.020, 17.66.040, 17.66.060, 17.78.040, 17.90.010, and 17.90.020 to update references to Piedmont's Design Guidelines and Standards throughout Chapter 17.

<u>Proposed Revisions to the Piedmont Design Standards and Guidelines</u>

The City Council in early 2020 last adopted updates to the Piedmont Design Guidelines. Staff is recommending amendments to the document, outlined below, and is requesting the full document to be approved by the Council, which includes the changes below, as shown in Exhibit A to Attachment B.

**1. Change Title to Read Piedmont Design Standards and Guidelines.** The draft resolution (Attachment B) re-adopts "The City of Piedmont Design Standards and Guidelines," with a title that more accurately reflects the purpose and contents of the document.

**2. City Approved Plans for Rent-Restricted ADUs and JADUs**. The draft resolution (Attachment B) inserts a new ADU incentive program into Division 5.03 of Chapter 5 of the Design Standards and Guidelines, entitled Building Design: Single-Family, Accessory Dwelling Units. A new section 5.03.05 will be inserted into the document to support the use of the pre-approved plans for the production of rent-restricted housing. In addition, the City approved ADU floor plans and elevations will be inserted as Appendix A. As prepared, the Director may authorize an applicant's use of the pre-approved ADU designs so that an applicant can submit them, along with a detailed site plan, to Piedmont's Planning Division staff for issuance of a planning ADU permit. The ADU designs must then be further developed with items, including engineering plans, Title 24 compliance, and construction details, and then submitted to Piedmont's Building Official for formal review and issuance of a building permit.

**3. Ministerial Design Review for Multifamily Development in Chapter 6**. The draft resolution (Attachment B) amends Chapter 6. Building Design: Multifamily of the Piedmont Design Standards and Guidelines to establish the purpose and implementation of the objective design standards for multifamily housing development. Following an introduction, the resolution establishes a range of measurable standards for building envelope design, building design, site design, and terms for multifamily development.

**4. Ministerial Design Review and Objective Design Standards for Mixed-Use Development in Chapter 7**. The draft resolution (Attachment B) amends Chapter 7. Building Design: Mixed-Use of the Piedmont Design Standards and Guidelines to establish the purpose and implementation of the objective design standards for mixed-use commercial and residential housing development. Following an introduction, the resolution establishes a range of measurable standards for building envelope design, building design, site design, parking, and terms for mixed-use commercial and residential development.

**5. Revisions for Internal Consistency.** The draft resolution (Attachment B) includes general revisions to the City of Piedmont Design Standards and Guidelines to make them internally consistent with the amendments described above.

### *Public Comments*

Public comments about community values, design elements, and architectural styles directly informed the draft ADU incentives program and objective design standards for multifamily and mixed-use commercial and residential developments. All of the public comments received by staff are included in this staff report as Attachment D.

## CONSISTENCY WITH THE GENERAL PLAN:

### *ADU Incentives Programs in the Piedmont 6th Cycle Housing Element*

Policies, including 3.1: Rent-restricted ADUs, 3.2: Occupancy of Permitted ADUs, and 3.3: Legalization of ADUs, and implementing programs in the 6th Cycle Housing Element (Attachment E) of the Piedmont General Plan were developed with SB 2 funding. These policies and programs were adopted by City Council on March 20, 2023, and are consistent with the amendments to the City Code and Design Standards and Guidelines, proposed at this time.

- Program 1.C Public Engagement for ADUs
- Program 1.S ADU Compliance
- Program 3.A Affordable ADU Public Information Campaign
- Program 3.C Monitoring ADU Missed Opportunities
- Program 3.D Monitoring ADU Development Opportunities
- Program 3.E Affordable Housing Fund
- Program 3.F Incentives for Rent-Restricted ADUs
- Program 5.H Housing for Extremely Low-Income Individuals and Households
- Program 5.I Housing for Extremely Low-Income Families

***Permit Streamlining and Objective Standards in the 6th Cycle Housing Element***

The following policies and programs in the Piedmont 6th Cycle Housing Element (Attachment E) were developed with SB 2 funding as part of the development of objective design standards. These policies and programs were adopted by City Council on March 20, 2023, and are consistent with the amendments to the City Code and Design Standards and Guidelines, proposed at this time.

- Policy 4.2 Planning and Building Standards
- Policy 4.3 Expeditious Permitting
- Policy 4.4 Updating Standards and Codes
- Program 4.R Permit Streamlining

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA):

City staff reviewed the proposed changes to Chapter 17 of the Piedmont Municipal Code and to the Design Standards and Guidelines for compliance with CEQA, as well as policies and programs in the City of Piedmont General Plan that reduce the potential for adverse impacts from development within the context of Piedmont's natural and built environment. City staff considered the programs pursuant to the CEQA Guidelines, including review of the following potential impacts:

1. Aesthetic Considerations: The Zoning Ordinance and General Plan policies and programs protect aesthetics, and account for protection of scenic vistas. The amendments to implement the SB 2 programs do not change or increase the development potential permitted in the zoning ordinance of any property in Piedmont. Neither the ADU incentives program nor the multifamily objective design standards (MODS) change the City regulations for residential densities, floor area ratios, heights, minimum setbacks, lot coverage, or parking standards for any zoning district. Piedmont is a developed and urbanized area, there is no designated state scenic highway within the City limits, and no part of Piedmont is visible from vehicles on a state scenic highway. The ADU incentives and MODS require exterior lighting to be fully shielded and directed downward onto the building façade and onto paving of entrance areas, and prohibits floodlights. Sites with recognized historic resources on the National Register of Historic Places, the California Register of Historic Resources, or a local register approved by the City Council are not eligible for redevelopment under the MODS program. For the foregoing reasons, there is no possibility of a significant impact on aesthetics.

2. Climate Change and Sustainability: Neither the ADU incentives nor the MODS in the SB 2 programs change or increase the development potential permitted in the zoning ordinance of any property in Piedmont. The ADU pre-approved plans call for electrical cooking appliances and heating systems. The MODS do not change the City regulations for clean energy, residential densities, floor area ratios, heights, minimum setbacks, lot coverage, or parking standards for any zoning district. Emissions would be no greater than those generated from buildings meeting the existing Piedmont Design Guidelines. The MODS section D., subsection 6., Energy Efficiency, reinforce Piedmont City Code Chapter 8., Building, Construction, & Fire Protection, and the Piedmont Reach Codes, sections 8.02.070 and 8.02.080. Furthermore, MODS section D., Site Design, subsection 7., provides procedures to implement shared parking reductions and implement transportation control measures and transportation demand management (TDM) to reduce future emissions from passenger vehicles and light trucks, consistent with the Piedmont Transportation Element, Piedmont Safer Streets plan, and the Piedmont Climate Action Plan 2.0. There is no possibility of a significant impact.

3. Transportation: General Plan policies and programs protect the City transportation system. The ADU incentives program would construct a small structure adjacent to an existing or proposed residence(s). The Piedmont MODS section B., Building Design, subsection 7., Parking and Driveway Design, support City policies to carefully plan for complete streets, pedestrians, transit, and bicycles, and MODS section D., Site Design, subsection 7., provides procedures to implement shared parking reductions and implement transportation control measures and transportation demand management (TDM) to reduce emissions from passenger vehicles and light trucks, consistent with the Piedmont Transportation Element, Piedmont Safer Streets plan, and the Piedmont Climate Action Plan 2.0. The ADU incentives and Piedmont MODS in the SB 2 programs are consistent with CEQA Guidelines section 15064.3, subdivision (b) and metrics to determine the significance of transportation impacts using vehicle miles traveled (VMT). The MODS encourage a reduction in VMT by setting a framework for transportation demand management and shared parking reductions. Neither the ADU incentives nor MODS propose to change standards for the public right-of-way and do not change the adopted Piedmont Public Works Standard Details, which govern the design of roadways, sidewalks, intersections, utilities, signage, etc. Neither the ADU incentives nor the Piedmont MODS propose to change standards for the public right-of-way related to emergency response. There is no possibility of a significant impact.

4. Landslide and Seismic Stability. Landslide and seismic hazards are present in most parts of Piedmont, and the Piedmont General Plan addresses the risk of development on hillside lots within a mile of active earthquake fault lines. According to the General Plan, no part of Piedmont is within a Special Study Zone, mapped by the State of California. The slope of many sites in Piedmont is 20% or more. The Piedmont General Plan anticipates construction on slopes of 20% or more and requires geotechnical reports at the time of issuance of a building permit. The extent, size, and degree of grading proposed by the SB 2 programs are anticipated by the Piedmont General Plan Environmental Hazards Element. There is no possibility of a significant impact.

5. Roadway Impacts. Construction under the SB 2 programs could include the construction of retaining walls and imported soil and materials. Truck traffic related to construction can include 300 trips or more into and out of Piedmont during the course of grading. This amount of truck traffic related to grading is anticipated by Piedmont General Plan policies,

programs, and actions, subject to a detailed construction management plan, including coordination with emergency response personnel. A standard condition of approval placed on design review permit applications requires a construction management plan, construction completion schedule, City facilities deposit, security deposit, and route maps to address construction traffic. There is no possibility of a significant impact.

6. Construction Noise Impacts. Construction in Piedmont is associated with noise from trucks, drilling, pile driving, jackhammering, voices, saws, and hammering. This noise can exceed 70 dBA per occurrence. The Piedmont Noise Element (included in Environmental Hazards Element) anticipates these noise impacts from construction. The General Plan notes that construction noise is limited by the Piedmont Municipal Code which prohibits construction noise between 6:00 p.m. and 8:00 a.m., extending to 6:00 p.m. to 9:00 a.m. on Sundays. A standard condition of approval of a design review permit requires that the applicant prepare a construction management plan and construction completion schedule specific to the project scope prior to issuance of a building permit. There is no possibility of a significant impact. For a large project, an acoustical study with noise reduction measures is required consistent with Noise Element Action 22.B. General Plan Action 22.B. states,

   > "Acoustical Study Requirements - On an ongoing basis, require acoustical studies for projects which could potentially elevate noise levels above the "normally acceptable" limits specified in Table 6.4, or introduce noise-sensitive uses in areas where the existing noise levels presently exceed the normally acceptable levels described in Table 6.4. Such analyses should be prepared by a qualified acoustical consultant and should include sufficient sampling data to adequately describe existing and future conditions."

7. Biological Resources and Urban Forest. The Piedmont City Code does not have an implementing ordinance for the removal of trees on private property. A number, type, and degree of tree removals are anticipated by the Piedmont General Plan Natural Resources and Sustainability Element and Parks, Recreation and Open Space Element. A standard condition of approval requires compliance with a tree protection plan and measures to avoid construction impacts to remaining trees. Land in Piedmont consists of urbanized lots and many lots are developed with residences, other buildings, and accessory structures. Piedmont is surrounded on all sides by developed and urbanized land in the City of Oakland. All of Piedmont is connected to existing roadway systems and public utilities. Sites in Piedmont are unlikely to provide significant habitat value for special status species as defined by the California Department of Fish and Wildlife or the U.S. Department of Fish and Wildlife. There is no possibility of a significant impact.

The adoption of the amendments to the City Code and Piedmont Design Standards and Guidelines for a new incentive program for rent-restricted Accessory Dwelling Units are exempt from the CEQA because: (1) pre-approved architectural plans for ADUs are statutorily exempt from CEQA pursuant to Public Resources Code section 21080.17 and CEQA Guidelines section 15282(h) which exempts adoption of ordinances to implement Government Code section 65852.2 regarding accessory dwelling units, and (2) exempt pursuant to CEQA Guidelines, 14 Cal. Code of Regs. sections 15301(e) and 15303(a) because the amendments address the construction of accessory dwelling units and junior accessory dwelling units.

Also, starting in 2021, City staff focused the scope of the Multifamily Objective Design Standards (MODS program) on exterior design elements, such as exterior materials, roof forms, windows, doors, and building features. The proposed MODS program does not change the underlying development potential of property in any zone in Piedmont. The amendments to the City Code and Piedmont Design Guidelines to change the title and to implement objective design standards for multifamily development and mixed-use commercial and residential development are not subject to CEQA because it can be seen with certainty that there is no possibility that the adoption of Multifamily Objective Design Standards may have a significant effect on the environment. (Public Resources Code section 21065; CEQA Guidelines, 14 Cal. Code of Regs. Sections 15061(b)(3), 15378.) Further, these amendments are exempt under CEQA Guidelines, 14 Cal. Code of Regs. Section 15301 and 15303 for existing facilities and the construction or conversion of small structures.

Exceptions to the Exemptions: Categorical exemptions are typically not applicable to projects which may have significant environmental impacts. The exceptions are listed in section 15300.2 of the CEQA Guidelines. These exceptions typically apply for particular locations (Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located); where there is a cumulative impact (exemptions are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant); where there are unusual circumstances (exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances); for scenic highways; for hazardous waste sites; or for historical resources (exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource). The proposed SB 2 programs do not present any unusual exceptions. As outlined above, City staff have identified no substantial evidence that the project falls within any of the exceptions listed in section 15300.2 of the CEQA Guidelines.

CONCLUSION:

The supply of new housing through the production of ADUs, multifamily development, and mixed-use development is critical to meeting the City's fair housing goals. The extension of the SB 2 grant deadline for completion of the new ADU incentives program and objective design standards program, made possible by the State of California 2022 Budget Act, gave the City the opportunity to include programs to support new affordable ADUs and permit streamlining policies in the 6$^{th}$ Cycle Housing Element, adopted by City Council on March 20, 2023. The City Council is being asked to review the draft ordinance and resolution prepared by staff, the staff report, agenda materials, and community member feedback and to take the actions recommended at the beginning of this staff report.

ATTACHMENTS:

| | | |
|---|---|---|
| A | Pages 11-23 | Draft Ordinance Amending the City of Piedmont Municipal Code |
| B | Pages 24-246 | Draft Resolution Adopting the "City of Piedmont Design Standards and Guidelines" |
| C | Pages 247-259 | Redline Version of City Code Amendments |
| D | Pages 260-293 | Public Comment |
| E | Online | 6th Cycle Housing Element<br>https://static1.squarespace.com/static/5fdea2c9d61098631976bacc/t/645ade372ed4dc7c1f9c9af0/1683676742222/LWC_Piedmont_HEU_Final+Draft+Revised+Compiled_050923+R.pdf |
| F | Online | Planning Commission Staff Report for June 12, 2023<br>https://static1.squarespace.com/static/5fdea2c9d61098631976bacc/t/647e23cc26099416cacfee13/1685988317280/Final+2023+6+12+PC+Staff+Report+MODS.pdf |
| G | Online | Planning Commission Meeting Minutes for June 12, 2023<br>https://piedmont.ca.gov/news/kcom-tv/live_content_and_video_archive |
| H | Online | Planning Commission Staff Report for MODS for July 10, 2023<br>https://static1.squarespace.com/static/5fdea2c9d61098631976bacc/t/64a370948b45bf4994231680/1688432797271/2023+7+10+PC+Staff+Report+MODS.pdf |
| I | Online | Planning Commission Staff Report for ADU Incentives for July 10, 2023<br>https://static1.squarespace.com/static/5fdea2c9d61098631976bacc/t/64a370d676e52f4f8b33439d/1688432861531/2023+7+10+Staff+Report+PC+ADU+Programs.pdf |
| J | Online | Planning Commission Meeting Minutes for July 10, 2023<br>https://piedmont.ca.gov/news/kcom-tv/live_content_and_video_archive |
| K | Online | Planning Commission Staff Report for August 14, 2023<br>https://static1.squarespace.com/static/5fdea2c9d61098631976bacc/t/64cd1551c72143588ea7f653/1691161942036/PC+2023+8+14+Staff+Report+SB+2+Programs+Reduced.pdf |
| L | Online | Planning Commission Draft Meeting Minutes for August 14, 2023<br>https://piedmont.hosted.civiclive.com/cms/One.aspx?portalId=13659823&pageId=14266079 |

ORDINANCE NO. 769 N.S.

AN ORDINANCE
ADDING DIVISION 17.67 TO CHAPTER 17 OF THE PIEDMONT MUNICIPAL CODE FOR MINISTERIAL DESIGN REVIEW PERMITS; AMENDING DIVISION 17.38 AND SECTION 17.64.020, PERTAINING TO ACCESSORY DWELLING UNITS AND JUNIOR ACCESSORY DWELLING UNITS, AND ADDING SECTION 17.38.075 FOR PROVISIONS FOR THE USE OF PREAPPROVED PLANS; AND AMENDING PIEDMONT MUNICIPAL CODE SECTIONS 17.02.010, 17.32.020, 17.34.020, 17.36.030, 17.36.040, 17.42.040, 17.46.080, 17.50.020, 17.62.030, 17.64.030, 17.66.010, 17.66.020, 17.66.040, 17.66.060, 17.78.040, 17.90.010, AND 17.90.020 TO UPDATE REFERENCES TO PIEDMONT'S DESIGN GUIDELINES AND STANDARDS AND MAKE OTHER CONFORMING REVISIONS

The City Council of the City of Piedmont hereby ordains as follows:

SECTION 1 – INTENT

It is the intent of the City Council of the City of Piedmont to adopt updated provisions in City Code Chapter 17 related to:

- The definitions of Accessory Dwelling Unit and Junior Accessory Dwelling Unit;
- Providing a new section 17.38.075 for an incentive and for allowing for the use of preapproved plans for Accessory Dwelling Units;
- The addition of a new division 17.67 Ministerial Design Review Permit and minor revisions to sections 17.62.030.E, 17.66.020, 17.66.040 to provide consistency with division 17.67; and
- Changing references to the City of Piedmont Design Guidelines, by updating the references to refer to the new title "City of Piedmont Design Standards and Guidelines."

SECTION 2 – CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

The proposed City Code amendments related to ADUs are statutorily exempt from CEQA pursuant to Public Resources Code section 21080.17 and CEQA Guidelines section 15282(h) which exempts adoption of ordinances to implement Government Code section 65852.2 regarding accessory dwelling units (Public Resources Code section 21065; CEQA Guidelines, 14 Cal. Code of Regs. Sections 15061(b)(3), 15378.) and exempt pursuant to CEQA Guidelines, 14 Cal. Code of Regs. Section 15301 and 15303. In addition, the proposed revisions to Chapter 17 unrelated to Accessory Dwelling units are categorically exempt from CEQA because it can be seen with certainty that there is no possibility that the adoption of proposed amendments to Chapter 17 may have a significant effect on the environment (Public Resources Code section 21065; CEQA Guidelines, 14 Cal. Code of Regs. Sections 15061(b)(3), 15378.) and also exempt pursuant to CEQA Guidelines, 14 Cal. Code of Regs. Section 15301 and 15303.

SECTION 3 – AMENDMENT OF SUBSECTION 17.02.010.B.6

Subsection 17.02.010.B.6 of the City Code is amended to read in its entirety as follows:

"6. ensure excellence of architectural design, and compliance with the Piedmont Design Standards and Guidelines, as approved by the City Council and amended from time to time;"

SECTION 4 – AMENDMENT OF SUBSECTION 17.32.020.B

Subsection 17.32.020.B of the City Code is amended to read in its entirety as follows:

"B. Standards. A design review permit is not required, but a trash enclosure within a street setback will be reviewed at the planning counter for compliance with this chapter and the Piedmont Design Standards and Guidelines (Trash Enclosures). The enclosure must be:

1. located as far away from the street as possible;
2. as small as is necessary to enclose the carts;
3. as low in height as necessary to adequately screen the carts; and
4. designed in compliance with the Piedmont Design Standards and Guidelines."

SECTION 5 – AMENDMENT OF SUBSECTION 17.34.020.C

Subsection 17.34.020.C of the City Code is amended to read in its entirety as follows:

"C. Contents. Plans must clearly set forth the areas and types of existing and proposed landscaping, and their relation to the structure(s) requiring the approval or permit. Landscaping must conform to Piedmont Design Standards and Guidelines as well as any state regulations, including the California Water Efficient Landscape Ordinance (23 Cal. Code of Regulations Division 2, Chapter 2.7)."

SECTION 6 – AMENDMENT OF SUBSECTION 17.36.030.B

Subsection 17.36.030.B of the City Code is amended to read in its entirety as follows:

"B. Exceptions.

1. City Buildings and Facilities. The Director of Public Works may approve the installation of a sign by the City on City-owned buildings and facilities located on City-owned property and within the public rights-of-way provided the sign conforms to the Piedmont Design Standards and Guidelines.

2. Sidewalks. A temporary freestanding sign no larger than four square feet on a side (excluding the frame) may be placed on a City sidewalk or curbside planting strip on Saturdays and Sundays between 12 p.m. and 5 p.m., as long as the sign does not impede pedestrian or vehicular traffic or otherwise constitute a safety hazard.

3. Piedmont Park and Veterans' Memorial Building. A group or individual hosting a permitted event in Piedmont Park or at the Veterans' Memorial Building may place up to two temporary freestanding signs no larger than four square feet on a side (excluding the frame) in Piedmont Park, on the adjacent curbside strips, or on the exterior of the Veterans' Memorial Building during the permitted event and for a period not to exceed 2 hours before the start of the permitted event and 2 hours after the conclusion of the permitted event, as

long as the sign does not impede pedestrian or vehicular traffic or otherwise constitute a safety hazard.

4. Other public property. The Director of Public Works may issue a sign permit to display a sign in the following locations:

a. Across Magnolia Avenue at the intersection of Highland Avenue and Magnolia Avenue.

b. On the fence outside of the Piedmont Corporation Yard.

c. On backstops or fences within or surrounding Coaches Field, Beach Playfield, Hampton Field, Vista Street tennis courts, the City pool, and other City-owned recreation facilities.

It is the City's intent that these locations constitute a non-public forum to promote community events benefiting residents and provide residents with information on non-partisan or noncommercial matters of general community interest. Signs in these locations will serve to notify citizens and visitors of upcoming events that are (i) City-sponsored, (ii) City co-sponsored, (iii) sponsored by any other local governmental or educational entity, (iv) sponsored by a local non-profit, or (v) sponsored by a local business. Signs in these locations must conform to the Piedmont Design Standards and Guidelines and the stated purpose of this division."

SECTION 7 – AMENDMENT OF SUBSECTION 17.36.040.C.2.b.vi

Subsection 17.36.040.C.2.b.vi of the City Code is amended to read in its entirety as follows:

"vi. The design of the sign is consistent with the City's General Plan and Piedmont Design Standards and Guidelines."

SECTION 8 – AMENDMENT OF SECTION 17.38.020 "DEFINITIONS"

a. The definition of Accessory Dwelling Unit in section 17.38.020 of the City Code is amended to read as follows: "*Accessory dwelling unit* means an attached or a detached residential dwelling unit that provides complete independent living facilities for one or more persons and is located on a lot with a proposed or existing primary residence. It shall include permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the single-family or multi-family dwelling is or will be situated. An accessory dwelling unit may also include (1) an efficiency unit, as defined in Health and Safety Code section 17958.1 and (2) a manufactured home as defined in Health and Safety Code section 18007. (Formerly called second dwelling unit. See section 17.38.030 for types of accessory dwelling units and permits.)"

b. The definition of Junior Accessory Dwelling Unit in section 17.38.020 of the City Code is amended to read as follows: *"Junior accessory dwelling unit* means a unit that is no more than 500 square feet in size and contained within a single-family residence, with a separate entrance. A junior accessory dwelling unit may include separate sanitation facilities, or may share sanitation facilities with the existing structure, but shall include an efficiency kitchen that provides for a cooking facility with appliances and a food preparation counter and storage cabinets that are of reasonable size in relation to the size of the junior accessory dwelling unit."

SECTION 9 – AMENDMENT OF SUBSECTION 17.38.060.B.5

Subsection 17.38.060.B.5 of the City Code is amended to read in its entirety as follows:

"5. Design Criteria. The design of the structure(s) housing the proposed accessory dwelling unit must meet applicable objective design criteria in the Piedmont Design Standards and Guidelines and any additional design standards applicable to accessory dwelling units approved by City Council resolution."

SECTION 10 – AMENDMENT OF SUBSECTION 17.38.060.B.6.a

Subsection 17.38.060.B.6.a of the City Code is amended to read in its entirety as follows:

"a. Parking. When a garage, carport, or covered parking structure is demolished in conjunction with the construction of an accessory dwelling unit or converted to an accessory dwelling unit, the City shall not require the replacement of off-street parking spaces. (Gov't. Code §65852.2 (a)(1)(D)(xi).)"

SECTION 11 – AMENDMENT OF SUBSECTION 17.38.060.C.2.j

Subsection 17.38.060.C.2.j of the City Code is amended to read in its entirety as follows:

"j. An expansion to an accessory structure of up to one hundred fifty (150) square feet to accommodate ingress and egress for a proposed junior accessory dwelling unit must meet applicable design criteria in the Piedmont Design Standards and Guidelines."

SECTION 12 – ADDITION OF SECTION 17.38.075

The City Code is amended to add Section 17.38.075 to read in its entirety as follows:

"**17.38.075 Pre-approved Plans Incentive**

A. The Director may authorize an applicant's use of floor plans and elevations, owned by the City of Piedmont and approved by the City Council, Appendix A of the Piedmont Design Standards and Guidelines, to obtain Planning Division approval of an Accessory Dwelling Unit Permit if all of the following findings are made:

A. The design unit meets the requirements of section 17.38.060**.**

B. The roofing material and exterior siding material of the proposed unit are the same as that of the primary residence.

C. The plans are the same as those in Appendix A of the Piedmont Design Standards and Guidelines with only a 3 percent variation or less in any one dimension.

If the approval is granted, the applicant must agree to the imposition of a rent restrictions on the unit requiring that any rent for the unit be affordable to households of very low income, and the accessory dwelling unit shall be subject to all the requirements set forth below.

B. Additional requirements. If an accessory dwelling unit permit using City-owned plans in Appendix A of the Piedmont Design Standards and Guidelines is approved, it is subject to the following additional requirements.

1. Rent restriction.

a. Declaration of rent restrictions. The accessory dwelling unit permit constructed using City-owned plans shall be subject to declaration of rent restrictions (in a form provided by the city), which shall be recorded in the county recorder's office, as a declaration of rent restrictions, and will remain in effect for ten years. The ten-year period of rent restriction begins either: (a) on the date of recordation or date of final building inspection, whichever is later; or (b) according to the terms of the recorded declaration.

If, after ten years, the termination of the recorded declaration is not automatic (by its terms), the city will record a document terminating the declaration of rent restrictions, upon the written request of the property owner.

b. Affordable rent certification. An owner who has executed a declaration must submit to the city an accessory dwelling unit affordable rent certification: (i) on an annual basis, by each December 31 and as part of the annual city business license application and renewal; and (ii) upon any change in occupancy of the accessory dwelling unit. The accessory dwelling unit affordable rent certification must be on a form provided by the city and must specify whether or not the accessory dwelling unit is being occupied; the rent charged; the utilities that are included in the cost of rent; the household size of the accessory dwelling unit; the names and ages of the accessory dwelling unit occupants; the gross household income of the accessory dwelling unit household; and other information as determined appropriate by the city."

SECTION 13 – AMENDMENT OF SUBSECTION 17.42.040.D

Subsection 17.42.040.D of the City Code is amended to read in its entirety as follows:

"D. Exterior design modifications (e.g., window and door changes) necessary to meet the health and safety requirements of Chapter 8 Building, Construction & Fire Prevention of this Code conform to the standards of the City of Piedmont Design Standards and Guidelines."

SECTION 14 – AMENDMENT OF SUBSECTION 17.46.080.D.1.d

Subsection 17.46.080.D.1.d of the City Code is amended to read in its entirety as follows:

"d. The proposed design is consistent with the Piedmont Design Standards and Guidelines."

SECTION 15 – AMENDMENT OF SUBSECTION 17.50.020.B.3.a

Subsection 17.50.020.B.3.a of the City Code is amended to read in its entirety as follows:

"a. such modifications comply with objective standards in the Piedmont Design Standards and Guidelines; and"

SECTION 16 – AMENDMENT OF SUBSECTION 17.62.030.B.2

Subsection 17.62.030.B.2 of the City Code is amended to read in its entirety as follows:

"2. Expedited design review by Director. The applicant for an expedited design review permit under section 17.66.040.B.3 may be required to notify adjacent neighbors as specified in the Design Standards and Guidelines or the application instructions."

SECTION 17 – AMENDMENT OF SUBSECTION 17.62.030.E

Subsection 17.62.030.E of the City Code is amended to read in its entirety as follows:

"E. Schedule of notice requirements. Notice of an application will be given under this chapter as set forth in the following schedule:

| | | **Notice by City at least 14 days before the hearing, measured from the project boundary.** [2] | | | | |
|---|---|---|---|---|---|---|
| | **Notice by applicant 30 days before hearing**[1] | **to adjacent property owners** | **to property owners within 100 feet** | **to property owners within 200 feet** | **to property owners within 300 feet** | **to property owners within 500 feet** |
| **Design review permit** | Variable depending on application. See division 17.66. | | | | | |
| **Ministerial design review** | No public notice. See division 17.67. | | | | | |
| **Variance**<br>Single (other than for height or floor area ratio) | X | | X | | | |
| More than one, or for height or floor area ratio | X | | | X | | |
| **Signs** | X[4] | | X | | | |
| **Landscape plan** | X[4] | | X[4] | | | |
| **Lot line adjustment**<br>Between two lots<br>More than two lots | | | X | | X | |
| **Wireless communication facility permit** | X[4] | | X | | | |
| **Accessory Dwelling Unit Permit** | No notice for an ADU permit application is permitted. See division 17.38. | | | | | |

| | | | | | | |
|---|---|---|---|---|---|---|
| **Negative declaration or Environmental Impact Report** required | X[4] | | | | X | |
| **Tract map or parcel map** | X | | | | X | |
| **Conditional use permit**, or modification | | | | | | X |
| **Reasonable accommodation**[3] | | | X | | | |
| **Zoning Regulation Amendment** | Publish notice in newspaper of general circulation within the City.[5] | | | | | |
| **Zoning Map Amendment** | Publish notice in newspaper of general circulation within the City.[5] | | | | | |
| **Other applications** | | X | | | | |
| **Appeal, Call for Review** | Subject to Section 17.78.030.A. | | | | | |

[1] See section 17.62.030B.
[2] See section 17.62.030C.
[3] Subject to section 17.76.040.
[4] For an application considered by Planning Commission
[5] Subject to section 17.62.030, subsections A and C."

SECTION 18 – AMENDMENT OF SUBSECTION 17.64.020.A AND 17.64.020.B

Sections 17.64.020.A and 17.64.020.B of the City Code are amended to read in its entirety as follows:

"**17.64.020 Term of approval.**

A. General. An approved conditional use permit, design review permit, accessory dwelling unit permit or variance lapses one year after its date of final approval, or at an alternative time specified as a condition of approval, unless one of the following has occurred:

1. A building permit has been issued, substantial money expended, and construction diligently pursued; or
2. A final inspection has been issued; or
3. The conditional use is established in reliance on the approval.

An applicant is not allowed to proceed with construction if the approval has expired.

B. Administrative extension. The Director will grant one six-month extension for any permit or variance approval by the Planning Commission, City Council, or staff, upon written application by the property owner on a form provided by the Director, along with submission of the extension fee, prior to expiration of the original approval. The extension fee is the amount established by City Council resolution."

SECTION 19 – AMENDMENT OF SUBSECTION 17.64.030.A.1

Subsection 17.64.030.A.1 of the City Code is amended to read in its entirety as follows:

"1. Achieve the general purposes of this chapter or the specific purposes of the zoning district in which the site is located, or to make it consistent with the general plan and Piedmont Design Standards and Guidelines;"

SECTION 20 – AMENDMENT OF SECTION 17.66.010

Section 17.66.010 of the City Code is amended to read in its entirety as follows:

"**17.66.010 Intent.**

Design review is intended to: promote orderly, attractive, safe and harmonious development; uphold the aesthetic values of the community; and ensure excellence of architectural design; all as set forth in the Piedmont Design Standards and Guidelines."

SECTION 21 – AMENDMENT OF SECTION 17.66.020

Section 17.66.020 of the City Code is amended to read in its entirety as follows:

"**17.66.020 Implementation.**

A. Piedmont Design Standards and Guidelines. The City Council has adopted the Piedmont Design Standards and Guidelines that are available online and at city hall. The Standards and Guidelines are the criteria for the applicant and hearing body in determining whether a specific project conforms to section 17.66.060, Standards.

B. Director. The Director will prepare:

1. the permit application forms; and

2. public lists for guidance to applicants on which applications are subject to each type of design review.

SECTION 22 – AMENDMENT TO SECTION 17.66.040

Section 17.66.040 of the City Code is amended to read in its entirety as follows:

**"17.66.040 Approval authority**

A. Planning Commission.

1. Applicability. The Planning Commission has the responsibility to review a design review permit if the project is:

a. part of an application for a variance or conditional use permit;

b. is valued at $125,000 or more (adjusted for inflation [1]);

c. a site feature greater than 7 feet high and located in a side or rear yard setback, or a site feature of any height located within a 20-foot street setback;

d. a retaining wall greater than 30 inches in height located within a street yard setback or a fence of any height located within a street yard setback; or

e. referred to the Planning Commission by the Director.

However, if any component of a project application requires final approval by the City Council, including a City project, the Planning Commission makes a recommendation and the Council is the final decision-making body. The Planning Commission shall not review any development application that is eligible for ministerial review under State law unless the applicant voluntarily requests discretionary review (See division 17.67).

2. Notice. If a project is subject to Planning Commission approval, the city will give notice:

a. in the same manner required for the underlying application of which design review is a part; or

b. to property owners within 100 feet of the property for a stand-alone design review permit application, including those for nonresidential signs under section 17.36.040.C.2 and landscape plans under section 17.34.020.A.2, except that design review permit applications for a new house shall require notice to property owners within 300 feet of the property. (See division 17.62. In some cases, the applicant provides the notice to other property owners.)

3. Standards. In reviewing an application for a design review permit, the Planning Commission will apply the standards set forth in section 17.66.060, Standards.

B. Director.

1. Applicability. The Director has the authority to approve a design review permit application if the project is not covered by the Planning Commission applicability threshold under subsection A.1 above. The Director may refer an application to the Planning Commission.

2. Notice. The city will give notice of a design review permit application to the adjacent property owners if the proposal represents a significant change. The Director determines what is a significant change. (See section 17.66.020 B.)

3. Expedited review. An application for a minor modification is entitled to expedited review. The Director determines what is a minor modification, and will maintain a list, available to the public. (See section 17.66.020 B.)

4. Ministerial design review permit application. Application for a ministerial design review permit, as provided in division 17.67, shall be reviewed and approved by the Director.

5. Standards. In reviewing an application for a design review permit, the Director will apply the standards set forth in section 17.66.060, Standards.

6. Changes.

a. Conditions of approval. Only the approving hearing body may approve a change to a condition of approval, unless the condition provides otherwise.

b. Plans. A change in the plans will be reviewed by the approving hearing body, except that the Director may approve a change to plans approved by the Planning Commission or City Council if the change does not meet the threshold applicability provisions for review by the Planning Commission (see section 17.66.040 A 1), or is a minor modification. (See section 17.66.020 B.)"

SECTION 23 – AMENDMENT OF SUBSECTION 17.66.060.A

Subsection 17.66.060.A of the City Code is amended to read in its entirety as follows:

"A. The proposed design is consistent with the City's General Plan and Piedmont Design Standards and Guidelines."

SECTION 24 – ADDITION OF DIVISION 17.67

The City Code is amended to add division 17.67 as follows:

**"DIVISION 17.67 MINISTERIAL DESIGN REVIEW PERMIT**

Sections:

17.67.010 Intent
17.67.020 Implementation
17.67.030 Permit required
17.67.040 Approval authority
17.67.050 Procedure: Application; Notice; Decision; Decision of Director is final
17.67.060 Standards; Findings

17.67.010 Intent.

It is the intent of the City in establishing this ordinance to support equitable distribution of affordable housing units across the City; promote and enhance community design and neighborhoods; remove barriers to development and access to housing through clear and objective standards; and facilitate the development of new multifamily housing units.

17.67.020 Implementation.

A. Piedmont Design Standards and Guidelines. The City Council has adopted the Piedmont Design Standards and Guidelines that are available online and at city hall. The Piedmont

Design Standards and Guidelines are one of the criteria for the applicant and Director in determining whether a specific project conforms to section 17.67.060, Standards; Findings.

B. Director. The Director will prepare:

**1.** The permit application forms; and

**2.** Information to provide technical assistance to residents and applicants.

C. Voluntary discretionary review. Any applicant eligible for ministerial design review pursuant to section 17.67.030, may submit in writing to the Director a voluntary request to have the design review permit application considered according to the provisions of division 17.66 to receive discretionary design review for the applicant's development proposal.

17.67.030 Permit required.

A. Permit required. A ministerial design review permit is required for any development application which meets the eligibility criteria of Government Code section 65913.4, including a multifamily or mixed-use development application of four or more new housing units, and development applications consisting of two or more new housing units;

B. The building official will not issue a building permit under chapter 8 of the City of Piedmont City Code until the applicant has obtained the required ministerial design review permit. The city will not allow demolition pursuant to division 17.67 unless the applicant has approval of plans for a replacement structure pursuant to this chapter 17 and has obtained a building permit under chapter 8.

17.67.040 Approval authority.

A. Director.

1. Applicability. The Director has the authority to review and approve a ministerial design review permit application submitted pursuant to section 17.67.030, and any application to amend a previously approved ministerial design review permit, pursuant to State law.

2. Notice. No notice shall be provided for ministerial design review applications submitted pursuant to section 17.67.030.

3. Standards and Findings. In reviewing an application for a ministerial design review permit, the Director shall apply the standards set forth in section 17.67.060, Standards; Findings.

17.67.050 Procedures: Application; Notice and hearing; Decision; Effective date; Appeal

A. Application. An applicant for a ministerial design review permit must submit a complete application, accompanied by plans and materials in the form approved by the Director, and the application fee, which fee shall be established by resolution. The Director may waive in writing submission of items deemed unnecessary to determine compliance with this chapter. An application is considered complete in accordance with section 17.60.020.

B. Notice and hearing. The Director shall review the ministerial design review permit application without notice or public hearing, unless otherwise required by State law.

C. Decision. The Director shall notify the applicant of the decision in writing.

D. Director's decision is final. Permits approved by the Director for ministerial design review permit applications are final.

17.67.060 Standards; Findings

The Director may not approve a ministerial design review permit unless the Director first finds that the design of the project conforms to all of the following standards:

A. The proposed development meets the criteria of Government Code section 65913.4.

B. The proposed development meets applicable design standards as provided in the Piedmont Design Standards and Guidelines, as they may be amended from time to time by the City Council.

C. The proposed development complies with zoning ordinance regulations for the zone in which the project site is located."

SECTION 25 – AMENDMENT OF SUBSECTION 17.78.040.A.2.c

Subsection 17.78.040.A.2.c of the City Code is amended to read in its entirety as follows:

"c. there is a significant error in the application of the Piedmont Design Standards and Guidelines; or

SECTION 26 – AMENDMENT OF SECTION 17.90.010

a. The definition of Street in section 17.90.010 of the City Code is amended to read in its entirety as follows: "*Street* means a public vehicular roadway. It does not include a public alley, or a private roadway. (A list of streets is set forth in the Piedmont Design Standards and Guidelines.)"

b. The definition of Site Feature in section 17.90.010 of the City Code is amended to read in its entirety as follows: "*Site feature* means a subordinate structure that is intended to functionally or decoratively enhance a property and that is primarily used for recreation, decoration or as a utility feature. A list of site features is set forth in the Piedmont Design Standards and Guidelines. Site feature does not include an accessory structure, primary structure, or built feature listed in Building Code section 5.2.2 subsection 8.02.020.B."

SECTION 27 – AMENDMENT OF SECTION 17.90.020

The definition of Coverage in section 17.90.020 of the City Code is amended to read in its entirety as follows:

"*Coverage* means the percentage of the lot area that is covered. *Coverage* may refer either to (1) all structures and site features including their vertical projections to the ground except eaves,

sills, cornices, awnings that project three feet or less from the wall surface, (2) hardscape surfaces, or (3) to both, as may be specified in the context. (See Design Standards and Guidelines.)"

SECTION 28 - CONFLICTS

If a previous City Council ordinance or resolution is in conflict with this ordinance, that ordinance or resolution is superseded and the provisions of this ordinance prevail.

SECTION 29 – SEVERABILITY

The provisions of this Ordinance are severable and if any provision, clause, sentence, word or part thereof is held illegal, invalid, unconstitutional, or inapplicable to any person or circumstances, such illegality, invalidity, unconstitutionality, or inapplicability shall not affect or impair any of the remaining provisions, clauses, sentences, sections, words or parts thereof of the Ordinance or their applicability to other persons or circumstances.

SECTION 30 – CODIFICATION

The City Clerk is directed to codify this ordinance in a manner which reflects the legislative intent of the City Council

SECTION 31 – POSTING, EFFECTIVE DATE, AND SUBMISSION

This Ordinance shall be posted at City Hall after its second reading by the City Council for at least 30 days and shall become effective 30 days after the second reading. The City Clerk is directed to submit a copy of this ordinance to the Department of Housing and Community Development in the manner required by law.

[END OF ORDINANCE]

**RESOLUTION No. _____**

**A RESOLUTION OF
THE CITY COUNCIL OF THE CITY OF PIEDMONT
TO ADOPT THE CITY OF PIEDMONT DESIGN STANDARDS AND GUIDELINES**

**WHEREAS**, Division 17.66 and Division 17.67 of the Piedmont Municipal Code require a Design Review permit for most types of construction in Piedmont; and

**WHEREAS**, Division 17.38 of the Piedmont Municipal Code requires that an accessory dwelling unit or junior accessory dwelling unit comply with the Piedmont Design Guidelines; and

**WHEREAS**, the City Council initially adopted Design Guidelines in 1988 to provide criteria for the applicant and the appropriate hearing body to determine whether a specific project conforms to the City's design standards and achieves the purposes of the Piedmont Municipal Code; and

**WHEREAS**, the Piedmont Design Guidelines have been updated from time to time, most recently on February 18, 2020; and

**WHEREAS**, on September 16, 2019, the Piedmont City Council authorization the City Administrator to pursue, enter into, and execute a grant agreement under the State of California SB 2 Planning Grant program to develop new fair housing programs, including new accessory dwelling unit (ADU) incentives and objective design standards for the construction of multifamily development and mixed-use commercial and residential development (herein referred to as "SB 2 fair housing programs"); and

**WHEREAS**, the City will benefit from incentives for ADUs that are restricted to rents affordable to very-low-income households for a period of 10 years that are based on objective standards specific to the design of accessory dwelling units and junior accessory dwelling units in Piedmont in conformance with Government Code sections 65583(c)(7), 65852.2 and 65852.22; and

**WHEREAS**, the City will benefit from objective standards for ministerial review of multifamily development and mixed-use commercial and residential development, in compliance with State laws including Senate Bill 35 (Government Code section 65913.4); and

**WHEREAS**, the California Department of Housing and Community Development adopted Updated Streamlined Ministerial Approval Process Government Code Section 65913.4 Guidelines on March 30, 2021, which were originally issued on November 29, 2018, to provide technical assistance with implementation of Senate Bill 35; and

**WHEREAS**, the Piedmont City Council adopted guiding principles for the SB 2 fair housing programs on June 21, 2021, including principles to support equitable distribution of affordable units across the City, promote and enhance community design and neighborhoods, remove barriers to development and access to housing through clear and objective standards, facilitate the development of new housing units through strategic partnerships between the City

and the broader community, and greater social equity; and

**WHEREAS**, public input on the SB 2 fair housing program amendments, reports, and City Code changes, was solicited through a citywide survey, community workshops, open houses, and public hearings at the Planning Commission and City Council; and

**WHEREAS**, the SB 2 fair housing program amendments, reports, and City Code changes were prepared to satisfy State law, community input and preferences, and the SB 2 Planning Grant Program requirements; and

**WHEREAS**, the research and analysis prepared for the SB 2 fair housing programs were incorporated in the policies and programs of the Piedmont 6th Cycle Housing Element, adopted by the City Council on March 20, 2023; and

**WHEREAS**, the Piedmont 6th Cycle Housing Element includes policies 3.1: Rent-restricted ADUs, 3.2: Occupancy of Permitted ADUs, and 3.3: Legalization of ADUs, and programs 1.C: Public Engagement for ADUs, 1.S: ADU Compliance, 3.A: Affordable ADU Public Information Campaign, 3.C: Monitoring ADU Missed Opportunities, 3.D: Monitoring ADU Development Opportunities, 3.E: Affordable Housing Fund, 3.F: Incentives for Rent-Restricted ADUs, 5.H: Housing for Extremely Low-Income Individuals and Households, and 5.I: Housing for Extremely Low-Income Families, which support the construction of ADUs to provide housing affordable to households with a range of income levels; and

**WHEREAS**, the Piedmont 6th Cycle Housing Element includes policies 4.2: Planning and Building Standards, 4.3: Expeditious Permitting, and 4.4: Updating Standards and Codes, and program 4.R: Permit Streamlining, which support objective design standards for multifamily and mixed-use commercial and residential development consistent with State law; and

**WHEREAS**, the draft amendments to the Piedmont Design Guidelines for a new incentive program for a rent-restricted ADUs and for the objective design standards for multifamily development and mixed-use commercial and residential development, were published for public review on July 3, 2023, and have been available for public comment for approximately 40 days; and

**WHEREAS**, the Planning Commission convened a public hearing on the draft amendments to the Piedmont Design Guidelines on August 14, 2023, provided an opportunity for public and Commissioner comments at that time, and at the conclusion of the discussion adopted a resolution recommending City Council adopting of amendments to the Piedmont Design Guidelines; and

**WHEREAS**, the draft document has been revised to incorporate and respond to public comments; and

**WHEREAS**, City Council approval of the new Piedmont design standards for Accessory Dwelling Units, including Junior Accessory Dwelling Units, and for objective design standards for multifamily development and mixed-use commercial and residential development, is required before they become effective; and

**NOW, THEREFORE, BE IT RESOLVED** that, after reviewing the revised document, staff report, and all documents and public testimony received, the City Council of the City of Piedmont does hereby resolve, declare, determine and order as follows:

**SECTION 1.** The City Council finds as follows:

1. The proposed new incentive program for rent-restricted ADUs are consistent with and will advance the goals, actions, policies, and programs of the Piedmont General Plan because the amendments are consistent with Housing Element goals, policies and programs, described herein;

2. The proposed standards as attached hereto as Exhibit A will support and improve the City's ability to promote orderly, attractive, safe, and harmonious development that upholds the aesthetic values of the community and ensures excellence of architectural design;

3. The proposed City-approved architectural plans for ADUs (Exhibit A) were developed with community input regarding design preferences;

4. The proposed amendments for objective design standards for multifamily development and mixed-use commercial and residential development (Exhibit A) are consistent with and will advance the goals, policies, actions, and programs of the General Plan because the amendments are consistent with Housing Element goals, policies, and programs, described herein;

5. The proposed amendments for objective design standards for multifamily development and mixed-use commercial and residential development (Exhibit A) will support and improve the City's ability to promote orderly, attractive, safe, and harmonious development that upholds the aesthetic values of the community and ensures excellence of architectural design; and

6. The proposed objective design standards for multifamily development and mixed-use commercial and residential development (Exhibit A) reflect community design preferences.

**SECTION 2.** The Planning Commission finds that evidence provided in the August 14, 2023 staff report demonstrates that the new incentive program for rent-restricted Accessory Dwelling Units are exempt from the California Environmental Quality Act (CEQA) because pre-approved architectural plans for ADUs are statutorily exempt from CEQA pursuant to Public Resources Code section 21080.17 and CEQA Guidelines section 15282(h) which exempts adoption of ordinances to implement Government Code section 65852.2 regarding accessory dwelling units, and exempt pursuant to CEQA Guidelines, 14 Cal. Code of Regs. sections 15301(e) and 15303(a) because the amendments address the construction of accessory dwelling units and junior accessory dwelling units.

**SECTION 3.** The City Council finds that evidence provided in the September 5, 2023 staff report demonstrates that the adoption of the Piedmont Design Standards and Guidelines, which effectuates a change the title of the document and to implement objective design standards for multifamily development and mixed-use commercial and residential development, are exempt from the California Environmental Quality Act (CEQA) it can be seen with certainty that there is no possibility that the title change and adoption of Multifamily Objective Design Standards may have a significant effect on the environment. (Public Resources Code section 21065; CEQA Guidelines, 14 Cal. Code of Regs. Sections 15061(b)(3), 15378.). Further, these amendments are exempt under CEQA Guidelines, 14 Cal. Code of Regs. section 15301 and 15303.

**SECTION 4.** Piedmont Design Standards and Guidelines, as attached hereto as Exhibit A, is , attached as Exhibit A, are hereby adopted by the City Council.

**SECTION 5.** All portions of this resolution are severable. If an individual component of this Resolution is adjudged by a court to be invalid and unenforceable, then the remaining portions will continue in effect.

[END OF DOCUMENT]

CITY OF PIEDMONT
120 Vista Avenue, Piedmont, CA 94611 (510) 420-3040



SINGLE FAMILY

SINGLE-FAMILY, MULTI-FAMILY, ADU, COMMERCIAL AND MIXED-USE

# DESIGN STANDARDS AND GUIDELINES

ADOPTED BY THE PIEDMONT CITY COUNCIL SEPTEMBER 5, 2023

# ACKNOWLEDGMENTS

## CITY OF PIEDMONT

### CITY COUNCIL

Jennifer Cavenaugh
Betsy Smegal Andersen
Conna McCarthy
Jennifer Long
Tom Ramsey
Robert McBain
Teddy Gray KingTim Rood

### PLANNING COMMISSION

Doug Strout
Rani Batra
Justin Zucker
Wayne Rowland
Julie Ortiz
Jonathan Levine
Allison Allessio
Yildiz Duransoy
Susan Ode
Tom Ramsey
Douglas Strout
Eric Behrens

### PLANNING STAFF

Kevin Jackson, AICP, Planning Director
Pierce Macdonald, Senior Planner
Gopika Nair, Associate Planner
Joshua Muller, Assistant Planner
Steven Lizzarago, Assistant Planner
Mark Enea, Administrative Assistant

### SUBCOMMITTEE

Eric Behrens, Planning Commission
Tom Ramsey, Planning Commission
Kevin Jackson, AICP, Planning Director
Pierce Macdonald, Senior Planner
Barry Miller, FAICP, Planning Consultant
John Schlesinger, Architecture Consultant

### COMMUNITY PARTNERS

Gail Lombardi, Piedmont Historical Society
Arleta Chang, Jarvis Architects
Betsy Goodman, John Malick & Associates
Grier Graff, Graff Architects
Lisa Joyce, Lisa Joyce Architecture
William Holland, William Holland Architect

### CONSULTING TEAM

Barry Miller, FAICP, Planning Consultant
John Schlesinger, Architecture Consultant
Lisa Wise Consulting, Inc. (2023)

ACKNOWLEDGMENTS

1. INTRODUCTION
1.01 Introduction and Objectives ..... 1-1
1.02 Relationship to the General Plan and Zoning Ordinance ..... 1-3
1.03 How to Use the Design Guidelines..... 1-4

**2. THE DESIGN REVIEW PROCESS**
2.01 Introduction ..... 2-1
2.02 Expedited Design Review Permit ..... 2-4
2.03 Director Design Review Permit ..... 2-5
2.04 Planning Commission Design Review and/or Variance Permit ..... 2-6
2.05 ADU Permit.....
2.06 Ministerial Design Review Permit.....
2.10 List of Exceptions to Design Review Permits ..... 2-7
2.11 Design Review Submittal Guidelines and Checklist ..... 2-12
2.06.03 Design Review Submittal Checklist Form..... 2-17
2.12 Story Poles ..... 2-18
2.07.04 Story Pole Certification Form..... 2-19
2.13 Site Visits ..... 2-21

**3. SITE DESIGN**
3.01 Neighborhood Typologies..... 3-1
3.02 Relation to Public Open Space..... 3-8
3.03 Site Development..... 3-9
3.03.01 Significant Views ..... 3-9
3.03.02 Visual and Acoustical Privacy; Access to Direct and Indirect Light..... 3-10
3.03.03 Site Coverage of Structures, Hardscape and Landscape Surfaces..... 3-12
3.04 City of Piedmont List of City Streets to Determine Street Setback Requirements ..... 3-15
3.05 Compatibility with the Street Right-of-Way ..... 3-17
3.06 Location of Structures..... 3-20
3.06.01 Introduction and Definitions..... 3-20
3.06.02 Zone A: Single-Family Residential..... 3-21
3.06.03 Zone C: Multi-Family Residential..... 3-23
3.06.04 Zone D: Commercial and Mixed-Use Residential ..... 3-25
3.06.05 Zone E: Estate Single-Family Residential ..... 3-27
3.07 Off-Street Parking and Driveway Standards..... 3-29
3.07.02 Off-Street Vehicle Turning Radii Standards..... 3-30
3.07.03 Off-Street Driveway Dimensional Standards..... 3-30
3.07.04 Off-Street Driveway Turnaround Standards..... 3-31
3.07.05 Off-Street Driveway Gradient Standards..... 3-32

3.08 Retaining Walls ..... 3-33
3.09 Fences and Walls ..... 3-39
3.10 Trash Enclosures ..... 3-46
3.11 Landscape and Hardscape Design ..... 3-49
3.11.02 Street Facing Gardens in Setback Areas ..... 3-50
3.12 Exterior Lighting ..... 3-55
3.13 Location of Site Features ..... 3-56
3.13.01 Definitions for Design Review Purposes ..... 3-56
3.13.02 Neighborhood and Contiguous Parcel Compatibility ..... 3-57
3.13.03 On-Site Aesthetic Design Compatibility ..... 3-59
3.13.04 On-Site Safety ..... 3-61

## 4. BUILDING DESIGN: GENERAL

4.01 Building Styles ..... 4-1
4.01.01 Predominant Building Style ..... 4-5
4.01.02 Stylistic Changes to Existing Structures ..... 4-7
4.02 Building Elements ..... 4-9
4.02.01 On-Site Aesthetic Design Consistency ..... 4-9
4.03 Window Replacement and New Windows ..... 4-17
4.03.01 Submittal Requirements: Replacement Windows ..... 4-17
4.03.02 Types of Window Operations ..... 4-17
4.03.03 On-Site Aesthetic Design Compatibility: Existing Structures ..... 4-18
4.03.04 On-Site Aesthetic Design Compatibility: New Construction ..... 4-20
4.04 Mechanical Equipment ..... 4-22
4.04.01 Neighborhood and Contiguous Parcel Compatibility ..... 4-22
4.04.02 On-Site Aesthetic Design Compatibility ..... 4-22
4.05 Green Building Measures and Renewable Energy Features ..... 4-26
4.05.01 Introduction ..... 4-26
4.05.02 On-Site Landscape Design Principles ..... 4-27
4.05.03 On-Site Building Design Principles ..... 4-27

## 5. BUILDING DESIGN: SINGLE-FAMILY RESIDENTIAL

5.01 Building Scale and Massing ..... 5-1
5.01.01 Neighborhood and Contiguous Parcel Compatibility ..... 5-2
5.01.02 On-Site Aesthetic Design Compatibility ..... 5-5
5.02 Detached and Attached Garages ..... 5-8
5.02.01 Neighborhood and Contiguous Parcel Compatibility ..... 5-8
5.02.02 On-Site Aesthetic Design Compatibility ..... 5-10
5.02.03 Neighborhood, Contiguous Parcel and On-Site Safety ..... 5-13
5.03 Accessory Dwelling Units ..... 5-14
5.03.01 Neighborhood and Contiguous Parcel Compatibility ..... 5-15
5.03.02 On-Site Aesthetic Design Compatibility ..... 5-14
5.03.03 Fire Safe Construction ..... 5-18
5.03.04 Standard Conditions of Approval ..... 5-18
5.04 Miscellaneous Accessory Structures ..... 5-19
5.04.01 Neighborhood and Contiguous Parcel Compatibility ..... 5-19
5.04.02 On-Site Aesthetic Design Compatibility ..... 5-20

## 6. BUILDING DESIGN: MULTI-FAMILY RESIDENTIAL

6.01 Neighborhood Context ..... 6-1
6.02 Building Scale and Massing ..... 6-2
6.03 Building Styles ..... 6-3
6.04 Garages and Driveways ..... 6-8
6.05 Objective Design Standards for Multi-Family .....
6.06 Accessory Dwelling Units .....

## 7. BUILDING DESIGN: COMMERCIAL AND MIXED-USE RESIDENTIAL

7.01 Neighborhood Context ..... 7-1
7.02 Site Development ..... 7-4
7.03 Building Scale and Massing ..... 7-7
7.04 Building Styles ..... 7-11
7.05 Garages and Driveways ..... 7-17
7.06 Exterior Building Signage ..... 7-18
7.07 Objective Design Standards for Mixed-Use .....
7.08 Accessory Dwelling Units .....

## 8. WIRELESS COMMUNICATION FACILITIES

8.01 Antenna Systems in the Public Right-of-Way ..... Not In This Printing
8.02 Macro Sites on Public or Private Property ..... Not In This Printing

**Glossary of Terms** ..... G-1

# 1. INTRODUCTION

## 1.01 INTRODUCTION AND OBJECTIVES

### 1.01.01 INTRODUCTION

With its well-maintained neighborhoods, abundant greenery, attractive streetscapes and varied topography, the City of Piedmont is renowned for its distinct physical and architectural character. Piedmont has the largest per capita supply of pre-World War II single-family housing in the State of California. A diversity of homes and lot sizes can be found between and within its different neighborhoods. This includes modestly sized houses on flat parcels framed by relatively rectangular blocks, multi-story and stepped houses on irregular sized lots facing winding streets that follow the sloping terrain, and large parcels containing magnificent estates. Piedmont's compact civic and commercial district, with its nearby public open spaces, acts as the hub for the city.

As with other San Francisco Bay Area cities, more multi-generational households, increased wealth and property values, the growth of home-based workplaces, and other lifestyle changes have created increased pressure for alterations, expansions, and in some cases replacement of the existing housing stock. In a city where nearly all of the residential parcels have long ago been developed, it is important to consider how Piedmont's physical and historical setting can be maintained, while allowing for the flexibility to address these new housing needs.

State laws such as SB 35 and AB 686 incentivize the production of housing and direct the City of Piedmont to take an active role in the planning for new housing units, including housing affordable to all income levels in the Piedmont community. These Design Standards and Guidelines help streamline the review process for eligible development applications. In many cases this means that the consistency of an eligible development application with the Design Standards and Guidelines will be considered and decided by the Planning & Building Director (referred to as Director hereafter).

## 1.01.02 OBJECTIVES

The Piedmont Design Standards and Guidelines have been developed to be used by homeowners, design professionals, interested neighbors, City Staff and Planning Commissioners. They incorporate the provisions of the 1988 Piedmont Residential Design Review Guidelines and subsequent amendments. They also incorporate planning and land use provisions from the General Plan, and relevant aspects of the City Code, Chapter 17 Planning and Land Use (Zoning Ordinance), henceforth referred to as the Zoning Ordinance. Design standards and guidelines for landscaping and site improvements, multi-family and mixed-use properties, commercial buildings and building signage are also included. Design requirements for wireless communication facilities will be added as a separate package at a later date.

The Design Standards and Guidelines demonstrate, through photos, diagrams, and graphic examples, how to determine appropriate design solutions to address context, architectural character, building form, landscape, site amenities and their relationship to the street and neighboring properties. This allows for a more comprehensive and consistent method for project reviews, while outlining expectations by the City Staff for project applicants and their neighbors.

The Design Standards and Guidelines help implement Housing Element policies and programs to streamline the review of eligible development applications, such as SB 35 development proposals. In 2023, new divisions 6.05 and 6.07 were added to provide objective design standards for multi-family development and mixed-use commercial and residential development. Applicants may voluntarily apply for discretionary design review, if they choose to do so and communicate the request to the Planning & Building Director in writing.

For additional examples of good design, project applicants may ask City Staff to reference projects in Piedmont that have received the City's Annual Design Award. The purpose of the Design Awards program is to promote good design in the City. These projects provide real-world local examples of design excellence.

# 1.02 RELATIONSHIP TO THE GENERAL PLAN AND ZONING ORDINANCE

## 1.02.01 RELATIONSHIP TO THE GENERAL PLAN

The General Plan consists of elements (chapters) that set forth the City of Piedmont's priority planning policies. These policies govern the Zoning Ordinance and the Design Standards and Guidelines. Among the topics in the General Plan are the preservation of existing terrain and natural vegetation, maintaining the public rights-of-way, protecting public open space, maintaining compatibility among buildings within established neighborhoods, ensuring the preservation of existing structures, maintaining significant view corridors, promoting sustainable development and green building practices, and ensuring reasonable accommodation to those with disabilities.

The pertinent elements within the General Plan that outline these policies and give direction to the Design Standards and Guidelines include the Land Use Element, the Transportation Element, the Natural Resources and Sustainability Element, the Design and Preservation Element, and the Housing Element. Each element stipulates particular design policies and standards that must be met by the Design Standards and Guidelines.

## 1.02.02 RELATIONSHIP TO THE ZONING ORDINANCE

The Zoning Ordinance also governs the Design Standards and Guidelines. It translates the policies of the General Plan into regulatory language. The design standards in the Zoning Ordinance instruct the way in which the Design Standards and Guidelines may be applied. Zoning districts are established to determine allowable land use and occupancies. Specific regulations are included in the Zoning Ordinance and within the Design Standards and Guidelines for building and site development, the administration of development agreements, design review, public hearings, permit approvals, and enforcement.

As a city comprised primarily of well-maintained and established residential districts, a major focus of the Zoning Ordinance is the preservation of the City of Piedmont's existing architectural and natural setting. Nevertheless, the Zoning Ordinance provides the flexibility for incremental growth within Piedmont's neighborhoods, allowing for changes to housing and commercial development to reflect more current needs.

# 1.03 HOW TO USE THE DESIGN GUIDELINES

As described in the **Introduction and Objectives** on pages 1-1, 1-2 and the **Relationship to the General Plan** and **Relationship to the Zoning Ordinance** on page 1-3, land use provisions outlined in the General Plan and the Zoning Ordinance are objective design standards. Section 5.03.01 and divisions 6.05 and 7.06 provide objective design standards specific to development types including ADUs, multi-family development, and mixed-use commercial and residential development. These standards ensure safety and design compatibility between adjacent properties within a neighborhood and throughout the City of Piedmont. By referencing these requirements, the Design Standards and Guidelines are rooted in the City Charter, while at the same time prescribing specific design measures to be considered when improvements are to be made to a site or buildings on a property.

## 1.03.01 ORGANIZATION OF THE DESIGN GUIDELINES

The Design Standards and Guidelines begin with an explanation of the Design Review Process. This ensures the general public understands how a particular type of project is reviewed for design approval.

The chapters that follow include topics such as Site Design and General Building Design which are relevant throughout the city. This enables all types of projects found in different zoning districts to be referenced to the same principles found in the general Design Standards and Guidelines.

Subsequent chapters focus on the design standards and guidelines for specific building types. These include Single-family Residential, Accessory Dwelling Units (ADU's), Multi-Family Residential, and Commercial and Mixed-Use Residential. A chapter addressing Wireless Communication Facilities will be added at a later date.

A brief Glossary of Terms is provided at the end of the Design Guidelines, with references to a more comprehensive list of terms that may be accessed.

## 1.03.02 FORMAT OF THE DESIGN STANDARDS AND GUIDELINES

Each design standard and guideline follows the same graphic format. The top of the page begins with Design Objectives. The objectives are then referenced to a provision of the General Plan or the Zoning Ordinance, often with a hyperlink for easy access to the full text. Below the Design Objectives are design standards or guidelines. Accompanying the design guidelines are design comments that further clarify the design guidelines. Adjacent to the design guidelines or design comments are photographs or graphics, with accompanying text, to further explain the guideline or comment. Adjacent to the design standards in divisions 5.03 (ADUs), 6.05 (Multi-

Family), and 7.06 (Mixed-Use) are diagrams to further explain the applicable objective design standards. A mockup of a typical guidelines page is shown below.

## DESIGN OBJECTIVES:

1. First Design Standard
   *Ref: General Plan Policy*
2. Second Design Standard
   *Ref: Zoning Ordinance Policy or other document policy*

## DESIGN GUIDELINES:

1. First Design Guideline

Photograph or Graphic to Further Explain First Design Guideline

Text describing photo or graphic

2. Second Design Guideline

Photograph or Graphic to Further Explain Second Design Guideline

Text describing photo or graphic

### DESIGN COMMENTS:

A. First Design Comment
(Related to Second Design Guideline)

Photograph or Graphic to Further Explain First Design Comment

Text describing photo or graphic

B. Second Design Comment
(Related to Second Design Guideline)

Photograph or Graphic to Further Explain Second Design Comment

Text describing photo or graphic

# 2. THE DESIGN REVIEW PROCESS

## 2.01 INTRODUCTION

There are three primary principles used when reviewing the merits of a proposed project. They are:

1. **Aesthetic Design:**
   Determining the appropriateness of a proposed design, including its architectural character, design integrity, consistency, proportionality, mass and scale.
2. **Compatibility:**
   Evaluating the impacts of a proposed design on its intended occupants, as well as residents in the vicinity of the structure, to protect privacy, maintain the consistency of a structure's orientation to the street, identity, convenience, and visual access to significant views.
3. **Safety:**
   Ensuring the proposed project maintains public safety, including emergency access, fire protection and wildfire prevention, physical security, pedestrian and bicycle safety, vehicle safety, and the mitigation of earthquake hazards.

Each of these three principles are addressed at three physical scales. They are:

1. **Neighborhood:**
   As defined in Section 3.01; Neighborhood Typologies
2. **Contiguous Parcels:**
   All parcels touching the subject property on which the proposed project is located.
3. **On-Site:**
   Relating to the property where the proposed project is located.

# 2.01.01 PERMIT APPLICATIONS

There are five primary types of planning permit applications. They are:

1. **Expedited Design Review Permit Application – Reviewed by the Planning Director:**
    a. New or replacement windows and/or doors, or their removal or relocation.
    b. Minor modifications to a Design Review Permit Application previously approved.
    c. Minor improvements or replacements to existing building elements, as described in the *Expedited Design Review Permit Application*.
    d. New or relocated utility connections, as described in the *Expedited Design Review Permit Application*.

2. **Director Design Review Permit Application – Reviewed by the Planning Director:**
    a. Projects up to a certain construction value, that are otherwise not exempt from Design Review or eligible for Expedited Design Review, as described in the Zoning Ordinance *Sec. 17.66.040.*
    b. Projects that do not include fencing within a 20-foot street yard setback.
    c. Projects that do not require a variance.

3. **Design Review Permit and/ or Variance Permit Application – Reviewed by the Planning Commission:**
    a. Projects with a certain construction value or greater, as described in the Zoning Ordinance *Sec. 17.66.040*, which generally involve additions and remodels to an existing structure, remodels to an existing structure with exterior stylistic changes, or projects involving the construction of new structures.
    b. Construction projects requiring a variance or conditional use permit.
    c. Any site feature, fence or retaining wall as described in the Zoning Ordinance *Sec. 17.66.040*.
    d. Projects referred to the Planning Commission by the Planning Director.

4. **Accessory Dwelling Unit Permit – Reviewed by the Planning Director**
    a. Proposals to add an accessory dwelling unit (ADU) or junior accessory dwelling unit (JADU) (also know as a second unit permit or in-law unit), as defined in Zoning Ordinance Sec. 17.38.020 and meet the requirements of Division 17.38.

5. **Ministerial Design Review Permit – Reviewed by the Planning Director**

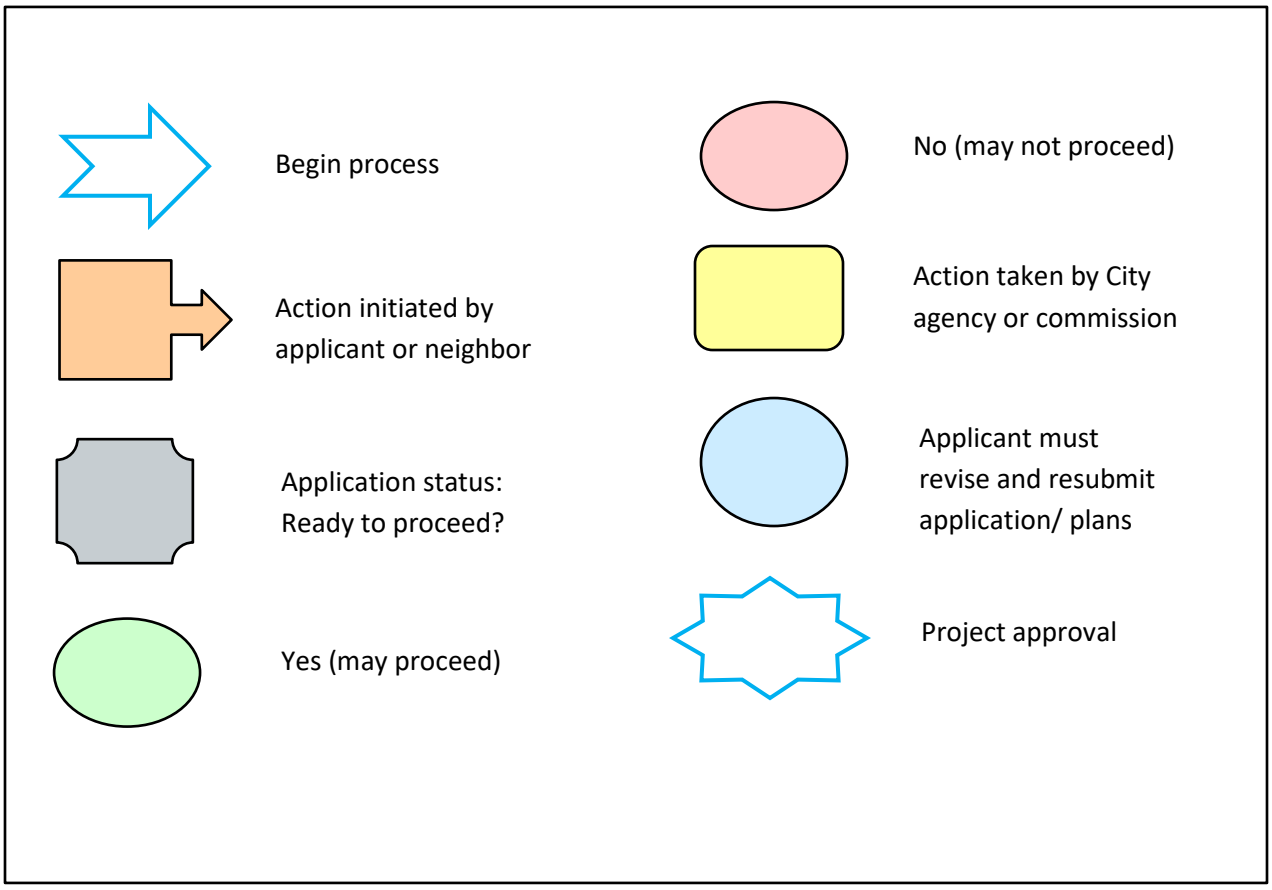
    Proposals to construct multifamily development or mixed-use development of four or more housing units or proposal for two or more housing units that meet the eligibility criteria of Zoning Ordinance Sec. 17.67.030.

## 2.01.02 IMPLEMENTATION

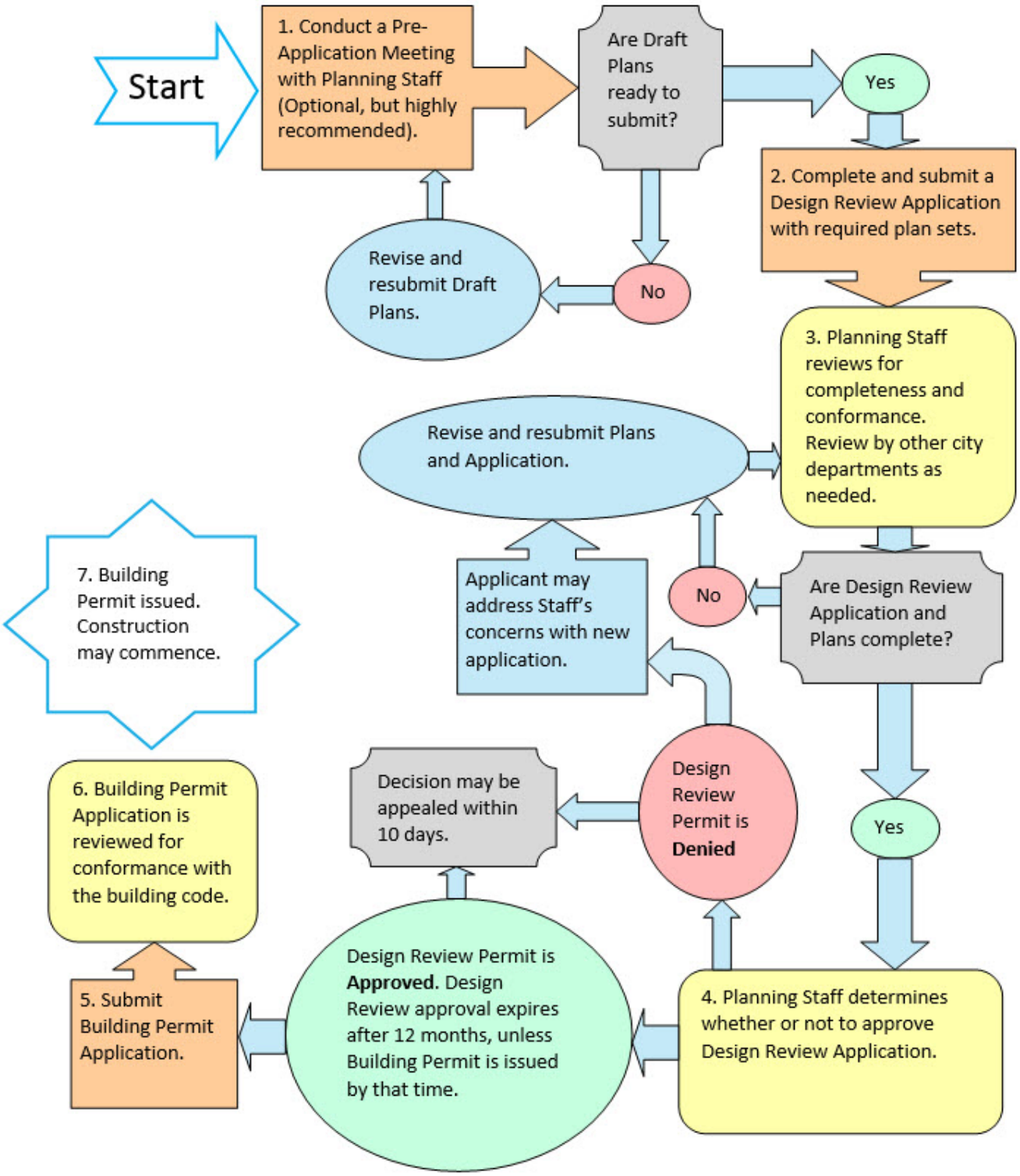
Each type of planning permit application has its own unique approval process. The five diagrams on pages 2-4, 2-5, 2-6, 2-7, and 2-8 map each type of permit review process, from initial contact with the Planning Department to a final approval for construction. These diagrams enable project applicants, design professionals and the general public to better understand project review procedures.

## 2.01.03 LEGEND FOR PROCESS DIAGRAMS

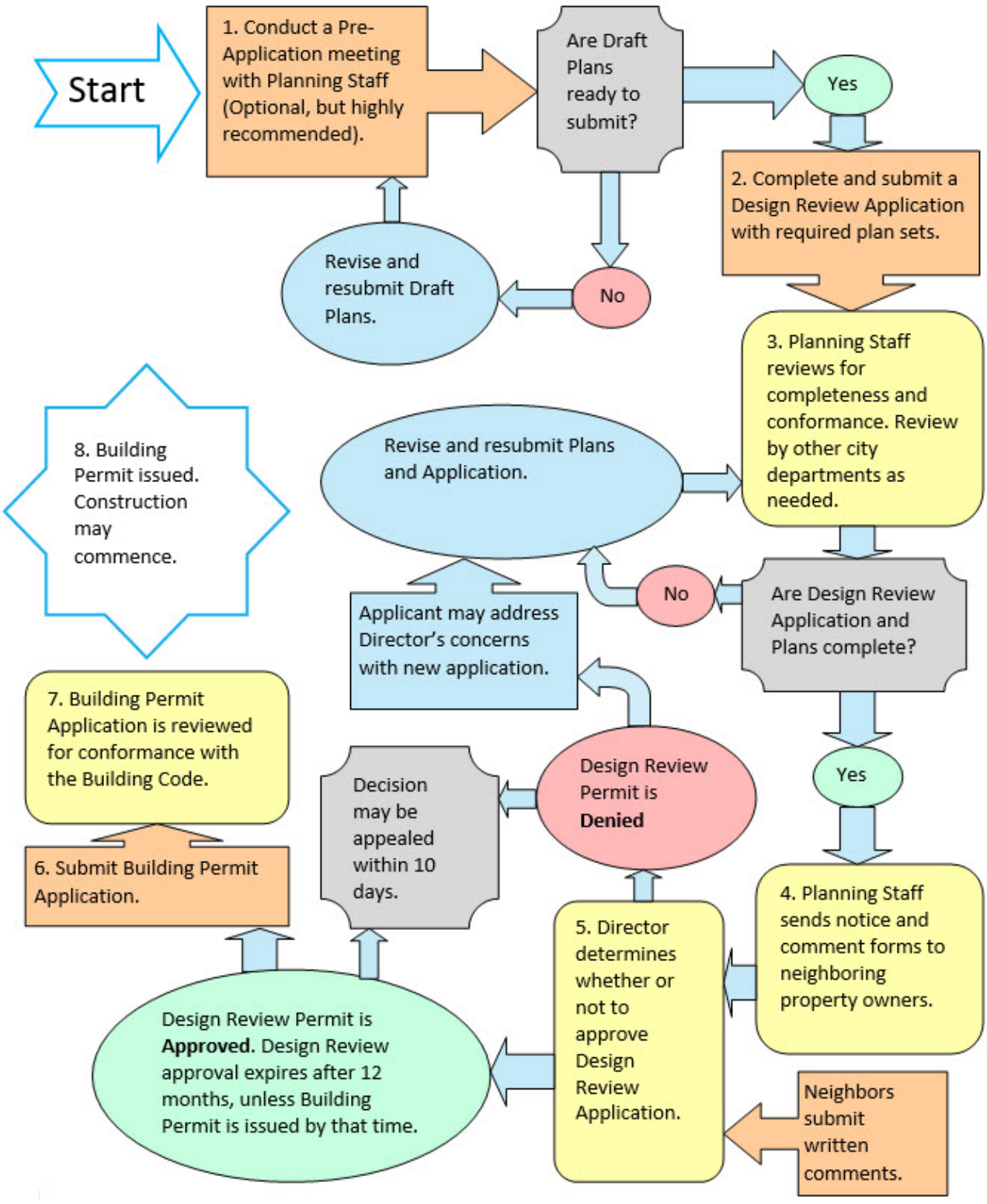
Each process diagram uses the same set of graphic symbols and colors, identifying the responsible party for tasks involved during project review, as well as the path used for obtaining project approvals. The symbols are shown in the legend below:



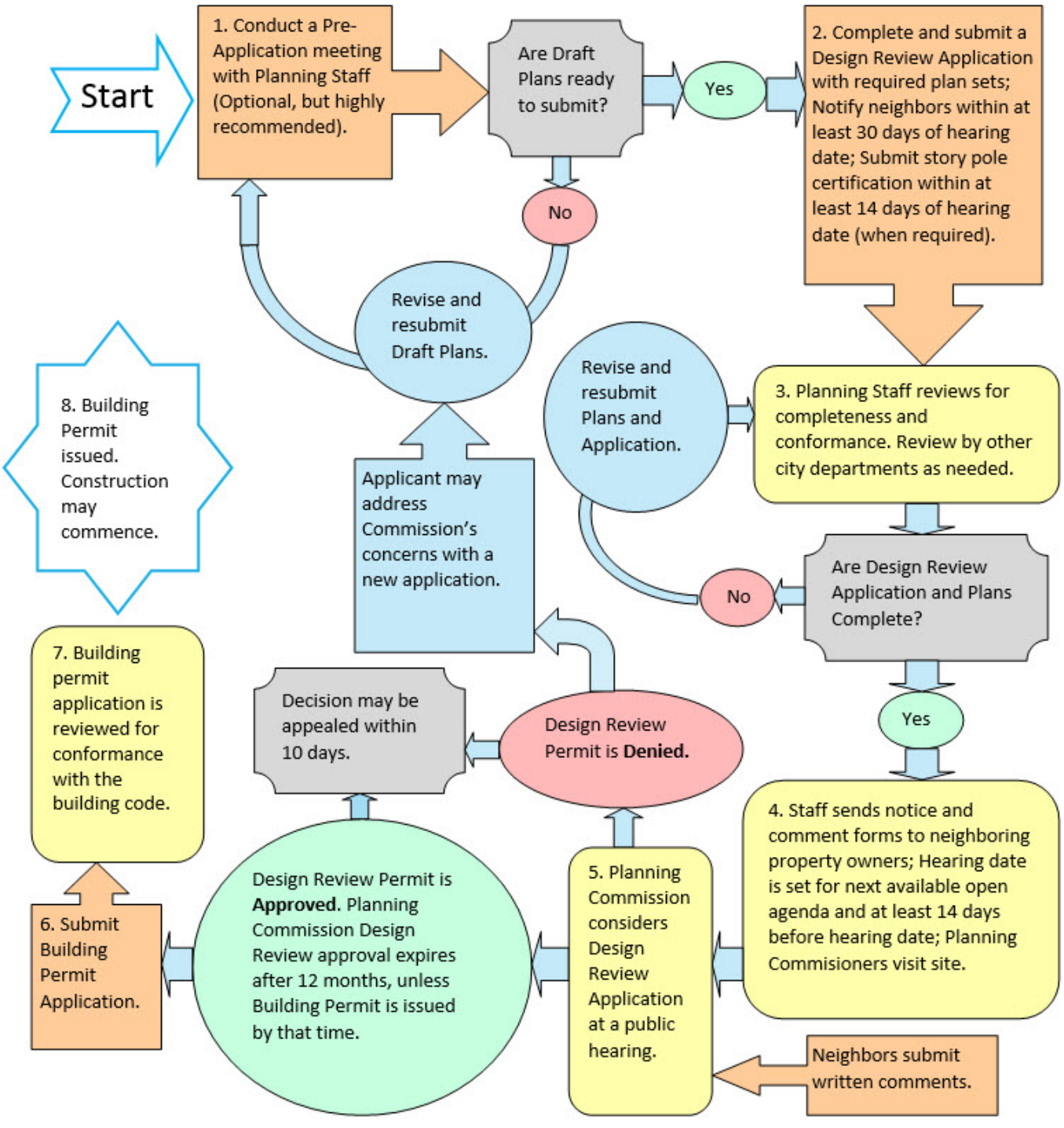
# 2.02 EXPEDITED DESIGN REVIEW PERMIT



# 2.03 DIRECTOR DESIGN REVIEW PERMIT

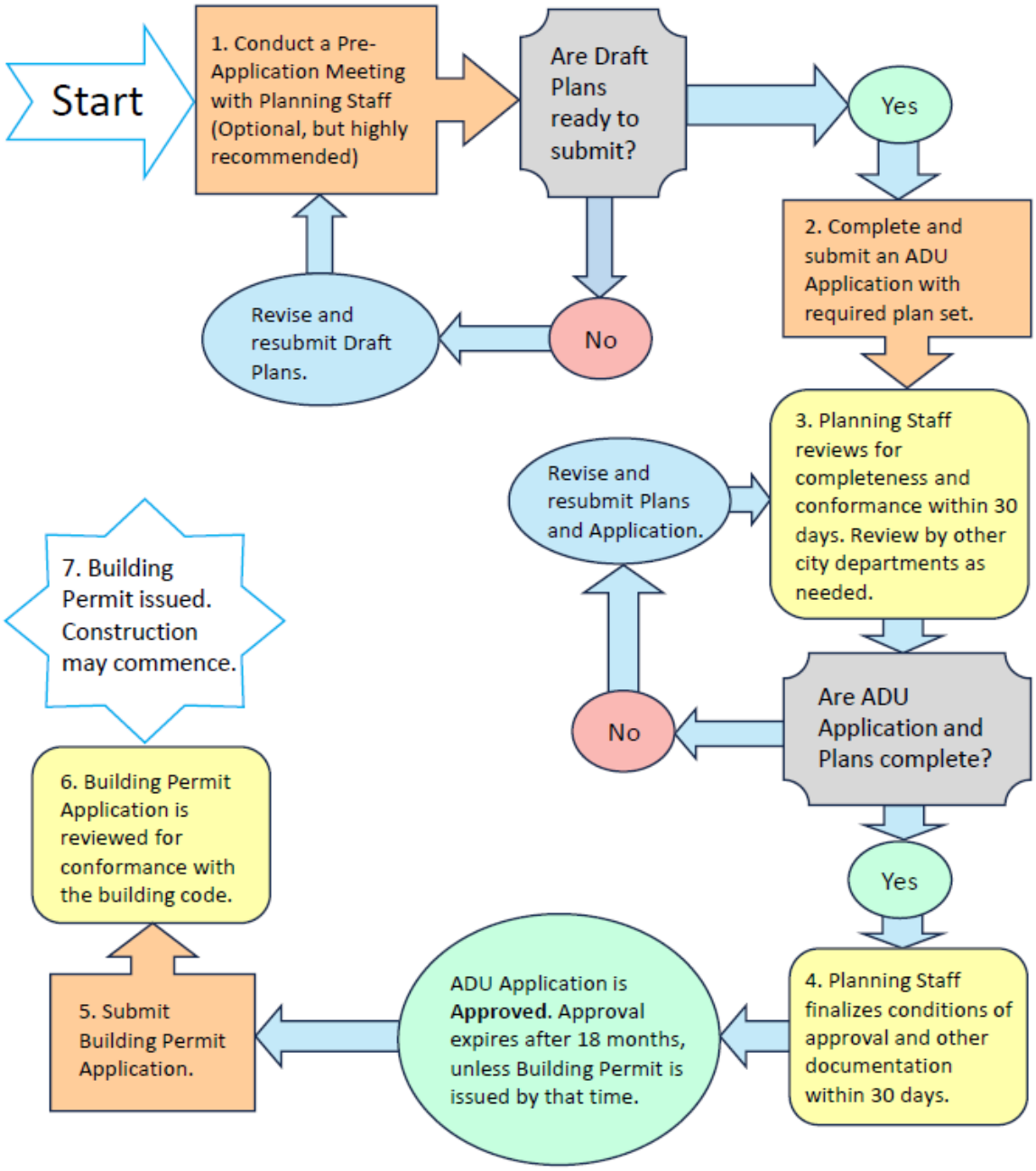


# 2.04 PLANNING COMMISSION AND/OR VARIANCE DESIGN REVIEW PERMIT



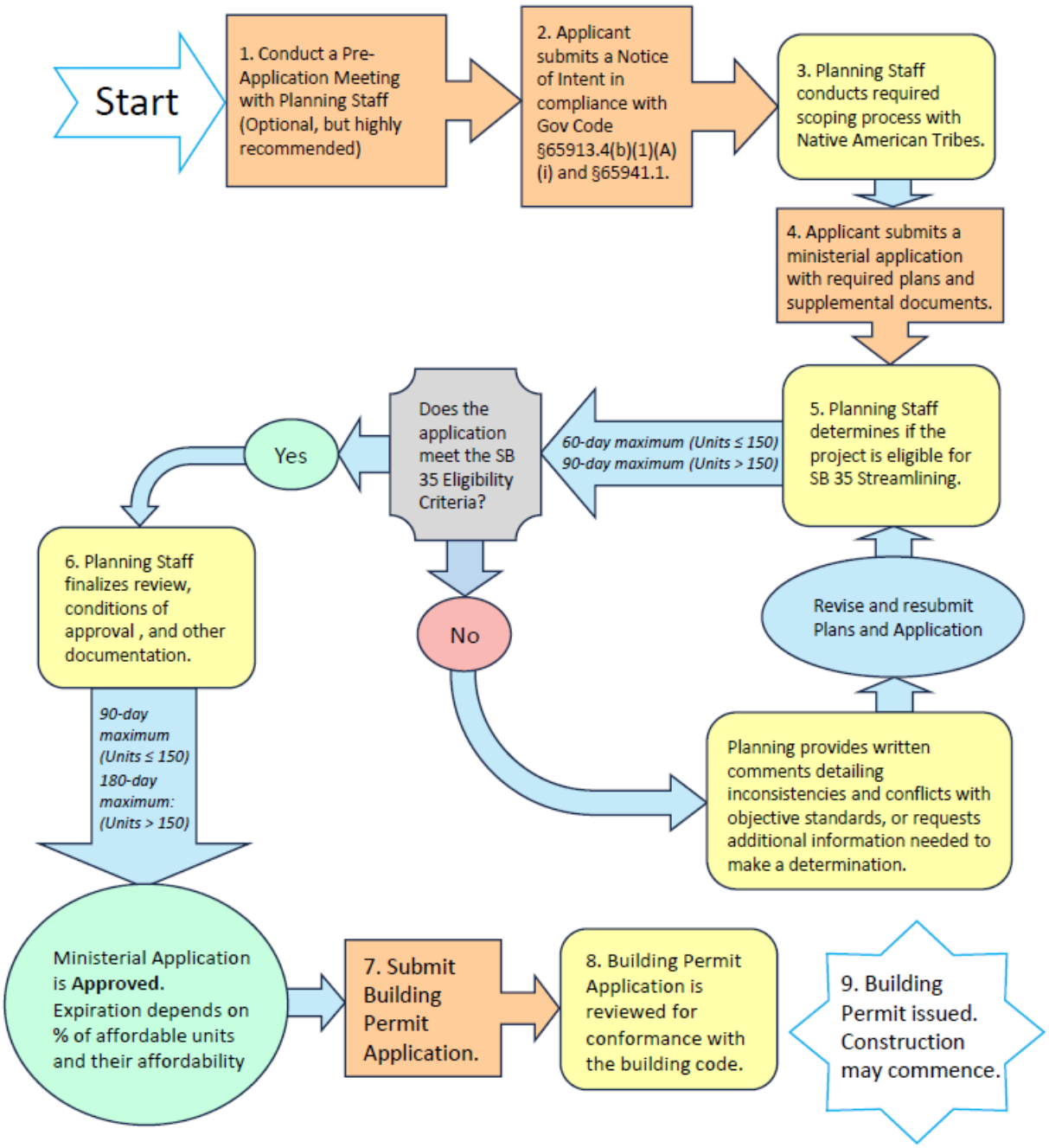
NEW CHART

# 2.05 ACCESSORY DWELLING UNIT PERMIT



NEW CHART

# 2.06 MINISTERIAL DESIGN REVIEW PERMITI



# 2.10 LIST OF EXCEPTIONS TO DESIGN REVIEW PERMITS

The following are considered small improvements and do not require a Design Review Permit:

## DESIGN STANDARD:

1. Small Improvements That Do Not Require A Design Review Permit.

*Ref: Zoning Ordinance Sec. 17.66.020.B.2.a and Sec. 17.66.030*

1. Unless regulated by the City Code, interior remodeling of existing buildings where the use of the property, number of rooms eligible for use as a bedroom, and exterior form of the building is unchanged.

2. Fences and fences in combination with retaining walls as outlined in Zoning Ordinance *Sec. 17.32* that are no greater than six feet (6') in height and not located in a street setback, and retaining walls retaining existing grade that are less than thirty inches (30") in height.

3. On-grade or below-grade improvements, including but not limited to walkways, patios and decks under 12 inches in height; irrigation lines and drainage work, unless a variance from minimum landscape coverage is required; or unless the improvement is a patio in the street setback and is not necessary for ingress or egress; or unless the improvement is a new or enlarged driveway or parking pad anywhere on the lot.

4. Normal repairs, replacement and maintenance of existing construction, so long as there is no change in the materials, design and size of the feature being repaired or replaced.

5. Minor construction related changes to previously approved plans which are architecturally compatible with approved new construction and existing construction, so long as the prior written approval of all affected neighbors has been obtained by the property owner and provided to the Director.

6. A satellite dish less than one meter in diameter.

7. Parking modifications required to conform to state ADA regulations.

8. A complete change in the exterior wall material from wood siding to cementitious fiber siding with a texture that matches the existing wood siding, so long as there is no change in the siding location, orientation or design.

9. A change in roof material, provided that the new roof material is not a light or reflective color or surface (unless required to be so under Chapter 5 of the City Code (Piedmont Building Code), henceforth known as the City Building Code) for the following changes:
    a. Existing sloped roofs with wood shingles, wood shakes, simulated material, material that is the subject of a recalled product, tar and gravel or other granular material to composition shingles, cap sheet to tar and gravel, provided that all sloped roofs for the entire house and accessory structures will be consistent throughout the property.
    b. Existing flat roofs with any material to:
        1. Polyvinyl Chloride (PVC).
        2. Closed-cell sprayed polyurethane foam (SPF).
        3. Tar and gravel, or other similar material such as modified bitumen with a granular surface, provided that exposed seams are covered with a granular surface.

10. Flat-profile skylights that project no more than 12 inches from the roof surface and tubular daylighting devices with a maximum 14 inch diameter tube, provided that that the flashing is painted to match the surrounding roof material and that the 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.

11. Automatic pool and spa covers that are less than 12 inches above adjacent surrounding grade.

12. Exterior-mounted electric vehicle chargers, provided no electrical conduit leading to the charger is exposed on the exterior wall of the building.

13. The replacement of a mechanical device, such as an air-conditioning unit or pool filter pump, provided that there is no significant change in size or location and the replacement device meets the sound output limits outlined in the City Building Code.

14. A new ground-mounted air-conditioning unit, provided that:
    a. There is no more than one unit on the property.
    b. The unit is not visible from the street and is not located within a required setback.
    c. The unit meets the sound output limits outlined in the City Building Code.
    d. The footprint of the unit is no more than 10 square feet.
    e. No electrical conduit or plumbing is exposed on the exterior wall of the adjacent building.

15. A maximum of one one-story detached accessory building used as a tool or storage shed, playhouse or similar use, provided the projected floor area does not exceed 120 square feet, it is not located within the setback from a street property line, and is less than 7 feet in height measured from the lowest adjacent grade to the highest roof projection.

16. New, relocated or replacement electrical panels that are no greater than 400 amps, electric meters or alarm boxes, provided that they are not located within the street setback, on the front wall, street-facing side wall, or area of a side wall containing the front door; and such meters, boxes, panels, exposed lines, and exposed conduit are painted to match the structure color.

17. New or relocated gas meters, provided that they are not located on a street-facing wall setback or are otherwise screened from street view.

18. The complete demolition and/or removal of:
    a. Outdoor features including fences, site features, pools, decks, patios, awnings, greenhouses, storage sheds, solar panels and equipment, and exterior lighting not required by the City Building Code;
    b. Non-original decorative architectural elements such as shutters and flower boxes; or
    c. Exterior architectural elements including chimneys, skylights, vents, chases, stacks, antennae, satellite dishes and conduit, provided that the area is patched and painted to match the adjacent wall, eave, or roof material.

19. The installation of downward-directed low voltage path lights and stair lights, and downward-directed wall lights required by the City Building Code of a maximum 800 lumens or equivalent of a 60-watt incandescent bulb, that have an opaque or translucent shade that completely covers the light bulb, so long as all electrical conduit to new exterior wall fixtures is concealed within the wall.

20. The construction of mailboxes, driveway gate key pads and non-structural decorative elements such as flower boxes, house numbers and mail-slots.

21. New or relocated non-structural portable barbeques, fire pits, fire tables, bird baths and fountains that do not require hard-wired electricity, or plumbing for gas or water.

22. New or relocated wood or metal gutters and downspouts that are painted to match the existing structure or trim color, and new or relocated unpainted copper gutters and downspouts.

23. New or relocated low-profile flues, vents and spark arrestors that are mounted on the wall or roof, not including wall-mounted plumbing lines or stacks, that have no exterior fans or blowers, provided that the vents/flues/spark arrestors project less than 12 inches and are painted to match the adjacent wall, roof or chimney color. Roof-mounted attic or ridge vents may be covered in the matching roof material in lieu of painting.

24. New or relocated crawl space access doors that are not full height, and pet doors, not located on the front wall of a house that are painted to match the house color.

25. The replacement of existing “domed” skylights with flat-profile skylights, provided that there is no change in size or location.

26. New or replacement flooring material on decks, balconies, patios, stairs, and entry porches and stairs, provided that the entire surface is replaced.

27. Small residential rooftop solar energy systems as outlined in the California Solar Rights Act, so long as no variance is needed from setback or building height requirements outlined in the Zoning Ordinance, Article 2.

28. New chimney tie-downs, seismic bracing, and caps, provided that such bracings and caps are painted to match the structure walls, chimney or roof color.

29. Chicken coops, bee hives and dog houses, provided that they are not located within a street setback, have a maximum combined footprint of 100 square feet, and have a maximum height of 5 feet measured from lowest adjacent grade.

30. The replacement of foundations, provided that there are no alterations that would otherwise alter the size, shape or exterior design of the building.

31. Children’s play equipment, provided that the equipment is not located within the street setback, is not permanently attached to the ground, is no more than 10 feet in height, and the total combined footprint of all play equipment does not exceed 300 square feet. Children’s play equipment includes, but is not limited to: trampolines, swing-sets, play houses, slides, and “monkey” bars.

32. The replacement of an existing wood window or door with a new window or door made of wood with aluminum or fiberglass exterior cladding, provided that there is no change in the following:
    a. The size or location of the window or door.
    b. The operation of the window or door.
    c. The recess of the window or door from the exterior wall surface.
    d. The divided lite pattern (if any), provided that any new divided lites are either true divided lites or 3-dimensional simulated divided lites.

33. Tankless hot water heaters that are installed within the interior of a building, or 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 the tankless water heater must not project more than 12 inches from the roof or wall surface.

34. A bicycle rack on commercial or public properties provided it is not proposed in a required parking space, a walkway, or driveway needed for turn-around and vehicular travel.

35. Security cameras mounted to the exterior of a residence, provided that the conduits and cables serving the cameras are not external.

36. Minor modifications to existing features or to prior approvals that otherwise are not regulated by the City Code Zoning Ordinance, subject to the approval of the Director.

# 2.11 DESIGN REVIEW SUBMITTAL GUIDELINES AND CHECKLIST

## 2.11.01 FORMS, FEES, NUMBER OF PLANS AND PLAN SIZES

1. Planning Permit Application Form signed by the property owner(s). Click here to choose between and download the Expedited Design Review, Director Design Review, Planning Commission Design Review Permit, Accessory Dwelling Units, and Ministerial Design Review application forms.

2. Application Submittal Checklist Form. This form may be found at the end of this chapter and in more detail on each of the application forms.

3. Fee payment, as specified on the application form.

4. **Electronic Plan Set Submittal.** Instructions for submitting planning applications electronically are available on the applications webpage of the City website here: ___.

## 2.11.02 ITEMS TO BE INCLUDED IN THE PLANS

1. **GENERAL INFORMATION**
   Each page of the plan set should include a title block including the project address, drawing scale, the date the plans were prepared, sheet number and professional certification stamp, if required.

2. **TITLE SHEET**
   a. Please provide a brief summary describing the scope of work of the project.
   b. Please indicate the zoning district where the project is located.
   c. In addition to the graphic calculations required as part of this submittal, please provide a table showing existing and proposed square footages, as well as existing and proposed floor area ratios (FAR).
   d. Please provide an architectural symbols and abbreviations index

3. **SITE SURVEY (Required for new construction. Preferred scale 1/8"=1'0")**
   a. Please dimension and show coordinates for all lot lines.
   b. Please show the location of street right-of-way.
   c. Please show the location of all existing structures, fences, retaining walls, significant trees with a minimum of 12" trunk diameter.
   d. Please show grade elevations at building corners.
   e. Please show existing floor elevations.
   f. Please show existing roof eave and roof peak elevations.
   g. Please show utilities and easements.
   h. Please provide contour lines at a minimum of 2 ft. intervals.
   i. Please provide a north arrow.

4. **EXISTING SITE PLAN (Preferred scale 1/8"= 1'0")**
   Please indicate the location of all existing structures, retaining walls, fences, site features, trees, landscaping, hard-surface areas, lot lines, front, side and rear yard setback lines, and easements. Please outline the locations of structures on adjacent properties (up to 25 feet from the property line) and label their uses. Provide setback dimensions from all existing structures to lot lines (*Setback* means the required distance that a building, structure or other designated item must be located from a lot line. Setbacks are measured from the *lot line* to the *footprint* of the *structure* or *building*. See Zoning Ordinance *Sec. 17.90.020*.). Please show all curbs, sidewalks, street trees and the street right-of-way bordering the subject property. Please show a North arrow, label adjacent streets, and call out existing features.

5. **PROPOSED SITE PLAN (Preferred scale 1/8"= 1'0")**
   Please indicate the location of all existing and proposed structures, retaining walls, fences, site features, trees, landscaping, hard-surface areas, lot lines, front, side and rear yard setback lines, and easements. Please outline the locations of structures on adjacent properties (up to 25 feet from the property line) and label their uses. Provide setback dimensions from all existing and proposed structures to lot lines (*Setback* means the required distance that a building, structure or other designated item must be located from a lot line. Setbacks are measured from the *lot line* to the *footprint* of the *structure* or *building*. See Zoning Ordinance *Sec. 17.90.020*.). Please show all curbs, sidewalks, street trees and the street right-of-way bordering the subject property, and any changes proposed to these features. Please show a North arrow, show grade changes at the property line, label adjacent streets, and call out existing features and proposed modifications.

6. **ROOF PLANS: EXISTING AND PROPOSED (Preferred scale 1/8" = 1'0")**
   Roof plans should include the pitch, overhangs, skylights, chimneys, vents, and gutters. Roof plans may be shown on the site plans. Please specify all existing and proposed roof materials.

7. **EXISTING FLOOR PLANS (Preferred scale ¼"= 1'0")**
   Please provide plans for all floor levels including basements and attics, and include room names, window and door locations, built-in cabinets, appliance and fixture locations, ceiling heights, exterior light fixture locations and parking space dimensions. Show the removal of any existing features, including roofs, walls, ceilings, windows, doors, built-in-cabinets, appliances, fixtures and parking spaces. Please show a north arrow and label the floor level.

8. **PROPOSED FLOOR PLANS (Preferred scale ¼"= 1'0")**
   Please provide plans for all floor levels including basements and attics, and include room names, window and door locations, built-in cabinets, appliance and fixture locations, ceiling heights, exterior light fixture locations and parking space dimensions. Please show a north arrow, label the floor level, and call out proposed modifications. **Please show each proposed floorplan either side by side on the same page as the corresponding existing floorplan or in a manner where a contrasting outline of the existing construction is shown on the proposed plan, if possible.**

9. **EXISTING EXTERIOR ELEVATIONS (Preferred scale ¼"= 1'0")**
   Please provide North, South, East and West elevations (proposed to be changed or affected by new construction) including all existing materials (including roofing materials), styles and operational characteristics of windows and doors and roof slopes. Please include exterior vents, downspouts, gutters and exterior light fixtures. Additionally, if the height of the building is changing, please show the average existing building height (See Zoning Ordinance *Sec. 17.90.020*). Please do not abbreviate architectural terms. Label each elevation as "existing" and indicate the direction of view (i.e. North, South, East, West or Front, Rear, Left Side, or Right Side). See application form for additional submittal requirements if the application architect does not permit the sharing of electronic plan sets with members of the public.

10. **PROPOSED EXTERIOR ELEVATIONS (Preferred scale ¼"= 1'0")**
    Please provide North, South, East and West elevations (proposed to be changed or affected by new construction) including all proposed materials (including roofing materials), styles and operational characteristics of windows and doors and roof slopes. Please include exterior vents, downspouts, gutters and exterior light fixtures. Additionally, if the height of the building is changing, please show the average proposed building height (See Zoning Ordinance *Sec. 17.90.020*.). Please do not abbreviate architectural terms. Label each elevation as "proposed" and indicate the direction of view (i.e. North, South, East, West or Front, Rear, Left Side, or Right Side). **Please show each proposed exterior elevation either side by side on the same page as the corresponding existing exterior elevation, or in a manner where a contrasting outline of the existing construction is shown on the proposed elevation, if possible.**

**11. BUILDING SECTION: When required for additions and new construction (Preferred scale ¼"= 1'0")**

Please provide a miniumum one building cross section showing the relationship between existing and new construction, and/ or new construction and existing grade.

**12. WINDOW SCHEDULE**

If your proposed project includes window and/or door modifications, please submit a window and door schedule which notes existing and proposed window size, material, operation, sash dimension, a typical window detail in a partial wall section showing the window recess dimension from the face of the exterior wall, and divided lite type (i.e. true divided lites or three-dimensional simulated divided lites). At the discretion of the Planning Director, a window schedule can be omitted only if all the above information is otherwise provided.

**13. GRAPHIC CALCULATIONS (1 SET ONLY)**

Please submit plans which graphically illustrate the required calculations with an itemized list of existing and proposed structures, landscape areas and floor area. Calculations are expressed as percentages and must be recorded on the permit application form. Please request a graphic calculations sample for your reference. Separate graphic calculations are to be submitted, as follows:

a. **Existing and proposed lot coverage/structures** equals the number of square feet of structures covering the lot divided by the number of square feet in the lot. For a complete definition of structure coverage, please see Zoning Ordinance *Sec. 17.90.020*.
b. **Minimum landscape coverage** equals the number of square feet of landscaped area divided by the number of square feet in the lot. For a complete definition of landscape please see Zoning Ordinance *Sec. 17.90.020*.
c. **Existing and proposed floor area ratio (FAR)** equals the number of square feet of floor area divided by the number of square feet in the lot. For a complete definition of floor area, please see Zoning Ordinance *Sec. 17.90.020*.

**14. PHOTOGRAPHS**

Please provide photographs of the front (street), rear and side views of the existing structures on the subject property. Please also provide a front (street) view of the structures on the two adjacent properties. The photographs may be placed either on a standard permit application sheet size and be part of the submittal package, or may be placed on 8 ½" x 11" sheets as an accompanying submittal package.

**15. 3D MODELING (Highly Recommended for Certain Projects)**

The complexity of some projects may warrant the need for 3D representation. At the discretion of staff, a recommendation during the initial pre-application to produce these materials may occur. If so, please consider providing a 3D graphic representation, digital 3D model, or constructed scale model showing existing and proposed views from the street, as well as any critical views that best describe how the proposed project mitigates any potential negative impacts on adjacent parcels.

**16. LANDSCAPE PLANS (When required by Zoning Ordinance *Sec. 17.34*.)**

Landscape Plans should include lot lines, indicate landscape areas, identification of vegetation, the location of all structures and hardscape surfaces. The landscape plans may also include a plant list including the size and spacing of plants to be installed and the location of proposed planting. Landscape plans must also address irrigation and comply with the *California Water Efficient Landscape Ordinance*.

**17. STORY POLE CERTIFICATION (When required)**

Please see the Story Pole Protocol in Section 2.07)

## 2.11.03 DESIGN REVIEW SUBMITTAL CHECKLIST FORM

Please see the Form directly following this page for a summary of submittal requirements for Expedited Design Review, Director Design Review, and Planning Commission Design Review Permit.

CITY OF PIEDMONT
CALIFORNIA

*City use only*
Date Received _____

**Time Received _____**

# DESIGN REVIEW SUBMITTAL CHECKLIST FORM

**INSTRUCTIONS:**

1. **Please determine the type of design review application to be used.**
2. **Please provide a check mark for each item next to "yes" or "no" to show what is included in your submittal package.**

| Item | Expedited Design Review | | | | Director Design Review | | | | Planning Commission Design Review | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| General Information | | Yes | No | | | Yes | No | | | Yes | No | |
| Title Sheet | | Yes | No | | | Yes | No | | | Yes | No | |
| Site Survey | | | | | | | | | | Yes | No | |
| Existing Site Plan | | Yes | No | | | Yes | No | | | Yes | No | |
| Proposed Site Plan | | Yes | No | | | Yes | No | | | Yes | No | |
| Roof Plans | | Yes | No | | | Yes | No | | | Yes | No | |
| Existing Floorplans | | Yes | No | | | Yes | No | | | Yes | No | |
| Proposed Floorplans | | Yes | No | | | Yes | No | | | Yes | No | |
| Existing Exterior Elevations | | Yes | No | | | Yes | No | | | Yes | No | |
| Proposed Exterior Elevations | | Yes | No | | | Yes | No | | | Yes | No | |
| Building Section | | Yes | No | | | Yes | No | | | Yes | No | |
| Window Schedule | | Yes | No | | | Yes | No | | | Yes | No | |
| Graphic Calculations | | Yes | No | | | Yes | No | | | Yes | No | |
| Photographs | | Yes | No | | | Yes | No | | | Yes | No | |
| 3D Modeling | | | | | | | | | | Yes | No | |
| Landscape Plans | | Yes | No | | | Yes | No | | | Yes | No | |
| Story Pole Certification | | | | | | Yes | No | | | Yes | No | |

If you believe that any of the above requirements do not pertain to your project, please call the Planning Department at 510-420-3050 to speak with a planner or to make an appointment to meet with a planner.

# 2.12 STORY POLES

The following guidelines apply to discretionary design review permit applications.

## 2.12.01 PURPOSE

To enable neighbors, Planning Commissioners and staff to envision the proposed construction of design review applications and ensure the accuracy of the story pole representations, in accordance with Piedmont City Code Sections 17.66.010, and 17.66.020.

## 2.12.02 PROTOCOLS

The Planning Department shall require the installation and verification of story poles for design review applications pursuant to Piedmont City Code Division 17.66 when:

1. A new residence and/or any other detached structure requiring design review is proposed;
2. An upper level expansion of an existing residence (including decks and dormers) is proposed;
3. A neighbor's light, view and/or privacy is in question;
4. The installation is needed by the staff or Planning Commission to assess the proposed height and/or bulk of large single story expansions or any other proposed expansions.

## 2.12.03 PROCEDURES

Unless otherwise directed by the Planning Director or the Director's designee, story poles are to be erected by the applicant or the applicant's representative and verified by a California Licensed Land Surveyor or Licensed California Civil Engineer. Verification must be in the form of a completed Story Pole Certification Form that is stamped and signed by the licensed professional along with photographs of the story poles. The Certification Form, the format of which shall be determined by the Director of Planning, shall state that the story poles are in compliance with the proposed application.

The verification shall be submitted to the Planning Department no later than 12:00 noon, 14 days before a scheduled Planning Commission hearing in accordance with the most recently published Planning Commission schedule. **Without exception, applications that do not have verification received by noon on the required deadline date will not be eligible for the Planning Commission agenda.** For Director Design Review applications, staff will not consider the application to be complete or send the required notice to neighbors until verification is received, and will not take action on the application until at least 14 days from the receipt of the story pole verification. Applicants are encouraged to install and verify well in advance of the deadline to avoid problems with weather and surveyor scheduling.

Story poles shall be installed to define the outlines of the proposed construction in order to show the proposed height and mass of the construction. Typically, there will be a pole at every proposed corner to indicate the wall planes, and poles that represent roof points, with boards, tape or ropes that connect the poles to indicate the roof height, ridges, slopes and relationship to the walls. There are no required materials for the poles, but the poles must be clearly visible and stable (wood and aluminum stud framing and rigid PVC pipes are typical materials for the vertical members with flag banners, PVC pipe, colored rope, plastic construction netting or durable caution tape preferred as horizontal members), and the tape or ropes should be brightly colored, clearly visible and strongly attached. Staff and the Planning Commission may require colored flags or plastic construction netting to help understand the proposed construction. Should inclement weather cause damage to the story poles, they may need to be repaired and reverified prior to the application being considered by the Planning Commission or staff. Please contact staff if you have questions about a specific project.

Story poles shall remain erected through the appeal period after action is taken on the application, and shall be removed promptly after the end of the appeal period if an appeal has not been filed. If an appeal is filed, the story poles must remain erected until final action is taken on the application.

## 2.12.04 STORY POLE CERTIFICATION FORM

Please see the Story Pole Certification Form directly following this page. It must be submitted along with photographs of the story poles.

CITY OF PIEDMONT
CALIFORNIA

*City use only*
Date Received _____

**Time Received** _____

# STORY POLE CERTIFICATION FORM

(Must be prepared by a California Licensed Surveyor or Civil Engineer and must be accompanied by photographs of the installed story poles.)

On _____, I surveyed the story poles located at
*(Date)*

_____, Piedmont, CA, related to plans
*(Property address)*
submitted as part of design review application _____.
*(Application number)*
I have determined that the story poles are in substantial compliance with the plans dated

_____, and accurately represent the proposed
*(Plan date or City date-stamp date)*
construction in terms of dimensions, corner/wall locations, and ridge heights/locations.

PLEASE STAMP AND SIGN BELOW

_____
*(Name - please print)*

_____
*(Company)*

_____
*(Address)*

_____
*(Phone Number)*

_____
*(Email address)*

_____
*(Piedmont Business License Number)*

# 2.13 SITE VISITS

## DESIGN OBJECTIVE:

1. Piedmont City Council policy regarding site visits.

The following guidelines apply to discretionary design review permit applications.

## 2.13.01 PROTOCOL

The purpose of this protocol is to provide guidance to planning commissioners, staff and residents concerning appropriate site visit procedures for applications for a design review permit pursuant to Piedmont City Code Division 17.66.

## 2.13.02 PROCEDURES FOR THE DECIDING BODY

For every application for a design review permit the deciding body is expected to make a site visit to the subject property. The deciding body is either a member of the planning staff, the Planning Commission, or the City Council. These procedures shall also apply to the Planning Commission when making a recommendation to the City Council regarding a design review permit. The decision-maker shall make every effort to leave their business card whenever they enter onto a subject or neighboring property, and no one is home.

**Subject Properties:**

1. For purposes of this policy, the term “site visit” does not necessarily mean entering onto a property. In some instances, it is possible to assess the impacts of a project without stepping on the subject or neighboring property (for example, a fence proposed for the front property line). However, the decision-maker shall enter onto the property if it is necessary to understand the application and surrounding context (for example, a proposed rear deck that cannot be easily seen and understood from the street).

2. Understanding the property and context is critical to the design review permit decision-making process. Staff members may not take action on a design review permit application until a site visit to a subject property has been made.

3. If any planning commissioner is unable to make a site visit to the subject property prior to the planning commission hearing, said commissioner shall recuse himself or herself from the discussion and action on the application.

4. In almost all cases, it is not necessary to see the inside of the subject residence. From the exterior, the decision-maker shall assess the relationship of the proposed construction and its possible impacts to the existing site, the adjacent properties and surrounding neighborhood. At their discretion, the decision-maker may request permission from property owners of adjacent properties to make a site visit in order to assess potential impacts from the neighboring property.

**Neighboring Properties:**
When a neighbor of a permit applicant's property requests a site visit in accordance with the procedures below, the decision-maker shall make a site visit, as defined above, to the neighboring property to view the story poles and understand the context.

1. If specifically requested in writing (via letter or e-mail), staff shall visit the interior of the requesting neighbor's house. Council members and planning commissioners are encouraged, *but not required,* to visit the interior of the requesting neighbor's house. The council members and commissioners shall use their discretion in determining the necessity of viewing a project from the interior of a neighboring residence. In general, neighboring residences that are not near the proposed construction, or where it is clear that there is little impact, do not usually need an interior site visit. However, it is City Council policy to encourage interior site visits of properties that are adjacent to the proposed construction, or are near an application that proposes a large addition or new second story.

**Brown Act:**
In order to avoid Brown Act violations, no more than two commissioners may visit any property at the same time without the notification requirements of City Code Division 17.62 having been implemented.

## 2.13.03 PROCEDURES FOR APPLICANTS AND NEIGHBORS

Planning commissioners often have 10-15 applications per month, involving site visits to each subject property. In general, they must fit numerous site visits into very busy work and family schedules during the weekdays and weekend days just prior to the meeting, including site visit requests from neighboring residents.

**Applicants:**

1. Since the decision-makers rarely need to see the inside of an applicant's property, applicants only need to make the exterior of their property available. However, applicants shall take appropriate measures to ensure access to the exterior portion of their property subject to review, such as unlocking gates and keeping dogs indoors.

Applicants shall not use the site visit as an opportunity to privately lobby staff, commission members or council members outside of the public process.

**Neighbors:**

1. Neighboring residents who request staff site visits to their properties, shall do so by returning the comment form mailed with the notice of the application, or by sending a letter or e-mail to the planner who signed the notice by noon, at least two business days prior to the deadline indicated on the form.

2. Neighboring residents who request planning commission site visits shall do so in writing as early as possible, but no later than *noon* two business days prior to the planning commission meeting.

3. Neighboring residents who request site visits shall provide written instructions (e.g., which gate to use, and what they want the commission and staff to look at) and shall take appropriate measures to ensure access to the exterior of their properties (e.g., keeping dogs indoors, etc.).

4. Neighboring residents who request commissioners or staff members to view the proposed development from the interiors of their residence, shall do so only when the neighbor believes that the proposed development will have an adverse impact on the interior of their residence. For applications being considered by the Planning Commission, they must make themselves available to provide access to the interior of their residence during the last five calendar days prior to the meeting, or designate someone (e.g., a neighbor) who can provide access on their behalf.

5. Neighbors shall not use the site visit as an opportunity to privately lobby staff, commission members or city council members outside of the public process.

6. Objecting neighbors who do not make their property conveniently available for site visits shall not later claim lack of site visits as a basis for appeal.

# 3. SITE DESIGN

## 3.01 NEIGHBORHOOD TYPOLOGIES

Piedmont's neighborhoods were laid out in the late 19th and early 20th Centuries. In the flatter parts of the city, streets were arranged on a modified grid pattern. On hillier terrain, narrow, curvilinear roads followed natural contours. Homes were developed incrementally in most tracts, with multiple architects and builders involved. As such, there is not a single, prevailing architectural style on most blocks or in the city as a whole.

During the 1910s and 1920s, bungalows and cottages of all varieties were built in the lower parts of Piedmont, while grand and elegant mansions were constructed on estate-size lots near the center of town. Between 1907 and 1940, some 2,500 homes were built—nearly 70 percent of the city's current housing stock. While few of these homes are considered individually historic, collectively they have a transcendent quality that defines the image of the city. Piedmont's neighborhoods convey a sense of permanence and enduring quality. Sensitivity to neighborhood context is an essential part of building design and an important part of what makes Piedmont the place it is today.

Piedmont's neighborhoods are also defined by their landform and vegetation, including street trees, landscaping, and the native ecosystems of the East Bay Hills. Today, a mature tree canopy exists throughout the city. Each street in Piedmont is typically planted with a uniform species, with trees varying in patterns that help define neighborhoods while contributing to their beauty and character. Trees are an essential element of the verdant and well-maintained landscape found on residential properties, City parks, and other public properties.

Five neighborhood typologies are described below. The typologies vary based on lot size, the age of the housing stock, vegetation, and topography. These five prototypes do not necessarily represent every block in Piedmont, but do capture most neighborhoods in the city. The prototypes illustrate the importance of recognizing neighborhood context in the application of these Guidelines. As appropriate, the Guidelines acknowledge the different solutions that may be appropriate in neighborhoods of varying character.



**Lower Piedmont.** Portions of Lower Piedmont, including the areas immediately adjacent to the Rose Garden, Grand Lake and Lakeshore districts of Oakland, are generally characterized by early 20th Century bungalows on lots of less than 6,000 square feet. Home styles are eclectic and often vary from lot to lot. Most lots are deeper than they are wide with homes built close to the street. Given the relatively small size of these homes, there is strong demand for additions. Common design issues are scale, mass, privacy, parking, shadows, and view obstruction. Piedmont has many examples of highly successful remodels and additions on small lots that respect the integrity of the original home and neighboring properties.





**Central Piedmont.** The heart of Piedmont is characterized by numerous blocks of attractive late 19th and early 20th Century homes in a variety of architectural styles on lots generally ranging from 6,000 to about 15,000 square feet. These stately homes were built for "family living" and are typically two stories, with generous yards and attached or detached garages. There is ongoing demand to update these homes to address maintenance needs, include green or energy-efficient features, and provide additional or enhanced living space. As on the smaller lots, improvements must respect neighborhood context, minimize impacts on adjacent properties, and maintain architectural integrity. The design character of these areas is eclectic, although building placement and massing generally follow a common pattern.





**Hillsides.** Many homes in the northern and eastern parts of Piedmont are built along winding roads on steep hillsides. Parcels on streets such as Maxwelton, Scenic, and Somerset often have slopes exceeding 30 percent. While this presents opportunities for panoramic views, it also presents engineering and design challenges. Homes vary depending on the extent of cut and fill on each site. This creates an eclectic mix of rooflines, height, and bulk, and requires special attention to issues such as grading, drainage, wildfire hazards, accessibility and view impacts. Some hillside homes incorporate "stairstep" designs to reduce perceived mass. Some have garages at the street level, with homes set back above or below. The streets themselves are narrower than standard Piedmont streets, with informal street edges and limited street parking.





**Suburban.** Suburban lots are primarily associated with the St. James Woods area on the east side of Piedmont, and other tracts in which a majority of the housing stock dates from the 1940s to 1960s. These areas are characterized by relatively large and consistently sized lots (generally greater than 10,000 square feet) fronting on curving streets and cul-de-sacs. Some blocks include a mix of single-story ranch-style homes, mid-century modern and contemporary homes, and more traditional Piedmont architecture. Others are more uniformly characterized by ranch homes, with common exterior materials and rooflines. These homes typically have attached garages, low slope roofs, and relatively consistent massing.





**Estates.** Estate lots typically include Piedmont's grandest homes, including those designed by notable architects and those considered "iconic" by residents and visitors. These areas include streets such as Sea View, King, and Crocker Avenues, Hampton Road, and the Glen Alpine-Sotelo Loop. Lots are generally larger than 25,000 square feet and may be more than an acre in some cases. While most of these homes have street-facing front facades, some are not entirely visible from the street. Estate parcels often include accessory structures such as pool houses or guest quarters, and may include formal landscapes and gardens. Piedmont has a separate zoning district for its estate lots, recognizing their unique conditions.



In addition to the five typologies described above, Piedmont also has two areas with concentrations of more active and varied uses. The first is the Civic Center, which includes City Hall, the Veterans Memorial Building, Piedmont Community Church, several school campuses, Piedmont Park, local-serving banks and offices, a gas station, and a local market. The second is the Grand Avenue commercial district and adjacent multi-family zone along Linda and Oakland Avenues. These two areas contain Piedmont's only opportunities for multi-family and commercial construction and play an important role in shaping community identity.

An important objective of these Standards and Guidelines is to accommodate change without compromising the unique character of Piedmont's neighborhoods. However, the city's neighborhoods are eclectic. The Standards and Guidelines do not establish a formal map of neighborhood boundaries, or even a definition of neighborhood that must be uniformly applied throughout the city.

Neighborhood boundaries in Piedmont are perceived differently by each resident. The Standards and Guidelines simply recognize that each project should be evaluated in a context that extends beyond its lot lines. A unique area of influence exists around each project—sometimes extending a block away, sometimes further. Defining this area is part of the process of evaluating each application. Factors to consider include the extent of the street or block visible from the residence, the boundary of the original tract, consistency in massing and house placement, the extent to which homes have been modified since construction, significant changes in topography, and the relationship of homes to the street.

Even in commercial areas, new development must recognize neighborhood context. Although zoning regulations and General Plan policies allow—and even encourage—greater changes in these areas, these changes must respect the scale and character of adjacent uses.

# 3.02 RELATION TO THE PUBLIC REALM

## DESIGN OBJECTIVES:

1. Recognize the importance of landscaped medians and roadsides, traffic islands, parking strips, and other planted public open spaces to Piedmont's character and beauty.
   *Ref: General Plan Parks, Recreation, and Open Space Element Policy 23.8*
2. Recognize that streets are important public spaces as well as transportation routes. Sidewalks, street trees, landscaping, and other amenities should be provided and maintained to keep these spaces attractive.
   *Ref: General Plan Design and Preservation Element Policy 27.1*

The "public realm" includes City parks, recreation facilities, street rights-of-way, pedestrian stairways and walkways, land around public buildings, and other publicly owned property. Piedmont maintains high aesthetic standards for these areas, as they help define the character and identity of the community. Improvements on private property which abut the public realm should reinforce the City's efforts to make these spaces attractive and visually cohesive.

In particular, side and rear yard fences or walls that abut parks, walkways, and other public properties should be designed to enhance the adjacent public space, as well as the private spaces they enclose. Similarly, structures in private side and rear yards that are visible from nearby public spaces should not detract from the public's experience of such spaces. Where appropriate, landscaping may be required to visually screen such structures in order to preserve the quality and integrity of the nearby public space.



Yes

*An example where fencing and landscaping separate the rear yard from the public walkway.*



Yes

*An example where landscaping creates a seamless transition between the side yard and a public park.*

# 3.03 SITE DEVELOPMENT

## DESIGN OBJECTIVES:

1. Preserve views through building design and tree selection
   *Ref: General Plan Design and Preservation Element Policy 27.3*
2. Regulate, control and enhance the intent for each zoning district
   *Ref: Zoning Ordinance Sec. 17.20.010, 17.24.010, 17.26.010, 17.28.010*
3. The design has little or no effect on neighboring properties' existing views, privacy and access to direct or indirect light.
   *Ref: Zoning Ordinance Sec. 17.66.060.B*

## 3.03.01 SIGNIFICANT VIEWS

The following guidelines apply to discretionary design review permit applications.

## DESIGN GUIDELINE: COMPATIBILITY WITH NEARBY LOTS

1. The siting and construction of a new or modified existing structure, including its site plantings at mature growth, should make all reasonable efforts to avoid adverse impacts on significant views currently available to existing nearby residences.

## DESIGN COMMENTS:

A. Piedmont is an urban community where some views will be affected with new development. The intent of this guideline is to avoid adverse impacts to a significant view.

B. A significant view shall be considered one that is shared by contiguous and nearby properties from the primarily occupied rooms of a residence. Significant views include long distance views of topographic, geographic, or water features, including San Francisco Bay, or architectural points of interest, such as well-known public structures, or monuments.

C. A view that is not considered significant is one that can only be seen by a single property, a view of only the immediately surrounding properties, a view of sky, or a long-distance view from a secondary or tertiary room, or one that may also be seen from the other more primarily occupied rooms of a residence.

# 3.03.02 VISUAL AND ACOUSTICAL PRIVACY; ACCESS TO DIRECT OR INDIRECT LIGHT

The following guidelines apply to discretionary design review permit applications.

## DESIGN GUIDELINE: COMPATIBILITY WITH CONTIGUOUS LOTS

1. The siting of a new or modified existing structure, the location of its exterior openings, and the location of exterior mounted appliance ventilation and exhaust ports should respect the visual and acoustical privacy of the residences located on contiguous properties, including their outdoor living areas or open spaces.

## DESIGN COMMENT:

A. This guideline shall not be interpreted as an outright prohibition of side yard windows. Rather, the design of the windows of the new or remodeled residence should consider their number, size, placement and glazing treatment, in order to respect the visual and acoustical privacy of the residences located on contiguous parcels. Similarly, the 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.




Yes

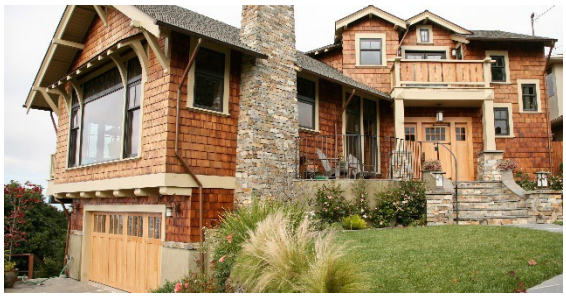
## DESIGN GUIDELINES: AESTHETIC DESIGN AND SAFETY

2. The siting of a structure and its landscaping should clearly differentiate between the public right-of-way and the private space of the structure, giving the appearance that its occupants control their private space.



Yes

3. The siting of a structure and the openings into its rooms should discourage visual access by persons driving by in automobiles or walking along the sidewalk, yet allow for the view of the streetscape and the neighborhood by its occupants, allowing for “eyes on the street.”



Yes

4. The entryway to the new residence should be obvious and observable from the street.

## DESIGN COMMENTS:



Yes

A. An entryway may be an open gate with walled fencing.



Yes

B. Stairs, retaining walls, and planting may be used to draw the visitor towards the entryway.

C. A pedestrian entry hidden from the street is not aesthetically acceptable and creates a less safe environment.



No

# 3.03.03 SITE COVERAGE OF STRUCTURES, HARDSCAPE AND LANDSCAPE SURFACES

## DESIGN OBJECTIVES:

1. Encourage use of permeable paving materials
   *Ref: General Plan Natural Resources and Sustainability Element Policy 16.4*
2. Zone A: Single-family Residential Regulations
   *Ref: Zoning Ordinance Sec. 17.20.040*[1]
3. Zone C: Multi-Family Residential Regulations
   *Ref: Zoning Ordinance Sec. 17.24.040*
4. Zone D: Commercial and Mixed-Use Commercial/ Residential Regulations
   *Ref: Zoning Ordinance Sec. 17.26.050*
5. Zone E: Single-family Residential Estate Regulations
   *Ref: Zoning Ordinance Sec. 17.28.040*
6. The Measurement of Fences and Retaining Walls
   *Ref: Zoning Ordinance Sec. 17.90.020*

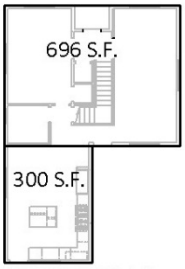
The following standards apply to both discretionary and ministerial design review permit applications. Changes to site coverage in structures, hardscape and landscape surface areas shall be indicated in both graphic and tabulated form, as part of any design review application submittal.

Please see pages 3-13 and 3-14 for sample examples of how this may be presented.

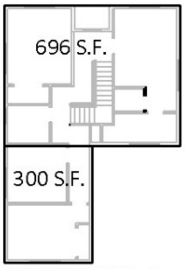
[1] As in other chapters of these Standards and Guidelines, references to City Code Chapter 17 (Planning and Land Use) are referenced in this chapter as "Zoning Ordinance"

**CHANGES TO FLOOR AREA CALCULATIONS (SAMPLE LOT = 7200 S.F., ZONE A):**

Floorplans may be divided into simple geometric shapes to show existing and proposed building areas. These areas are entered into the accompanying tables to show floor area ratio (FAR) and lot coverage compliance.




EXISTING 1ST. FL.
996 S.F.

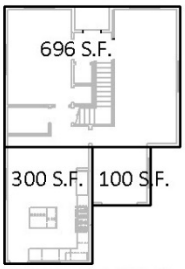



EXISTING 2ND. FL.
996 S.F.

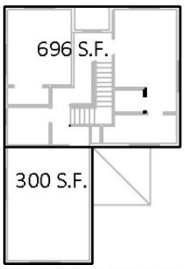



EXISTING 1ST. FL.
ACCESSORY BLDG.
400 S.F.

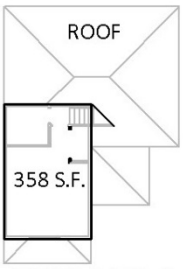
| EXISTING FLOOR AREA | |
|---|---|
| FIRST FLOOR | 996 S.F. |
| SECOND FLOOR | 996 S.F. |
| THIRD FLOOR | 0 S.F. |
| ACCESSORY STRUCTURE(S)/ COTTAGE/ ADU | 400 S.F. |
| TOTAL AREA | 2392 S.F. |
| STRUCTURE AREA AS A PERCENTAGE OF LOT AREA | 33.2 % |
| MAXIMUM PERCENTAGE OF LOT AREA ALLOWED (FAR) (BY LOT SIZE AND ZONE) | 50.0% |



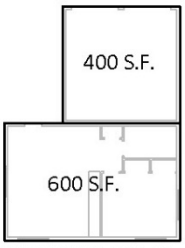

PROPOSED 1ST. FL.
1096 S.F.




PROPOSED 2ND. FL.
996 S.F.



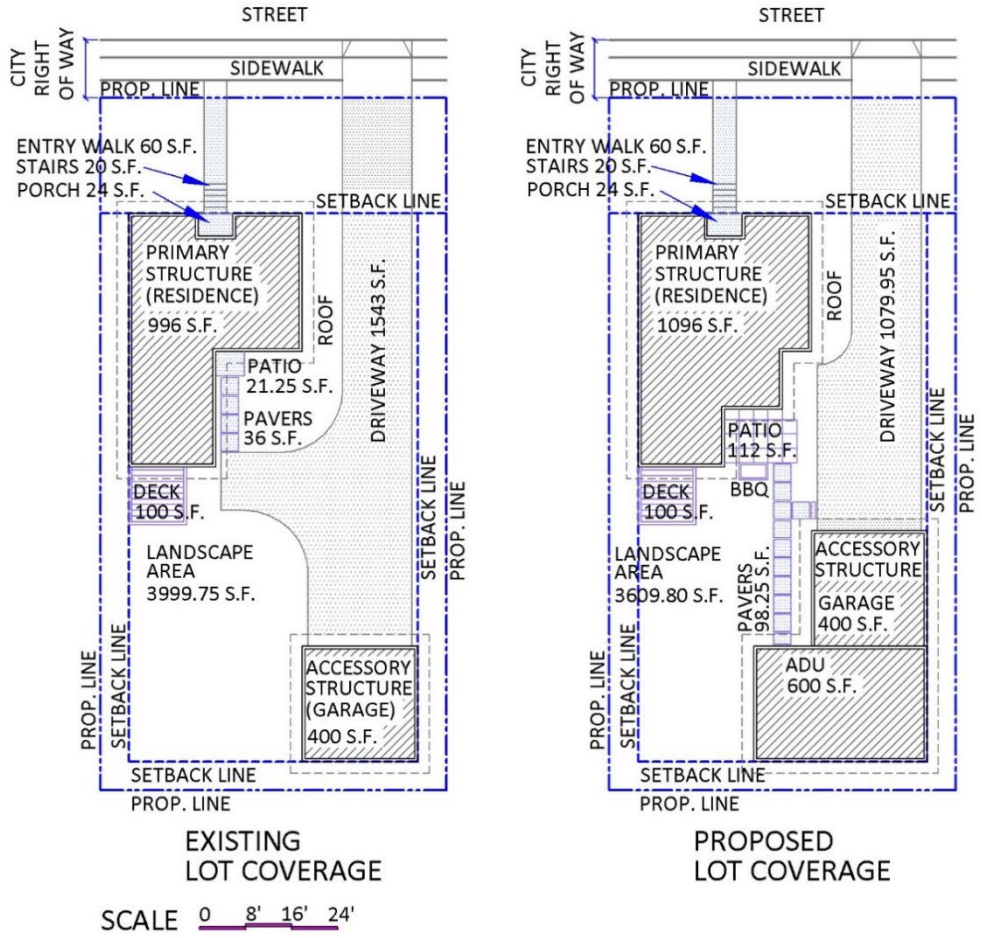

PROPOSED 3RD. FL.
358 S.F.




PROPOSED 1ST. FL.
ACCESSORY BLDG.
1000 S.F.

| PROPOSED FLOOR AREA | |
|---|---|
| FIRST FLOOR | 1096 S.F. |
| SECOND FLOOR | 996 S.F. |
| THIRD FLOOR | 358 S.F. |
| ACCESSORY STRUCTURE(S)/ COTTAGE/ ADU | 1000 S.F. |
| TOTAL AREA | 3450 S.F. |
| STRUCTURE AREA AS A PERCENTAGE OF LOT AREA | 47.9% |
| AMOUNT OVER/ UNDER MAXIMUM ALLOWABLE PERCENTAGE | (+) OR (-) LESS 2.1% |

SAMPLE GRAPHIC REPRESENTATION OF CHANGES TO STRUCTURE, HARDSCAPE AND LANDSCAPE SURFACES **(SAMPLE LOT SIZE SHOWN = 7,200 S.F., ZONE A: SINGLE-FAMILY RESIDENTIAL)**




SAMPLE TABLE OF CHANGES TO STRUCTURES, HARDSCAPE AND LANDSCAPE SURFACES

| EXISTING STRUCTURES | | PROPOSED STRUCTURES | | EXISTING STRUCTURES AND HARDSCAPE (S.F.) | | PROPOSED STRUCTURES AND HARDSCAPE (S.F.) | |
|---|---|---|---|---|---|---|---|
| HOUSE | 996 S.F. | HOUSE | 1096 S.F. | | | | |
| PORCH | 20 S.F. | PORCH | 24 S.F. | | | | |
| STAIRS | 24 S.F. | STAIRS | 20 S.F. | STRUCTURES | 1540.00 | STRUCTURES | 2240.00 |
| DECK | 100 S.F. | DECK | 100 S.F. | HARDSCAPE | 1660.25 | HARDSCAPE | 1350.20 |
| GARAGE | 400 S.F. | GARAGE | 400 S.F. | TOTAL | 3200.25 | TOTAL | 3590.20 |
| | | ADU | 600 S.F. | (E) LANDSCAPE | | (P) LANDSCAPE | |
| TOTAL | 1540 S.F. | TOTAL | 2240 S.F. | 3999.75 S.F. | | 3609.80 S.F. | |
| % OF LOT | 21 % | % OF LOT | 31 % | % OF LOT | 55% | % OF LOT | 50.14% |

# 3.04 CITY OF PIEDMONT LIST OF STREETS

## DESIGN OBJECTIVES:

1. Regulations in Zone A; Single-family Residential
   *Ref: Zoning Ordinance Sec. 17.24.040*
2. Regulations in Zone C; Multi-Family Residential
   *Ref: Zoning Ordinance Sec. 17.20.040*
3. Regulations in Zone D; Commercial
   *Ref: Zoning Ordinance Sec. 17.26.050*
4. Regulations in Zone E; Estate Residential
   *Ref: Zoning Ordinance Sec. 17.28.040*

The following is a complete list of *streets* in Piedmont. This list is maintained solely for the purpose of determining street setback requirements under the Zoning Ordinance. *Street* is defined as a public vehicular roadway. It does not include a public alley, or a private roadway.

Abbot Way
Alta Avenue
Annerley Road
Arbor Drive
Arroyo Avenue
Artuna Avenue
Ashmount Avenue
Bell Avenue
Bellevue Avenue
Blair Avenue
Blair Place
Bonita Avenue
Boulevard Way
Calvert Court
Cambrian Avenue
Cambridge Way
Caperton Avenue
Carmel Avenue
Cavanaugh Court
Cavendish Lane
Craig Avenue
Crest Road
Crocker Avenue
Crofton Avenue
Croydon Circle
Dale Avenue
Dormidera Avenue
Dracena Avenue
Dudley Avenue
Dudley Court
Echo Lane
El Cerrito Avenue
Estates Drive
Estrella Avenue
Fairview Avenue
Farragut Avenue
Florada Avenue
Glen Alpine Road
Grand Avenue
Greenbank Avenue
Guilford Road
Hagar Avenue
Hampton Road
Hardwick Avenue
Harvard Road
Hazel Lane
Highland Avenue
Highland Way
Hillside Avenue
Hillside Court
Holly Place
Howard Avenue
Huntleigh Road
Indian Gulch Road
Indian Road
Inverleith Terrace
Jerome Avenue
Keefer Court
King Avenue
Kingston Avenue
La Salle Avenue
La Salle Court
Lafayette Avenue
Lake Avenue
Lakeview Avenue
Langdon Court
Larmer Court
Latham Street
(Continued on next page.)

Lexford Road
Lincoln Avenue
Linda Avenue
Littlewood Drive
Lorita Avenue
Lower Grand Avenue
MacKinnon Place
Magnolia Avenue
Manor Drive
Marlborough Court
Maxwelton Road
Mesa Avenue
Monte Avenue
Monticello Avenue
Moraga Avenue
Mountain Avenue
Muir Avenue
Nace Avenue
Nellie Avenue
Nova Drive
Oak Road
Oakland Avenue
Oakmont Avenue
Olive Avenue
Pacific Avenue
Pala Avenue
Palm Drive
Park Boulevard
Park Lane
Park View Avenue
Park Way
Parkside Drive
Piedmont Court
Portsmouth Road
Prospect Road
Ramona Avenue
Ranleigh Way
Red Rock Road
Requa Place
Requa Road
Ricardo Avenue
Richardson Way
Ronada Avenue
Rose Avenue
San Carlos Avenue
Sandringham Place
Sandringham Road
Scenic Avenue
Sea View Avenue
Selborne Drive
Sharon Avenue
Sharon Court
Sheridan Avenue
Sierra Avenue
Somerset Road
Sotelo Avenue
St. James Circle
St. James Drive
St. James Place
Sunnyside Avenue
Sylvan Way
Trestle Glen Road
Tyson Circle
Valant Place
Vista Avenue
Waldo Avenue
Wallace Road
Warfield Avenue
Wildwood Avenue
Wildwood Gardens
Winsor Avenue
Wistaria Way
Woodland Way
Wyngaard Avenue
York Drive

# 3.05 COMPATIBILITY WITH THE STREET RIGHT-OF-WAY

## DESIGN OBJECTIVES:

1. Neighborhood Conservation: Sustain balance between homes, private yards and public spaces in neighborhoods
   *Ref: General Plan Land Use Element Policy 1.2*
2. Harmonious Development: New development and home alterations should be consistent with established standards for setbacks, height and bulk.
   *Ref: General Plan Land Use Element Policy 1.3*

These guidelines apply to discretionary design review permit applications.

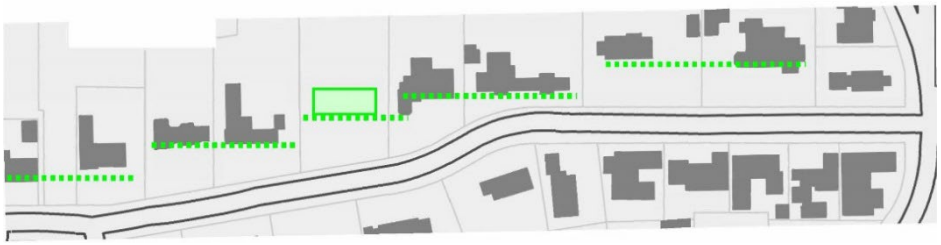
## 3.05.01 SETBACKS FROM THE STREET RIGHT-OF-WAY

## DESIGN GUIDELINE: NEIGHBORHOOD COMPATIBILITY

1. In addition to the Building Location Design Standards outlined in Section 3.06, building front setbacks from the street right-of-way should reflect the prevailing pattern found along other adjacent lots fronting the same side of the street.

## DESIGN COMMENTS

A. The setback pattern has buildings aligned, yet differing in distance from the street right-of-way. The proposed structure respects the pattern.



Yes

B. The proposed structure does not respect the prevailing pattern and is too close to the street right-of-way.



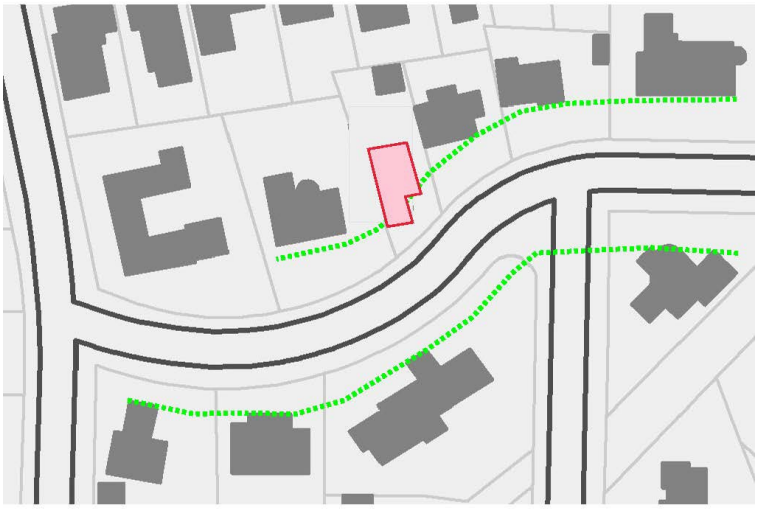
No

C. The setback pattern of buildings along the winding street is consistent in its distance from the street right-of-way. The proposed structure respects this pattern.



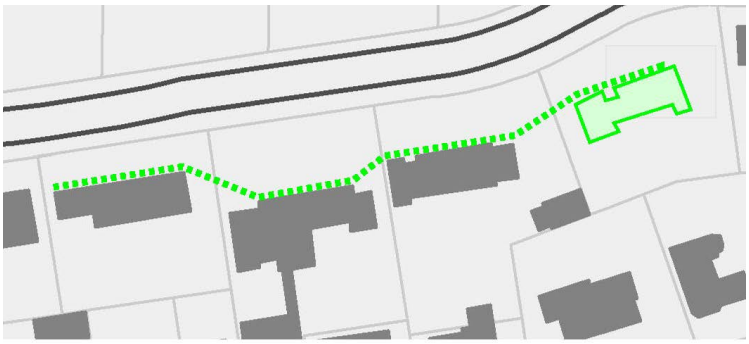
Yes

D. The proposed structure aligns with the building at the adjacent property, but does not respect the prevailing setback pattern from the street right-of-way.



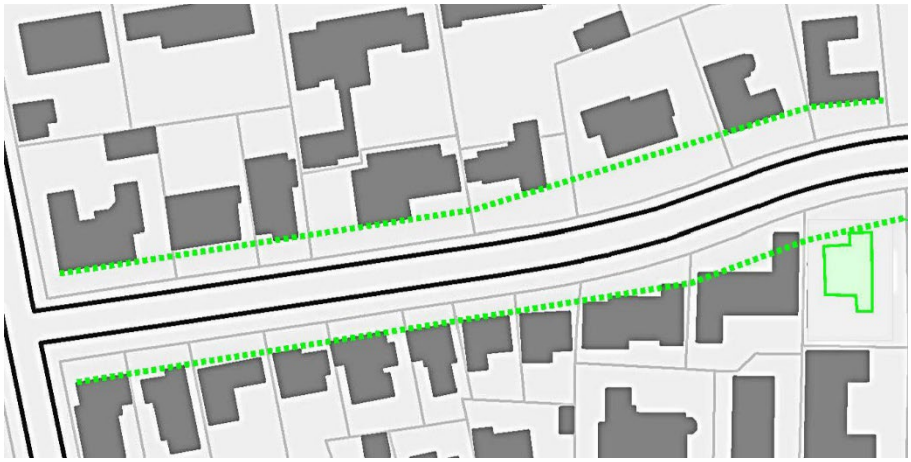
No

E. The setback pattern has buildings staggered, with no prevailing pattern in relation to the street right-of-way. The proposed structure should respect the transitional nature of the varying setbacks. Consideration for new structures should include its stature when viewed from the street and its proportionality to adjacent properties.



Yes

F. The setback pattern of buildings is consistent from the street right-of-way. The proposed structure respects this pattern.



Yes

G. The proposed structure is aligned with a building that is an anomaly along the block face that does not align with the other buildings on the street wall. It does not respect the prevailing setback pattern from the street right-of-way.



No

# 3.06 LOCATION OF STRUCTURES

## DESIGN OBJECTIVES:

1. Maintain prevailing setbacks from streets
   *Ref: General Plan Design and Preservation Element Policy 28.4*
2. Avoid overbuilding or excessive coverage of yards with structures.
   *Ref: General Plan Design and Preservation Element Policy 29.1*
3. Zone A: Single-family Residential Regulations
   *Ref: Zoning Ordinance Sec. 17.20.040*
4. Zone C: Multi-Family Residential Regulations
   *Ref: Zoning Ordinance Sec. 17.24.040*
5. Zone D: Commercial and Mixed-Use Commercial/ Residential Regulations
   *Ref: Zoning Ordinance Sec. 17.26.050*
6. Zone E: Single-family Residential Estate Regulations
   *Ref: Zoning Ordinance Sec. 17.28.040*
7. Design Review Permit Approval Authority
   *Ref: Zoning Ordinance Sec. 17.66.040*

The following standards apply to discretionary and ministerial planning permit applications.

## 3.06.01 INTRODUCTION AND DEFINITIONS

The allowable location of structures on a lot is determined by its zoning district. Structures fall within three categories: Primary Structure, Accessory Structure, and Site Feature. The characteristics of these structures are further defined below:

1. **Primary structure:** The structure on a lot in which the principal use is conducted. It does not include an accessory structure, site feature, underground facility, built feature listed in Piedmont Building Code Section 8.02.020.B, on-grade improvement, or temporary handicap structure.
2. **Accessory Structure:** A detached structure, the use of which is appropriate, incidental to, and customarily or necessarily related to the zone and to the principal use of the lot or to that of the primary structure.
3. **Site Feature**: A subordinate structure that is intended to functionally or decoratively enhance a property and that is primarily used for recreation, decoration or as a utility feature. A list of example site features is set forth in Section 3.07 of the Design Guidelines. *Site feature* does not include an accessory structure, primary structure, or built feature listed in Piedmont Building Code Section 8.02.020.B.

Other definitions relative to the location of structures include:

1. **Setback:** The required distance that a building, structure or other designated item must be located from a lot line. *Setbacks* are measured from the lot line to the footprint of the structure or building.
2. **Footprint**: The total land area covered by all accessory and primary structures on a lot, measured from outside the exterior wall surface and supporting columns or posts, except that the following are not included in determining footprint:
   a. The portions of any uncovered and unenclosed decks, porches, landings, or patios, not including railings, which are less than 30 inches above finished grade and which project no more than 36 inches from the footprint.
   b. Uncovered and unenclosed stairways, including railings, which are less than six feet above finished grade and which project no more than 36 inches from the footprint.
   c. Eave or and roof overhang that projects up to 36 inches from the exterior wall surface or supporting column or post.
   d. Trellis, awning or similar feature that projects horizontally up to 36 inches from the exterior wall surface or supporting column or post.

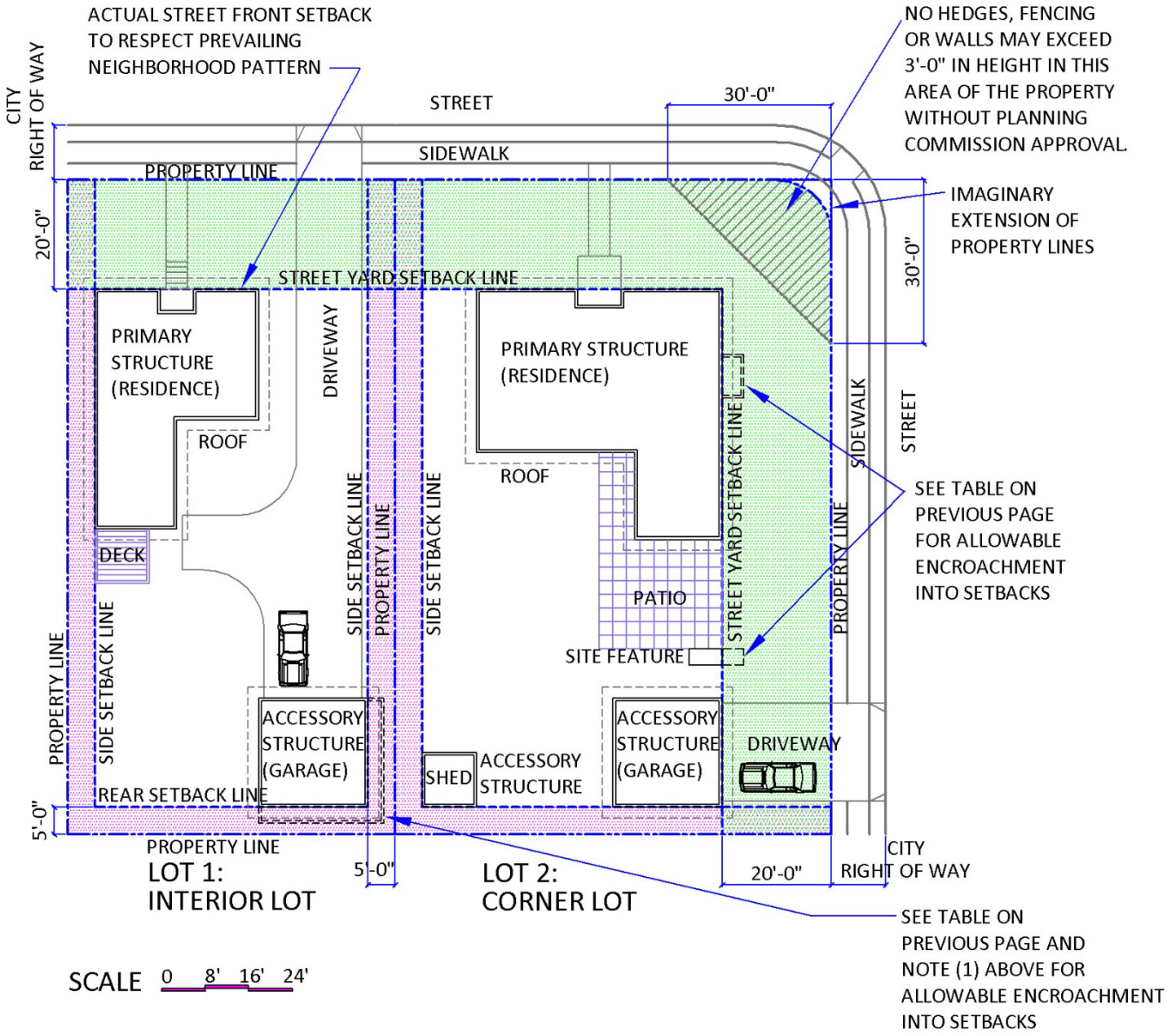
## 3.06.02 LOCATION OF STRUCTURES: ZONE A – SINGLE-FAMILY RESIDENTIAL

| | Site Features 7'-0" Tall or Less | Site Features Greater than 7'-0" Tall | Primary and Accessory Structures |
|---|---|---|---|
| Located Within 20' Street Yard Setback | No Minimum Setback **Planning Commission Design Review Permit Required** | No Minimum Setback **Planning Commission Design Review Permit Required** | Variance Required **Planning Commission Design Review/ Variance Permit Required** |
| Located Within 5' Side Yard and Rear Yard Setback | No Minimum Setback **Director Design Review Permit Required** | No Minimum Setback **Planning Commission Design Review Permit Required** | Variance Required (1) **Planning Commission Design Review/ Variance Permit Required** |
| Located Within Non Setback Area | **Director Design Review Permit Required** | **Director Design Review Permit Required** | **Design Review Permit Review Authority is determined by Construction Value Per Sec. 17.66.040** |
| For explanation of (1) See the following page. | | | |

**Note: All site features, primary and accessory structures listed above require a building permit.**

(1) Accessory Structures may be located in the side and rear setback as reviewed and approved by the Planning Director under the following circumstances:

1. The entire structure is located within 35 feet of the rear property line.
2. The maximum height of the structure is 15 feet or less.
3. The structure does not contain any habitable quarters.
4. The structure must be located at least 5 feet from a habitable structure on an abutting property, and for a corner lot, at least 5 feet from a side property line of an abutting property to the rear.



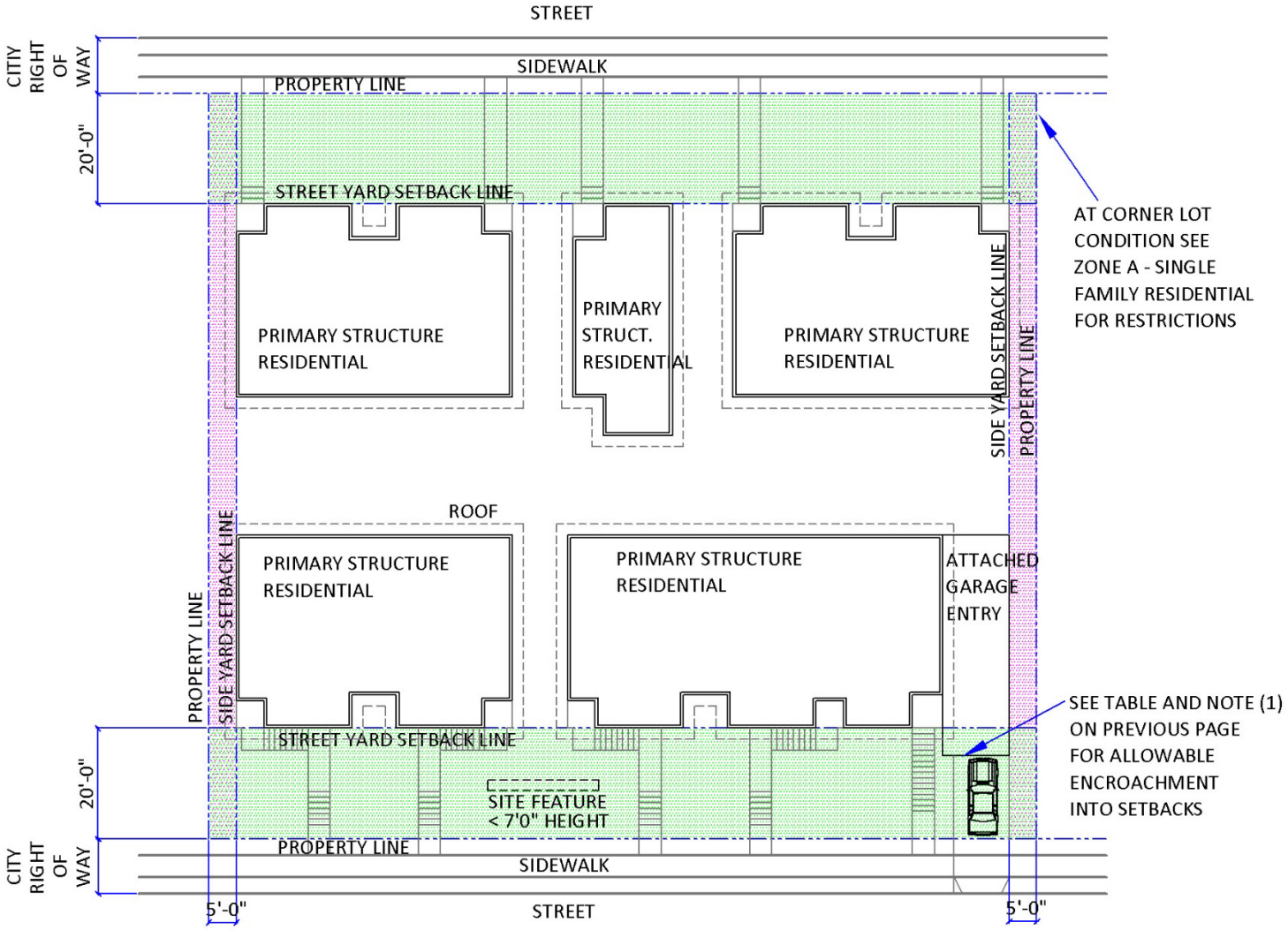
# 3.06.03 LOCATION OF STRUCTURES: ZONE C – MULTI-FAMILY RESIDENTIAL

| | Site Features 7'-0" Tall or Less | Site Features Greater than 7'-0" Tall | Accessory Structures and Attached Garages or Carports | Primary Structures |
|---|---|---|---|---|
| Located Within 20'-0" Street Yard Setback | No Minimum Setback **Planning Commission Design Review Permit Required** | No Minimum Setback **Planning Commission Design Review Permit Required** | Variance Required **Planning Commission Design Review/ Variance Permit Required** | Variance Required **Planning Commission Design Review/ Variance Permit Required** |
| Located Within 5'-0" Side Yard and Rear Yard Setback | No Minimum Setback **Director Design Review Permit Required** | No Minimum Setback **Planning Commission Design Review Permit Required** | Variance Required **Planning Commission Design Review/ Variance Permit Required** | Variance Required (1) **Planning Commission Design Review/ Variance Permit Required** |
| Located Within Non Setback Area | **Director Design Review Permit Required** | **Director Design Review Permit Required** | **Design Review Permit Review Authority is determined by Construction Value Per Sec. 17.66.040** | **Design Review Permit Review Authority is determined by Construction Value Per Sec. 17.66.040** |

**Note: All site features, primary and accessory structures listed above require a building permit.**

(1) Accessory Structures may be located in the side and rear setback as reviewed and approved by the Planning Director under the following circumstances:

1. The entire structure is located within 35 feet of the rear property line.
2. The maximum height of the structure is 15 feet or less.
3. The structure does not contain any habitable quarters.
4. The structure must be located at least 5 feet from a habitable structure on an abutting property, and for a corner lot, at least 5 feet from a side property line of an abutting property to the rear.




MIDBLOCK LOT WITH TWO STREET EXPOSURES

SCALE 0 8' 16' 24'

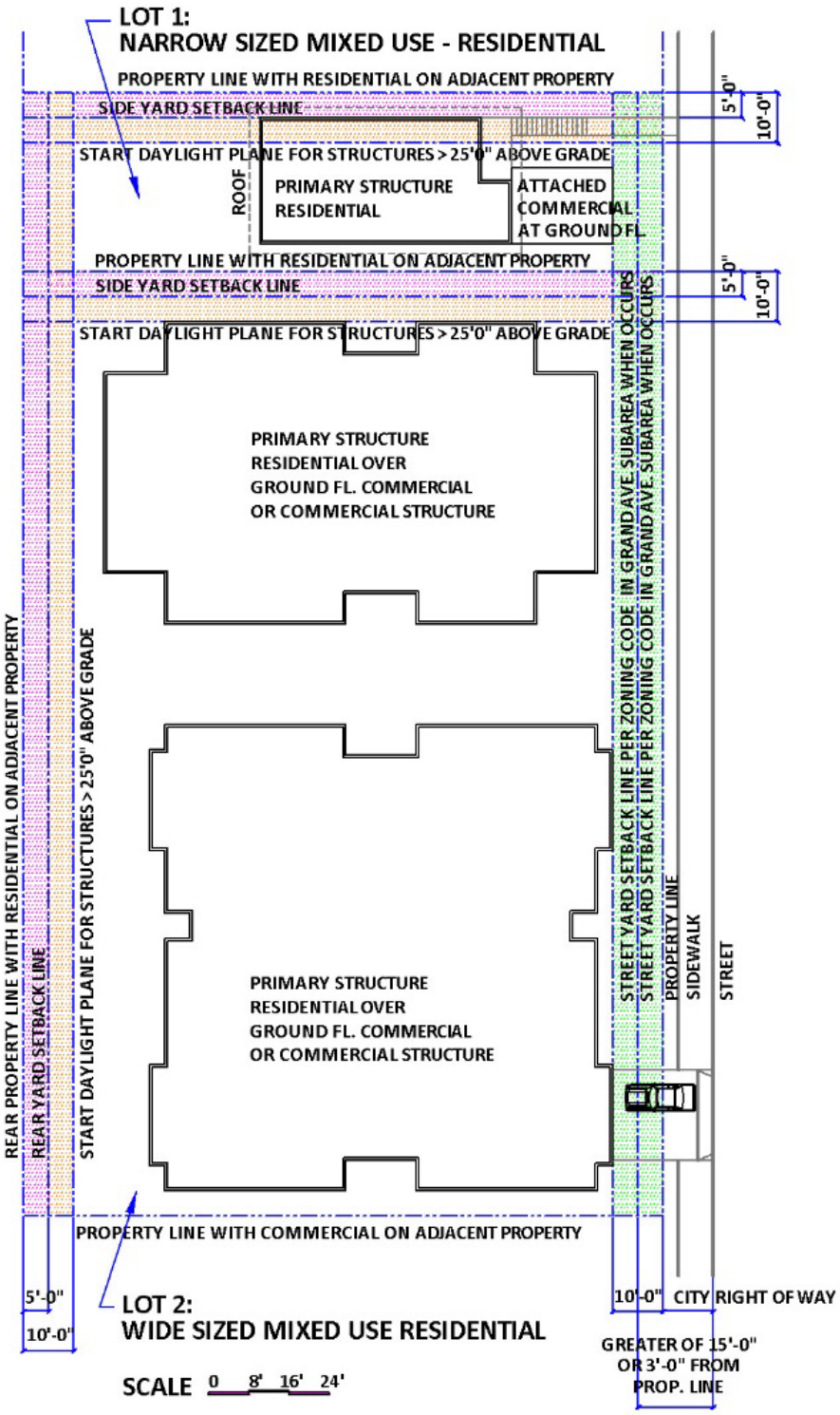
# 3.06.04 LOCATION OF STRUCTURES: ZONE D – COMMERCIAL AND MIXED-USE RESIDENTIAL

| | Site Features 7'-0" Tall or Less | Site Features Greater than 7'-0" Tall | Accessory Structures and Attached Garages or Carports | Primary Structures |
|---|---|---|---|---|
| Located Within Street Yard Setback | No Minimum Setback **Planning Commission Design Review Permit Required** | No Minimum Setback **Planning Commission Design Review Permit Required** | Variance Required **Planning Commission Design Review/ Variance Permit Required** | Variance Required **Planning Commission Design Review/ Variance Permit Required** |
| Located Within Side Yard Setback, Rear Yard Setback, or Daylight Plane | No Minimum Setback **Director Design Review Permit Required** | No Minimum Setback **Planning Commission Design Review Permit Required** | Variance Required (1) **Planning Commission Design Review/ Variance Permit Required** | Variance Required (1) **Planning Commission Design Review/ Variance Permit Required** |
| Located Within Non Setback Area | **Director Design Review Permit Required** | **Director Design Review Permit Required** | **Design Review Permit Review Authority is determined by Construction Value Per Sec. 17.66.040** | **Design Review Permit Review Authority is determined by Construction Value Per Sec. 17.66.040** |

**Note: All site features, primary and accessory structures listed above require a building permit.**

(1) Accessory Structures may be located in the side and rear setback as reviewed and approved by the Planning Director under the following circumstances:

1. The entire structure is located within 35 feet of the rear property line.
2. The maximum height of the structure is 15 feet or less.
3. The structure does not contain any habitable quarters.
4. The structure must be located at least 5 feet from a habitable structure on an abutting property, and for a corner lot, at least 5 feet from a side property line of an abutting property to the rear.


LOT 1:
NARROW SIZED MIXED USE - RESIDENTIAL
PROPERTY LINE WITH RESIDENTIAL ON ADJACENT PROPERTY
SIDE YARD SETBACK LINE
START DAYLIGHT PLANE FOR STRUCTURES > 25'0" ABOVE GRADE
ROOF
PRIMARY STRUCTURE RESIDENTIAL
ATTACHED COMMERCIAL AT GROUND FL.
5'-0"
10'-0"
PROPERTY LINE WITH RESIDENTIAL ON ADJACENT PROPERTY
SIDE YARD SETBACK LINE
START DAYLIGHT PLANE FOR STRUCTURES > 25'0" ABOVE GRADE
PRIMARY STRUCTURE RESIDENTIAL OVER GROUND FL. COMMERCIAL OR COMMERCIAL STRUCTURE
PRIMARY STRUCTURE RESIDENTIAL OVER GROUND FL. COMMERCIAL OR COMMERCIAL STRUCTURE
REAR PROPERTY LINE WITH RESIDENTIAL ON ADJACENT PROPERTY
REAR YARD SETBACK LINE
START DAYLIGHT PLANE FOR STRUCTURES > 25'0" ABOVE GRADE
STREET YARD SETBACK LINE PER ZONING CODE IN GRAND AVE. SUBAREA WHEN OCCURS
STREET YARD SETBACK LINE PER ZONING CODE IN GRAND AVE. SUBAREA WHEN OCCURS
PROPERTY LINE
SIDEWALK
STREET
PROPERTY LINE WITH COMMERCIAL ON ADJACENT PROPERTY
5'-0"
10'-0"
LOT 2:
WIDE SIZED MIXED USE RESIDENTIAL
10'-0"
CITY RIGHT OF WAY
GREATER OF 15'-0" OR 3'-0" FROM PROP. LINE
SCALE 0 8' 16' 24'

# 3.06.05 LOCATION OF STRUCTURES: ZONE E – ESTATE SINGLE-FAMILY RESIDENTIAL

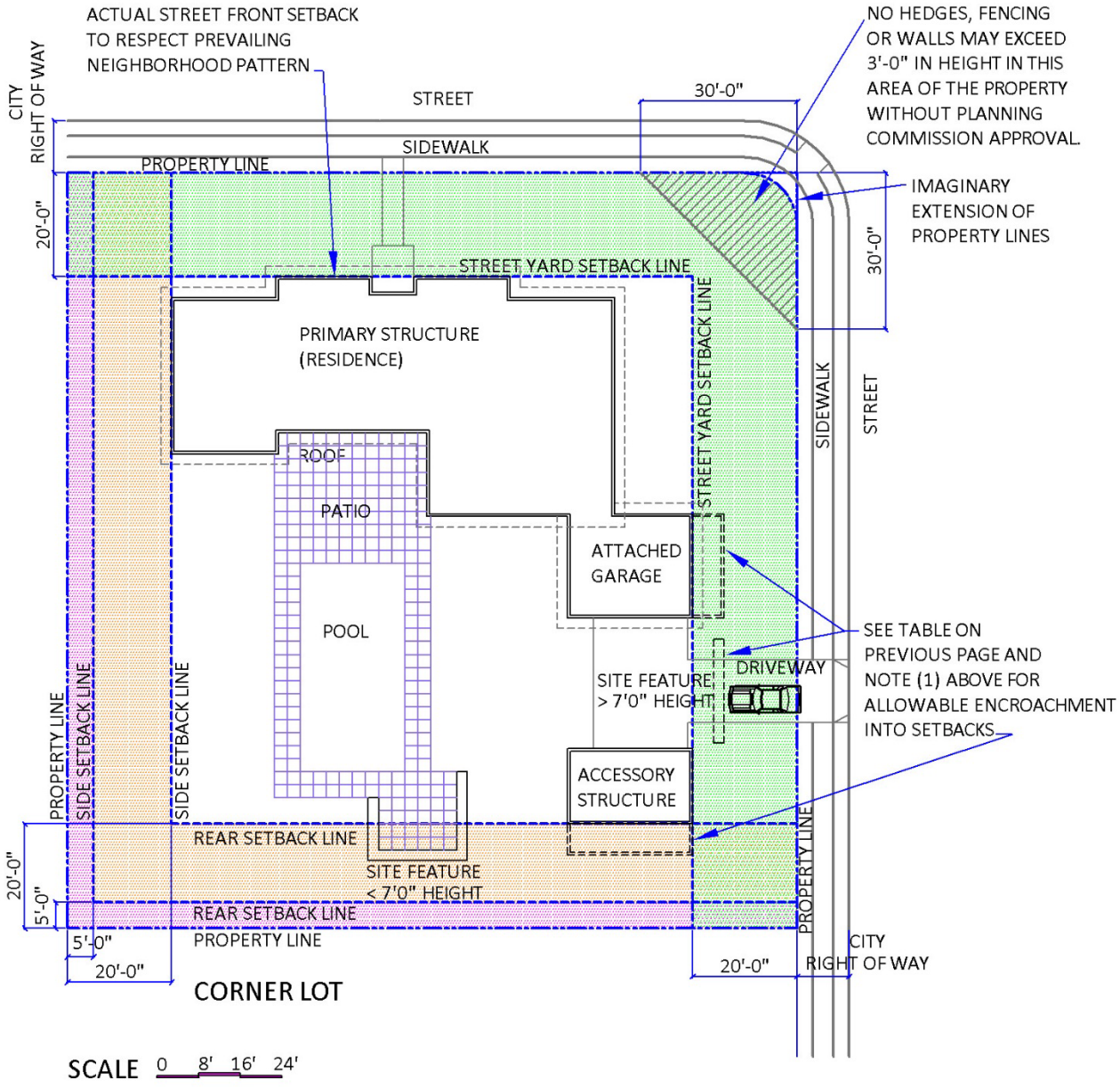
| | Site Features 7'-0" Tall or Less | Site Features Greater than 7'-0" Tall | Accessory Structures and Attached Garages or Carports | Primary Structures |
|---|---|---|---|---|
| Located Within 20'-0" Street Yard Setback | No Minimum Setback **Planning Commission Design Review Permit Required** | No Minimum Setback **Planning Commission Design Review Permit Required** | Variance Required **Planning Commission Design Review/ Variance Permit Required** | Variance Required **Planning Commission Design Review/ Variance Permit Required** |
| Located Within 5'-0" Side Yard and Rear Yard Setback | No Minimum Setback **Director Design Review Permit Required** | No Minimum Setback **Planning Commission Design Review Permit Required** | Variance Required (1) **Planning Commission Design Review/ Variance Permit Required** | Variance Required (1) **Planning Commission Design Review/ Variance Permit Required** |
| Located Within 20'-0" Side Yard and Rear Yard Setback | No Minimum Setback **Director Design Review Permit Required** | No Minimum Setback **Planning Commission Design Review Permit Required** | **Design Review Permit Review Authority is determined by Construction Value Per Sec. 17.66.040** | Variance Required **Planning Commission Design Review/ Variance Permit Required** |
| Located Within Non Setback Area | **Director Design Review Permit Required** | **Director Design Review Permit Required** | **Design Review Permit Review Authority is determined by Construction Value Per Sec. 17.66.040** | **Design Review Permit Review Authority is determined by Construction Value Per Sec. 17.66.040** |

**Note: All site features, primary and accessory structures listed above require a building permit.**

For explanation of (1) See the following page

(1) Accessory Structures may be located in the side and rear setback as reviewed and approved by the Planning Director under the following circumstances:

1. The entire structure is located within 35 feet of the rear property line.
2. The maximum height of the structure is 15 feet or less.
3. The structure does not contain any habitable quarters.
4. The structure must be located at least 5 feet from a habitable structure on an abutting property, and for a corner lot, at least 5 feet from a side property line of an abutting property to the rear.



# 3.07 OFF STREET PARKING AND DRIVEWAY STANDARDS

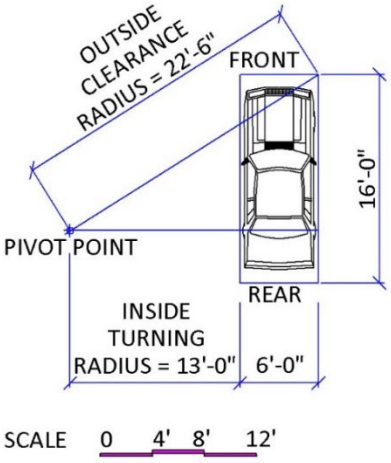
## DESIGN OBJECTIVES:

1. Driveway and Parking Locations
   *Ref: General Plan; Design and Preservation Element Policy 29.7*
2. Minimize parking conflicts with city streets
   *Ref: General Plan; Transportation Element Goal 11*
3. Parking Lot Design and Shared Parking
   *Ref: General Plan; Transportation Element Policies 11.3 and 11.4*
4. Maintain site lines at street intersections and driveways
   *Ref: General Plan; Transportation Element Policy 12.2*
5. Single-family Residential Use (All Zones)
   *Ref: Zoning Ordinance Sec. 17.30.010*
6. Multi - Family Residential Use (Zone C)
   *Ref: Zoning Ordinance Sec. 17.30.020*
7. Commercial and Mixed-Use Commercial/Residential Use (Zone D)
   *Ref: Zoning Ordinance Sec. 17.30.030*
8. Location of Parking Spaces
   *Ref: Zoning Ordinance Sec. 17.30.040*
9. Size and Specifications
   *Ref: Zoning Ordinance Sec. 17.30.050*

## 3.07.01 INTRODUCTION

The Off Street Parking and Driveway Standards address the design of proposed new, replacement, and modified vehicular off street parking and driveways. They are meant to provide the Planning Commission and staff additional criteria to support the requirements of the Zoning Ordinance when considering such projects. The following standards are intended to be used as objective standards for all ministerial planning applications and as guidelines for discretionary design review permit applications, with the recognition that all Piedmont properties are “unique” and as a consequence, every lot will be evaluated on its own merits with regard to parking, turnaround and driveway dimensions. These standards and guidelines are to be used to assist in the documentation and planning for uniform variation for different parking situations on different types of properties and is not intended to indicate the “optimum” dimensions for each and every application.

## 3.07.02 DIMENSIONS AND TURNING RADII OF A STANDARD VEHICLE




VEHICLE WIDTH: 6’-0”

VEHICLE LENGTH: 16’-0”

MINIMUM INSIDE TURNING RADIUS:

13’-0” from pivot point to side of car at inside rear wheel.

MINIMUM OUTSIDE CLEARANCE RADIUS:

22’-6” from pivot point to outer front corner of car

## 3.07.03 DRIVEWAY STANDARDS

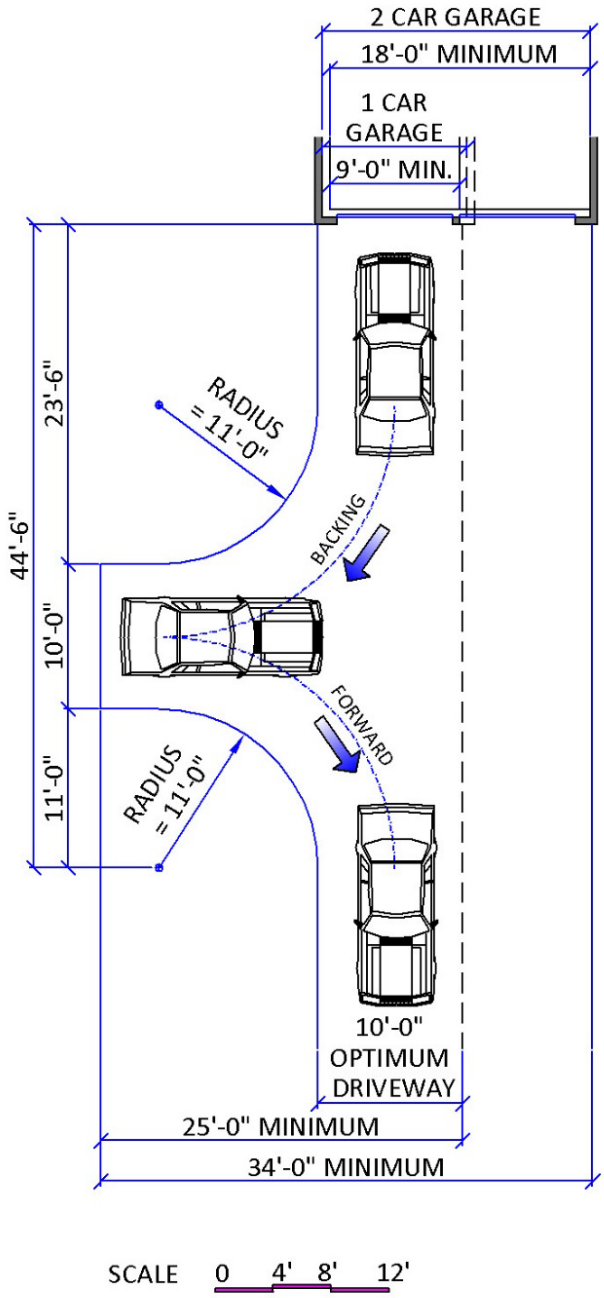
**Note: Existing driveways that do not meet these standards are not necessarily considered “unusable” as provided in Zoning Ordinance Sec. 17.30.060.**

| DESCRIPTION | MINIMUM WIDTH | OPTIMUM WIDTH | MAXIMUM WIDTH | (1) For a single-family dwelling, 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.<br>(2) Backup distance is measured between the inside edge of sidewalk to the front wall of the parking enclosure. |
|---|---|---|---|---|
| For a residential driveway leading to a single car garage, single car carport or one unenclosed space | 8’-6” (1) | 10’-0” | 12’-0” | |
| For a residential driveway leading to a double car garage, double car carport or unenclosed spaces | 8’-6” (1) | 12’-0” | 18’-0” | |
| | MIN. BACKUP DISTANCE (2) | | MAX. BACKUP DISTANCE (2) | |
| For a residential driveway less than 10 feet in width | 18’-0” | | 50’-0” | |
| For a residential driveway 10 feet or greater in width | 18’-0” | | 75’-0” | |

# 3.07.04 DRIVEWAY TURN AROUND STANDARDS

Driveways that exceed the maximum backup distance shall have a turnaround area immediately adjacent to the front wall of the garage or carport.

**Note: Existing driveways and turnarounds that do not meet these standards are not necessarily considered "unusable" as provided in Zoning Ordinance Sec. 17.30.060.**




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 the adjacent Diagram).

| DESCRIPTION | MIN. WIDTH | MIN. DEPTH |
|---|---|---|
| For a turnaround in front of a one car garage or carport | 25'-0" | 44'-6" |
| For a turnaround in front of a two car garage or carport | 34'-0" | 44'-6" |

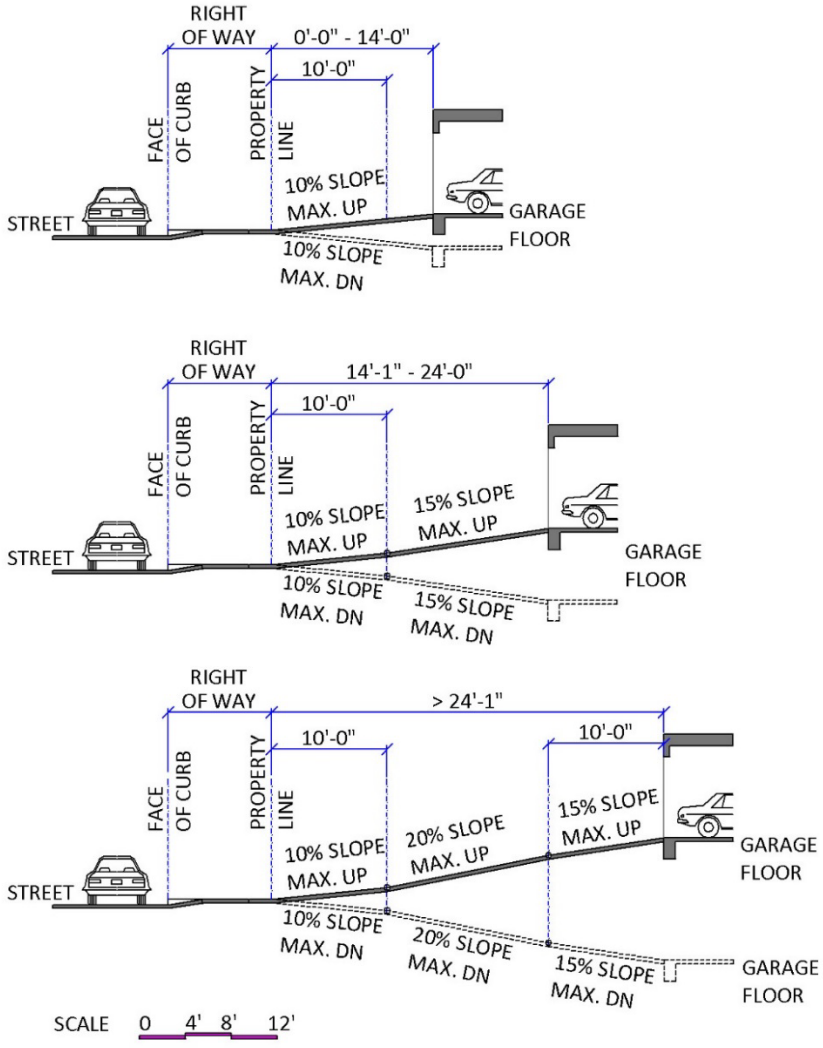
# 3.07.05 DRIVEWAY GRADIENT STANDARDS

## DESIGN OBJECTIVE:

1. Parking Size and Specifications (All Zones)
   *Ref: Zoning Ordinance Sec. 17.30.050*

**Note: Existing driveways that do not meet these standards are not necessarily considered "unusable" as provided in Zoning Ordinance Sec. 17.30.060**

From the street, the ramp shall start at the property line at the same elevation as the street right-of-way.




For driveways up to 14'-0" in length from the property line, the maximum slope shall be 10%.

For driveways from 14'-1" to 24'-0" in length from the property line, the first 10 feet shall have a maximum slope of 10%. The remaining slope to the garage entry shall have a maximum slope of 15%.

For driveways greater than 24'-1" in length from the property line, the first 10 feet and the last 10 feet adjacent to the garage entry shall have maximum slopes of 10% and 15% respectively. The slope between these points shall have a maximum slope of 20%.

# 3.08 RETAINING WALLS

## DESIGN OBJECTIVES:

1. Mimimize the visual prominence of retaining walls
   *Ref: General Plan; Design and Preservation Element Policy 29.6*
2. Fence, Wall, Retaining Wall, Terracing
   *Ref: Zoning Ordinance Sec. 17.32.010*
3. The Measurement of Fences and Retaining Walls
   *Ref: Zoning Ordinance Sec. 17.90.020*

The following guidelines are applicable to discretionary design review permit applications. For ministerial planning permits, no fences or perimeter walls, retaining walls greater than 30 inches tall, accessory structures, or site features are allowed in the street yard(s).

## 3.08.01 NEIGHBORHOOD COMPATIBILITY

## DESIGN GUIDELINES:

1. The design of new retaining walls that are visible from the street should be consistent with the scale and proportion of existing retaining walls on contiguous parcels, except when they exceed the recommended maximum heights outlined in these guidelines.

2. The design of new retaining walls that are visible from the street, as well as those that are close to side and rear property lines should be no more than four feet, unless physical limitations on the site prevent this from occurring. If the change in grade is greater than four feet, a series of retaining walls, interspersed by planting areas in a stepped or terraced fashion should be constructed to create a less visually-prominent monolithic appearance.



*The rendering above shows an offset pair of stepped retaining walls to accommodate the significant grade change, interspersed with planting areas.*

Yes

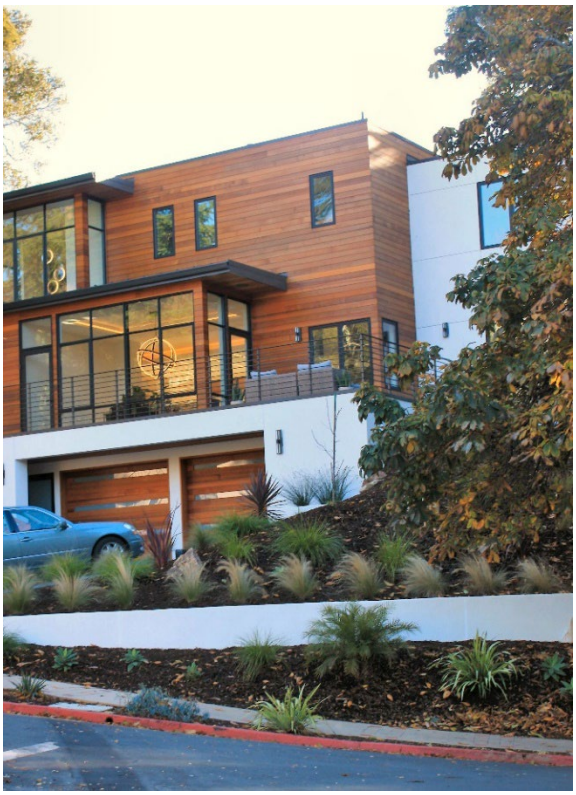
## DESIGN COMMENTS:

A. In several areas of Piedmont, retaining walls along sidewalks provide a strong visual element which unifies a neighborhood otherwise characterized by a variety of architectural styles. While the retaining wall in front of each residence has its own characteristic design, the overall appearance is one of continuity achieved by a uniform wall height and the sense of common design features.



Yes

B. In situations where retaining walls are being introduced for the first time, or where retaining walls are used but there is no unified design theme, a new or reconstructed retaining wall should establish a design theme which may be followed by subsequent retaining wall projects.



Yes

## 3.08.02 ON-SITE AESTHETIC DESIGN AND COMPATIBILITY DESIGN GUIDELINE:

1. Retaining walls should be constructed in stepped or terraced fashion with the maximum height for any single wall no more than four feet, unless physical limitations on the site or structural engineering conditions do not make terracing feasible. Any retaining wall in excess of six feet should be avoided whenever possible. The height of a retaining wall shall be measured from whichever of the following is lower:
    A. The finished grade surface of the ground, or
    B. The natural surface of the ground.

   The surface of the ground for measurement purposes shall be determined by the specific plane of the proposed retaining wall.

## DESIGN COMMENTS:



Yes

A. Retaining walls are divided into a series of low and stepped walls. In certain situations it may be physically impossible to construct a series of terraces, and the only alternative is to construct one or more large monolithic structures. In this situation, the maximum height limit would apply.



No

B. Retaining walls that are monolithic and beyond the maximum height detract from the overall design of the property. Locating them near the property line results in even greater exposure.

## DESIGN GUIDELINE:

2. The design of a retaining wall should be compatible with the architectural style of the residence which it serves and should provide visual variety and interest through the use of form, texture, detailing and planting. When a retaining wall contains an entry stairway to the residence, the design of the wall should give visual prominence and attention to the entryway. When a retaining wall is adjacent to a garage, the two should have a unified design. While a retaining wall should be well-designed and visually interesting, it should not call attention to itself, but instead should focus and direct attention to the residence.

## DESIGN COMMENTS:

A. Retaining walls present a unified appearance with the architectural design of the residence and with an adjacent garage if one is present. The retaining wall should complement the residence, rather than obscure or overwhelm it. This relationship may be established by designing a wall which incorporates one or two of the distinguishing design features of the residence and which is physically connected to the adjacent garage.



Yes

B. Retaining walls can further enhance building entries by reinforcing the entryway from the street.



Yes

## DESIGN GUIDELINES:

3. Where a single large retaining wall is used, its design should 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 should be incorporated at the top of the wall. Ideally, both toe and top planting strips should be provided.



Yes

4. The design of stepped or terraced retaining walls should incorporate planting strips to allow for the planting of screening vegetation at each level. A toe planting strip is preferred because the vegetation it supports is generally a more effective visual screen than overhanging vegetation.



Yes

5. Stepped retaining walls should be consistent and should not result in significant alterations to the natural topography. The example shown at right violates this principle and detracts from the views from the street right-of-way.



No

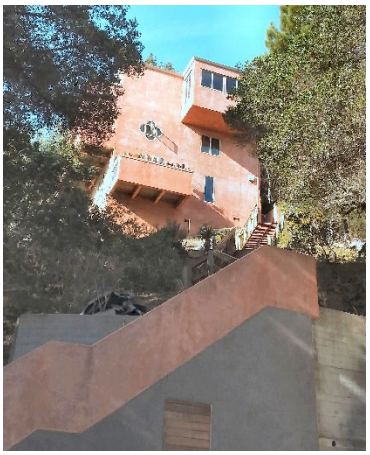
6. A retaining wall should avoid the creation of a tunnel effect which may result when a high retaining wall is built along one side of a narrow street and residences are built close to curb on the other side of the street.

## DESIGN COMMENTS:



Yes

A. Lowering the height of a retaining wall to a maximum height of four feet - the approximate eye level of a person in an automobile.



No

B. Monolithic walls that do not respect the topography detract from the character of the neighborhood.

## 3.08.03 SAFETY

## DESIGN GUIDELINE:

1. A retaining wall located adjacent to a driveway should not obstruct the view of a driver exiting a driveway.

## DESIGN COMMENTS:



Yes

A. A series of low retaining walls stepping up the hill creates views to pedestrian and vehicular entries.



No

B. A high retaining wall at the street obstructs the driver's view.

# 3.09 FENCES AND WALLS

## DESIGN OBJECTIVES:

1. Regulate front yard fence and equipment enclosures
   *Ref: General Plan Design and Preservation Element Policy 29.3*
2. Design fencing to be compatible with building design
   *Ref: General Plan Design and Preservation Element Policy 29.5*
4. Fence, Wall, Retaining Wall, Terracing
   *Ref: Zoning Ordinance Sec. 17.32.010*
5. The Measurement of Fences and Retaining Walls
   *Ref: Zoning Ordinance Sec. 17.90.020*

The following guidelines are applicable to discretionary design review permit applications. For ministerial planning permits, no fences or perimeter walls, retaining walls greater than 30 inches tall, accessory structures, or site features are allowed in the street yard(s). Fences may be a maximum of 6 feet tall in the side and rear yards.

## 3.09.01 NEIGHBORHOOD AND CONTIGUOUS PARCEL COMPATIBILITY

## DESIGN GUIDELINES:

1. The design of fences or walls should be consistent with the character of existing fences or walls in the neighborhood and on contiguous parcels, except when they exceed the recommended maximum heights outlined in these guidelines.

2. A fence or wall should minimize any adverse impacts on the neighborhood and on residences located on contiguous parcels. The quality of design reflected by the fence or wall should be directly related to its visual prominence.

## DESIGN COMMENTS:

A. As shown at right, the design and siting of a fence or wall should not deprive neighboring residences on contiguous parcels of views, access to sunlight, a feeling of openness, and other related amenities which they presently enjoy. Sometimes, the location and design of the fence or wall may not always be possible to achieve this. It will frequently be necessary to weigh the desire of a homeowner to construct



Yes

a fence or wall against its impacts on neighboring residences.



Yes



Yes

B. Greater attention should be devoted to the design and siting of fences and walls subject to public view. Fences or walls in front yards are to be avoided except in rare circumstances.

C. Should a fence in a front yard be deemed appropriate, it should reflect the highest design standard and be compatible with the building style that it serves.



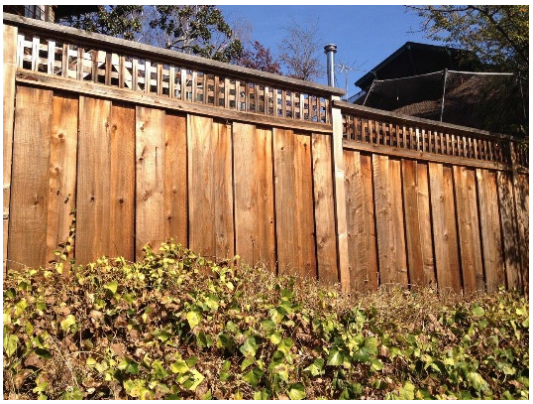
Yes

D. This front yard fence is not compatible with the neighborhood, contiguous parcels or the property that it serves. It blocks views to and from the street right-of-way, offers no visible planting between the sidewalk and the front yard setback area and is constructed with a material that is inconsistent with the attached residence.



No

E. A rear or side yard fence or wall need not meet the same design standard necessary for front yard fences. Nevertheless, high quality design is always encouraged, even for fences and walls not in the public view. As indicated in the photo to the right, a back yard fence can be an attractive feature for the owner and adjacent neighbors.



Yes

F. While the side yard fence in the photo to the right is open, allowing views from the neighboring property, its height is out of scale with the neighborhood, creating a burdensome enclosure for the neighbors.



No

G. The visual and other impacts of fences and walls should be mitigated by their siting on the lot, variation in height, such as stepping down a side-yard fence as it approaches the street, and the appropriate use of vegetation.



Yes

## 3.09.02 ON-SITE AESTHETIC DESIGN AND COMPATIBILITY DESIGN GUIDELINES:

1. The design of a fence or wall should be compatible with the architectural style of the residence which it serves and should provide visual interest and variety. A fence or wall should be well-designed and visually interesting. It should not call attention to itself, but instead should focus and direct attention to the residence.

## DESIGN COMMENT:

A. The following images are rendered examples of typical fencing designs that may be found in Piedmont.



Yes

*Privacy wood fencing with a finished appearance on both sides:*
*This is appropriate for side and rear yard fencing.*



Yes

*Privacy wood fencing with a finished appearance on both sides and a wood lattice top:*
*This is appropriate for side and rear yard fencing, particularly when it is important to ensure a feeling of openness for neighboring properties.*



ND GUIDELINES:



Yes

*Wood picket fencing:*
*This may be appropriate, in rare circumstances, in the street facing front yard, providing it meets Zoning Ordinance requirements.*

Yes

*Wood picket fencing with intermediate wood columns:*
*This may be appropriate, in rare circumstances, in the street facing front yard, providing it meets Zoning Ordinance requirements.*



Yes

*Iron fencing with brick or masonry base and column:*
*This may be appropriate, in rare circumstances, in the street facing front yard, providing it meets Zoning Ordinance requirements.*



Yes

*Metal fencing with intermediate metal columns:*
*This may be appropriate with contemporary styled buildings, providing there is ample landscaping to soften the pattern and use of materials.*



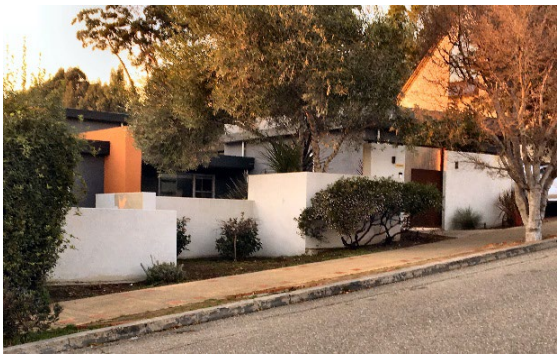
Yes

2. When a fence or wall contains an entry to the residence, its design should give visual prominence to the residence and direct attention to the entry.



Yes

3. Fences or walls in front yards are to be avoided except in rare circumstances. However, if a residence is located on a corner or through lot, a fence or wall greater than four feet in height should be permitted to enclose the property's private outdoor living area in the side or rear yard.



Yes



Yes

4. With the exception of corner lots, fences or walls greater than four feet in height should not be located between the sidewalk and a house.

## 3.09.03 CONTIGUOUS PARCELS AND ON-SITE SAFETY DESIGN GUIDELINES:

1. A fence or wall located in a side yard should not obstruct emergency access between the street and the side and rear yards of a contiguous residence.

2. A fence or wall located in a side yard should not obstruct emergency access from the street, through the side yard, and into the rear yard of the residence. A gate located in a side yard fence or wall should be wide enough to accommodate an emergency stretcher. Its locking mechanism should be a type that can be unlocked or removed by police and fire department personnel in an emergency. A gate in a fence or wall located within side yards and permitting access to rear yards should be equipped with an adequate lock which can be unlocked or removed by police and fire department personnel in an emergency.



Yes

3. A fence or wall located adjacent to a driveway should not obstruct the view of a driver exiting a driveway.

4. A fence or wall located in the side yard of a corner lot adjacent to a street should not obstruct the view of the cross street for drivers approaching the cross street.

# 3.10 TRASH ENCLOSURES

## DESIGN OBJECTIVES:

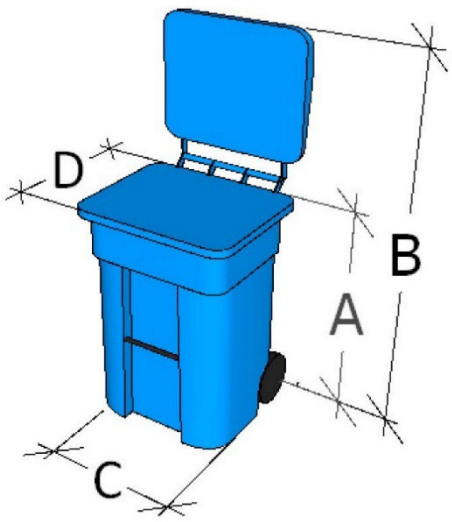
1. Regulate front yard fencing and equipment enclosures.
   *Ref: General Plan Design and Preservation Element Policy 29.3*
2. Design fencing to be compatible with building design.
   *Ref: General Plan Design and Preservation Element Policy 29.5*
3. Design Guidelines for Fencing
   *Ref: Design Guidelines Section 3.10; Fencing*

The following guidelines apply to discretionary design review permit applications. All housing developments must provide a fenced trash enclosure and comply with City Code requirements for disposal of refuse, green waste, and recycling. For ministerial permit applications, no trash, green waste, or recycling cart, bin, or enclosure is permitted in the street yard(s).

## 3.10.01 TRASH ENCLOSURE SIZES

Trash enclosures need to accommodate the size and number of carts routinely used. Most Piedmonters have three carts: a black one for trash, a blue one for recycling, and a green one for yard waste and food scraps (organics). Customers with 20 gallon garbage service receive a 35 gallon cart with a 20 gallon insert affixed within. Piedmonters who have on-premises pick-up service are limited to 35 gallon carts, but those who need more than one cart for recycling or organic waste may have as many carts as needed at no extra charge (as a reminder, residents may order occasional “overage bags” for large yard clean-up projects at no charge).

| CART SIZE | HT. (A) | LID HT. (B) | WIDTH (C) | DEPTH (D) |
|---|---|---|---|---|
| 35 GAL. | 38.2” | 60.5” | 22.8” | 22.3” |
| 65 GAL. | 42.2” | 69” | 25.9” | 26.5” |
| 95 GAL. | 46.1” | 77.7” | 27.7” | 31.6” |




It is optimal if one can provide approximately 150% of the sum of the cart footprints to easily maneuver the carts into and out of their storage spaces. At 150% the footprint dimensions are as shown in the table below.

| SIZE OF 3 CARTS | HT. (A) | LID HT. (B) | WIDTH (C) | DEPTH (D) |
|---|---|---|---|---|
| 35 GAL. | 38.2” | 60.5” | 103” | 34” |

| | | | | |
|---|---|---|---|---|
| 65 GAL. | 42.2” | 69” | 117” | 40” |
| 95 GAL. | 46.1” | 77.7” | 125” | 48” |

## 3.10.02 TRASH ENCLOSURE LOCATIONS

Piedmonters who receive curbside pick-up may use larger carts as needed, but must properly store and screen them. Most side yards in Piedmont are at least 4’-0” to 5’-0” wide, which can accommodate carts next to each other against the wall of a building or fence, and still leave a 2 to 3 foot wide passage for access to the rear yard. This means that as long as there is a 4’-0” side yard, and at least 6 feet along the wall of a building or fence, there is enough space for all three carts. If a property owner is not able to provide an enclosure in compliance with the above criteria, he or she may contact the Planning Department at 510-420-3050 to schedule an appointment with a planning staff person who will assist you with the proper placement of your carts and the design of an enclosure. No fees for the consultation or process are required.



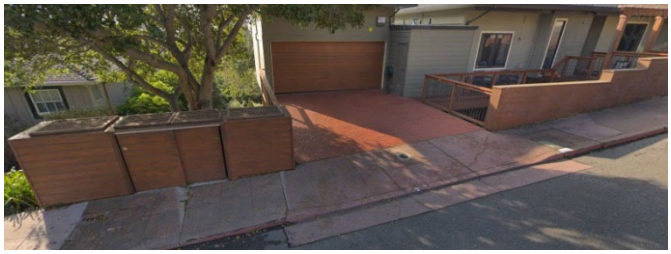
Yes

All trash bins shall be enclosed and shielded from view from the public right-of-way and neighboring properties. They shall be located as far away from the street as possible; As small as is necessary to enclose the carts; As low in height as necessary to adequately screen the carts; and Designed in compliance with Section 3.10 of the Design Guidelines.

Trash Enclosures shall be any of the following:

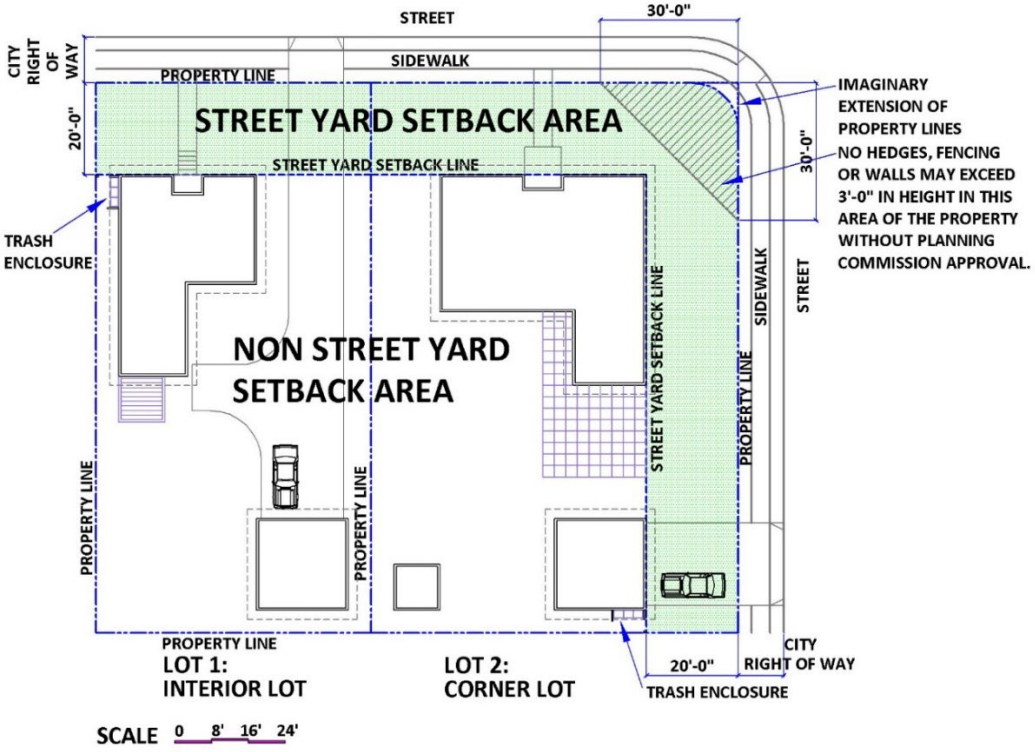
1. Any solid fence, wall, or combination of a fence and wall at least 4’-0” in height and up to 6’-0” in height.

2. An open fence up to 6’-0” in height in combination with dense evergreen landscaping at least 4’-0” in height at maturity and up to any height.
3. Dense, evergreen landscaping at least 4’-0” in height at maturity and up to any height shall be constructed in compliance with the following:
   a. Non-Street Setback Areas: Trash enclosures in compliance with this section may be permitted in any non-street setback area without the need for a building permit or design review.



Yes

   b. Street Setback Areas: Any Trash Enclosure, as shown in the example above, used exclusively for the purpose of screening trash, recycling and organic waste carts from public view that is located within a front yard setback, a street side yard setback, or a rear yard setback of a through lot, shall require staff review and approval at the Planning Counter in compliance with the provisions of Section 17.17.1(c)(ii) of the Zoning Ordinance and the Trash/Recycling/Organic Waste Cart Enclosure Policy, except that staff may refer any application to the Planning Commission for review.



# 3.11 LANDSCAPE AND HARDSCAPE DESIGN

## DESIGN OBJECTIVES:

1. Protect special status plant Species
   *Ref: General Plan Natural Resources and Sustainability Element Policy 13.5*
2. Retain healthy native trees
   *Ref: General Plan Natural Resources and Sustainability Element Policy 14.4*
3. Encourage proper use of landscaping.
   *Ref: General Plan Natural Resources and Sustainability Element Policy 14.5*
4. Balance tree preservation and views.
   *Ref: General Plan Natural Resources and Sustainability Element Policy 14.6*
5. Reduce storm water runoff.
   *Ref: General Plan Natural Resources and Sustainability Element Policy 16.5*
6. Provide and maintain sidewalks, streets and street landscaping
   *Ref: General Plan Design and Preservation Element Policy 27.1*
7. Use landscaping to frame views, soften buildings, and screen undesirable views.
   *Ref: General Plan Design and Preservation Element Policy 29.2*
8. Use landscaping to create private outdoor areas in lieu of fences on corner lots.
   *Ref: General Plan Design and Preservation Element Policy 29.4*
9. Avoid landscape design that creates safety hazards.
   *Ref: General Plan Design and Preservation Element Policy 29.9*
10. Protect the city's natural beauty and visual character; Landscape Plans Requirements.
    *Ref: Zoning Ordinance Sec. 17.34.010, 17.34.020.*
11. A residential property owner must landscape all required street setback areas, except for areas paved for ingress and egress.
    *Ref: Zoning Ordinance Sec. 17.34.040.*

The following guidelines apply to discretionary design review permit applications. No artificial turf is permitted in the street yard(s) of a ministerial design review permit application.

## 3.11.01 INTRODUCTION

## GENERAL DESIGN GUIDELINES:

1. Landscape and hardscape surfaces are design elements that anchor structures to their surrounding terrain. 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.

2. As with additions to existing structures, additions to existing landscaping and hardscaping should provide a seamless transition to existing planting and pathway designs.

## 3.11.02 STREET FACING GARDENS IN SETBACK AREAS DESIGN GUIDELINES: COMPATIBILITY WITH CONTIGUOUS LOTS:



Yes



Yes



Yes



Yes

1. Planting designs within the street facing setback area should be compatible with those found on neighboring properties, as shown in the two photographs above.

2. Living plant materials should be the primary ground cover for street facing gardens within the front setback area. Planting areas consisting primarily of rock or inorganic material should be avoided, as shown in the two photographs above.

3. Artificial turf is not a landscaping material. As a hardscape material it does not count towards the 30% landscape minimum. The 20 ft. street setback area must be landscaped except for areas of ingress and egress. Side and rear yards offer more flexibility in the use of landscape and hardscape materials, including artificial turf.



Yes



Yes



Yes

4. At corner lots, where the side yard also has a street facing garden within the 20 ft. street setback, landscaping should be attractive while providing privacy for outdoor living areas.



Yes

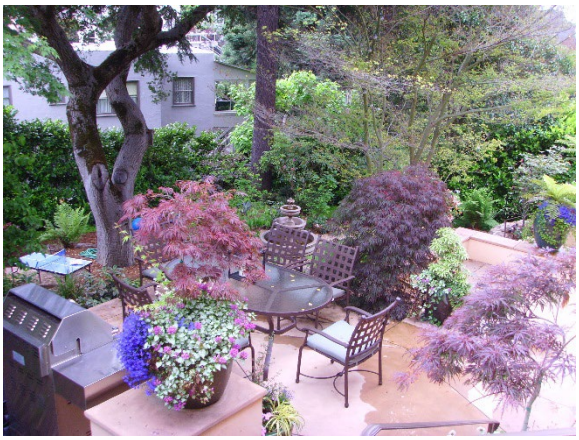
5. Hardscape, or paved surfaces in street facing gardens within the street setback areas should be limited to pathways to building entrances and driveways to garage entrances. Outdoor patios and active outdoor activity areas within this setback area are discouraged. Living plant materials should be installed adjacent to these hardscape surfaces to enhance these entry pathways, as shown in the two photographs above.

## 3.11.03 ON-SITE DESIGN PRINCIPLES
## DESIGN GUIDELINES: ON-SITE LANDSCAPE AESTHETIC AND ENVIRONMENTAL DESIGN:

1. Minimize impacts on existing terrain.
2. Use natural drainage channels and on-site storm water drainage management opportunities.
3. Preserve and incorporate existing mature trees as part of the overall landscape design.
4. Use landscaping within side and rear setback areas to reinforce property lines and minimize the need for fencing between separate outdoor spaces.
5. Avoid locating structures within the drip line of existing mature trees or within riparian zones.

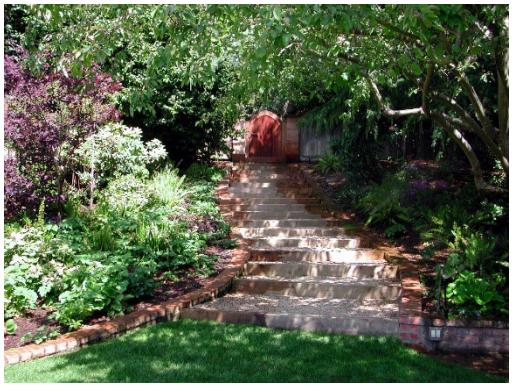


Yes



Yes

6. Rear yard gardens should provide plantings with usable open space.



Yes



Yes

7. When possible, use a variety of plant materials in the palette to have a layered effect of size and species. Consider the need for wind breaks, the need for shading in South and West facing areas, while choosing plant materials conducive to sunny and shaded zones within the lot.

8. Use native plant species, drought tolerant or climate appropriate planting materials. Consider following Bay-Friendly Landscape Guidelines when designing your garden.
9. Avoid invasive plant species or flammable mulch, such as shredded redwood bark, also known as “gorilla hair.”



Yes



Yes

10. Consider the eventual height and width of plant materials when planting near property lines, buildings, site features, streets and sidewalks.
11. Use drip irrigation systems to establish newly planted materials, but choose species that will primarily survive on rainfall.

## DESIGN GUIDELINES: ON-SITE HARDSCAPE AESTHETIC AND ENVIRONMENTAL DESIGN:



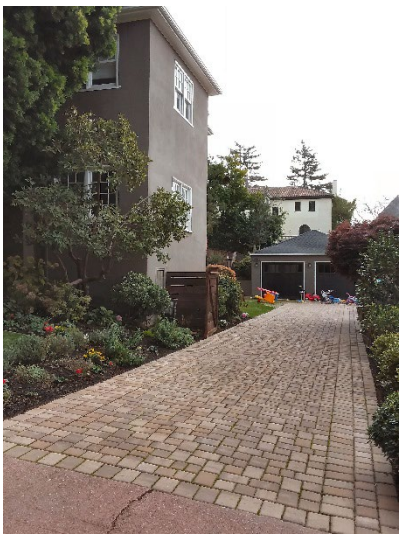
Yes

12. Use permeable paving as part of the hardscape materials, when possible. Pavers should be light in color with a high solar reflective index.



Yes

13. Consider planting strips at driveways



Yes



Yes

14. On-site asphalt driveway paving and on-site driveway and walkway solid white concrete paving should be discouraged. Colored concrete or pavers are recommended for on-site driveways and walkways.

# 3.12 EXTERIOR LIGHTING

The following guidelines apply to discretionary design review permit applications.

## 3.12.01 NEIGHBORHOOD AND CONTIGUOUS PARCEL COMPATIBILITY

## DESIGN GUIDELINES:

1. Limit the lighting of front yard landscape features, to respect the existing neighborhood character.
2. Use "Dark Sky Compliant" exterior light fixtures that are shielded and directed downwards to prevent light trespassing from a subject property to neighboring properties. The use of floodlights is discouraged.

## 3.12.02 ON-SITE AESTHETIC DESIGN, COMPATIBILITLY AND SAFETY

## DESIGN GUIDELINES:

1. Complement the light fixture design with the architectural character and building elements being illuminated.
2. Conceal electrical boxes from public view. Conduits should not be exposed on exterior walls and should be embedded either in walls or landscaping.
3. Locate low level lighting to ensure entry paths, entry stairs and driveways, garage and building entries are adequately illuminated.

## DESIGN COMMENT FOR GUIDELINES 1-3:

A. Low level and shielded lighting complements the architectural character, illuminates pedestrian and vehicular entry paths, and enhances the safety zone between the residence and public right-of-way.



Yes

## DESIGN GUIDELINE:

4. When used, provide motion sensors that are adjustable, to prevent them from rapidly flashing on and off when activated.

# 3.13 LOCATION OF SITE FEATURES

## DESIGN STANDARDS:

1. Design Review Requirements for Site Features.
   *Ref: Zoning Ordinance Sec. 17.66.040*
2. Definition of Site Feature.
   *Ref: Zoning Ordinance Sec. 17.90.010*
3. Location of Site Features by Zoning District.
   *Ref: Design Guidelines Sec. 3.06.02, 3.06.03, 3.06.04, 3.06.05*

## 3.13.01 DEFINITION FOR DESIGN REVIEW PURPOSES

Site features may be defined as built-in improvements that are permanently affixed to the ground and/or attached to plumbing or electrical services that do not meet the definition of primary structures, accessory structures, fences or retaining walls, as defined by the Zoning Ordinance or Building Code. They include, but are not limited to:

1. Built-in bench
2. Outdoor kitchen
3. Fire table or raised fire pit
4. Outdoor fireplace
5. Fountain or other water feature
6. Statue or other decorative element
7. Above ground spa or hot tub
8. Pool or spa equipment and its enclosure
9. Above ground cistern
10. Well equipment and its enclosure
11. Raised planter bed
12. Flag pole
13. Lamp post
14. Pole-mounted birdfeeder or birdhouse
15. Children's play structure or slide
16. Trampoline, basketball backboard, permanent tennis or volleyball netting and supports, and other sports equipment
17. Free standing trellis, arbor or pergola
18. Other improvements as determined by the Director

The following guidelines are applicable to discretionary design review permit applications. For ministerial planning permits, no fences or perimeter walls, retaining walls greater than 30 inches tall, accessory structures, or site features are allowed in the street yard(s).

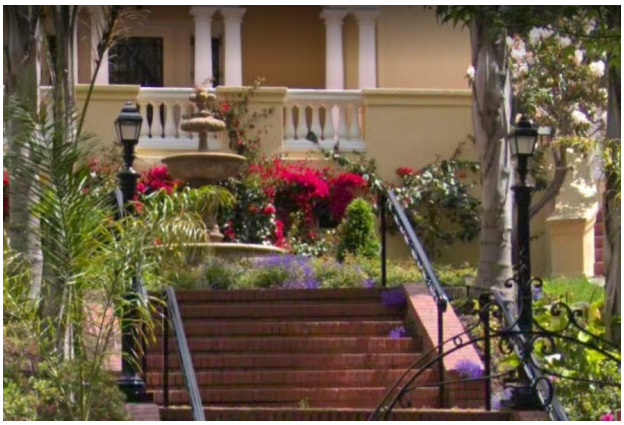
## 3.13.02 NEIGHBORHOOD AND CONTIGUOUS PARCEL COMPATIBILITY

## DESIGN GUIDELINES:

1. The placement of site features, when viewed from the street right-of-way, should be compatible with structures on adjacent parcels and those within the surrounding neighborhood.

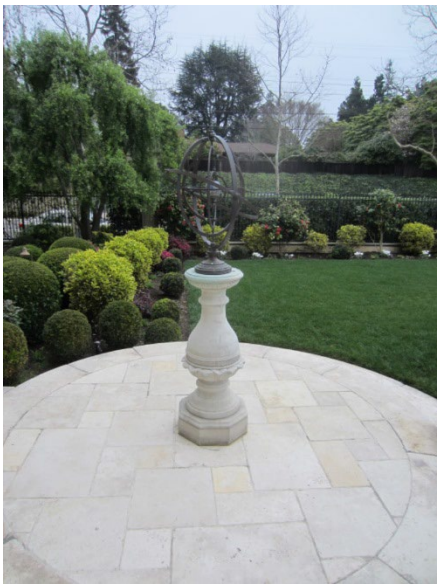
## DESIGN COMMENTS:

A. The fountain and lamp posts are integral with the entry path from the street. They are unobtrusive and are compatible with both the primary residence and its neighbors.



Yes

B. The sculpture is located within the side yard private outdoor space and may be viewed from the public right-of-way. Set further back from the street setback line, it complements the primary residence.



Yes

2. Recreational site features that create gathering, play or active areas within the side yard or rear yard private outdoor space should not be located within side yard or rear yard setback areas. Additionally, they should be adequately shielded from street view and from contiguous parcels.

## DESIGN COMMENTS:



No

A. Basketball backboard viewed from the public right-of-way.



Yes

B. Basketball backboard within a private rear yard.

3. Outdoor kitchens should be integral with the design of the private outdoor space.

## DESIGN COMMENTS:



Yes

A. The outdoor kitchen in the photo above is close to the residence, far from the side yard setback line.



Yes

B. The outdoor kitchen in the photo above has planting behind it that screens appliances from the adjacent parcel.

a properly enclosed and/or have sound attenuating devices to reduce the noise from



traveling to contiguous parcels as required by the Building Code. The installation of permanent exterior audio speakers is discouraged.

## 3.13.03 ON-SITE AESTHETIC DESIGN COMPATIBILITY DESIGN GUIDELINES:

1. The design and location of site features should be compatible with the design and location of primary and accessory structures on the property.
2. The materials used for a site feature should be of high quality to ensure its long term durability.

## DESIGN COMMENTS FOR DESIGN GUIDELINES 1-2:



Yes

A. The materials used for the pergola and raised hot tub in the photo above are compatible with the retaining walls, wall fencing and landscaping.



Yes

B. The design of the arbor, with its central outdoor fireplace flanked by gates in the photo above, is compatible with the adjacent accessory pool house in the rear yard.

Yes

B. The stone base for the built-in seating and raised fire pit in the photo above match the stone base at the residence's terrace.



Yes

C. The arcade in the photo above is compatible with the design of the residence.



Yes

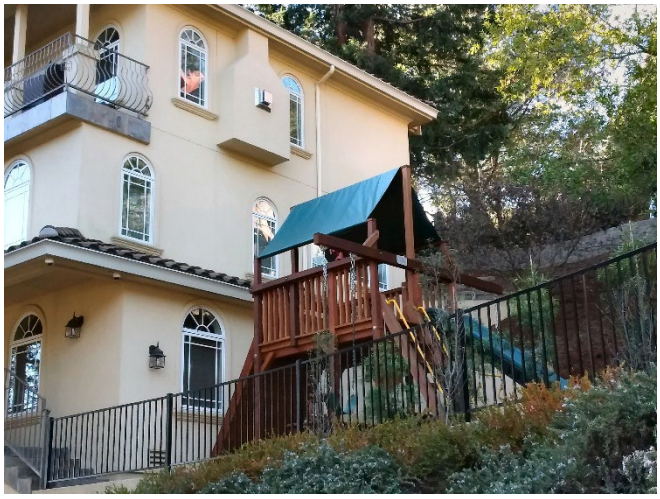
D. The outdoor fireplace in the photo above uses similar materials and color to the accompanying residence and retaining walls. It faces inward, away from adjacent parcels. The use of outdoor fireplaces must be in compliance with Bay Area Air Quality Management District requirements.

Yes

E. Trellises within the street front setback area, as shown above, may be a decorative element and should celebrate entrance, rather than creating a space for active outdoor use.



F. A play structure should be sized appropriately for the yard in which it is located to minimize its visibility from neighboring properties. It should not be visible from the street.



Yes

## 3.13.04 ON-SITE SAFETY DESIGN GUIDELINES:

1. Water features, including hot tubs, pools and fountains with reservoirs greater than 12 inches in depth should be locked from public access as required by the Building Code.

2. Heat generating equipment, such as pool heating equipment, fire pits, fire place openings, and cooking appliances should be a minimum of 36 inches clear from plant materials, unless they are rated to be in closer proximity to flammable materials.

# 4. BUILDING DESIGN: GENERAL

## 4.01 BUILDING STYLES

Piedmont has an eclectic range of residential building styles. Viewed from the street within any neighborhood, there are rarely two adjacent homes that look alike. House sizes can vary greatly, depending upon the lot size, the date of original construction and the topography of the property. To retain a building's architectural integrity, it is important to first recognize the special qualities of its specific building style prior to considering a design modification. It is equally important to understand the prevailing neighborhood character, determined by the characteristics of the different building styles, prior to the construction of new single-family homes, multi-family dwellings or mixed-use commercial buildings. The following are some of the many distinct building styles that can be found in Piedmont.[1]



**Colonial Revival:**
Symmetrical balanced windows framing a centered front door.



**Cottage:**
Low or intermediate pitched roof with minimal architectural detail.

[1] To further understand the specific qualities of building styles, the reader is advised to consult **A Field Guide to American Houses** by Virginia Savage McAlester. Alfred A. Knopf, 2017



**Craftsman:**
Low pitched gable roof with deep overhangs and exposed roof rafters.



**Dutch Colonial:**
Gambrel style roof with balanced divided lite windows.



**Midcentury Modern:**
Simple or flat roof with large expanses of glass and one exterior wall material.



**Mission:**
Low pitched tile roof, arched openings, prominent entry portal.



**Monterey Colonial:**
Shallow roofs, exposed wood rafters, second floor veranda with railings.



**Neoclassical:**
Columned entry porch with balanced divided lite windows.



**New Traditional Multi Family:**
Complex high pitched roofs with tall entry features.



**Prairie:**
Low pitched hip roof, symmetrical entry and window placement.



**Spanish Revival:**
Low pitched tiled roof, little or no overhang, deeply recessed windows and doors.



**Spanish Revival – Civic:**
Low pitched tiled roof, little or no overhang, tower or special design element.




**Spanish Revival – Commercial:**
Low pitched tiled roof, minimal detailing, recessed entry.



**Split Level:**
Tri-level with intersecting roofs with asymmetrical windows and entry.



**Styled Ranch-Colonial Revival:**
Prominent hip or gable roof, revival styled walls, windows and details.



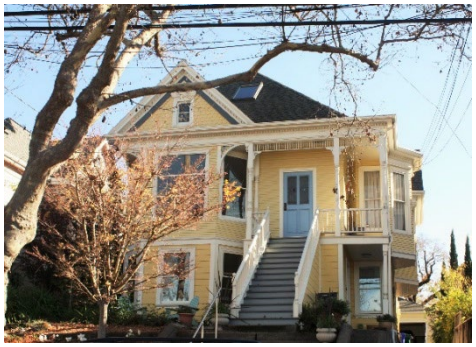
**Styled Ranch-Asian:**
Low pitched roof with deep overhangs, exposed rafters; walls of wood and stucco.



**Tudor:**
Steeply pitched gable roofs, walls of stucco, stone and half-timbered wood.



**Twenty-First Century Contemporary:**
Orthogonal volumes with different wall textures or materials creating a sculptural effect.



**Victorian Queen Anne:**
Steeply pitched roofs with highly stylized wood details.

## DESIGN ~~STANDARDS~~OBJECTIVES:

1. Encourage creativity and innovation in building design
   *Ref: General Plan Design and Preservation Element Policy 28.12*
2. Preserve and conserve historically significant resources.
   *Ref: General Plan Design and Preservation Element Policy 31.2*
3. Ensure the use of appropriate materials for the repair, maintenance or expansion of historic structures.
   *Ref: General Plan Design and Preservation Element Policy 31.3*
4. Encourage the adaptive reuse of existing buildings, rather than their demolition.
   *Ref: General Plan Design and Preservation Element Policy 31.7*
5. Anticipate recognizing and preserving structures from the recent past; those built between 1945-1960.
   *Ref: General Plan Design and Preservation Element Policy 31.9*
6. Achieve design compatibility between additions, remodeling and other new construction by establishing development standards.
   *Ref: Ref: Zoning Ordinance Sec. 17.20.010*

The following guidelines apply to discretionary design review permit applications.

## 4.01.01 PREDOMINANT BUILDING STYLE

## DESIGN GUIDELINES: ON-SITE DESIGN COMPATIBILITY

Guidelines 1-4 apply to all additions and alterations to existing structures:

1. Where an existing structure is a hybrid of two styles (example: craftsman and prairie styles), the construction should continue this hybrid aesthetic.

2. Where an existing structure consists of an original building constructed in one architectural style and an addition constructed in a different architectural style, a minor addition should continue the architectural style of the part of the building to which it is attached. However, if the proposed construction is a major addition or consists of changes throughout the structure, the mix of styles should be eliminated in favor of a single predominant style.

Where an existing structure has one predominant building style, the new construction should be compatible and consistent with this style. "Compatible and consistent" does not require that the new construction be a precise copy of the predominant style, but neither does it prohibit this.

## DESIGN COMMENTS:

A. Additions may replicate an existing building style to be compatible and consistent with the existing structure. Here is an example of a rear extension where exterior siding, roofing and architectural details replicate those found on the existing building. The windows, while not duplicates, are in keeping with the existing building style.



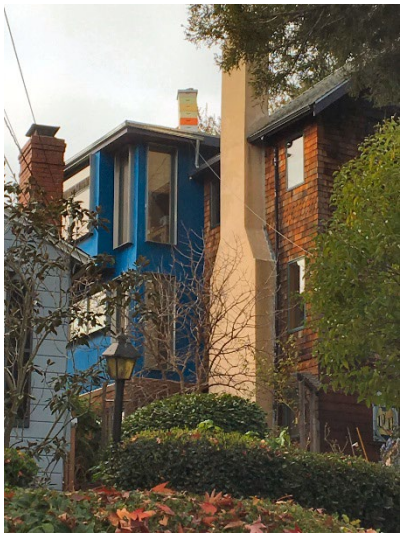
Yes

B. Additions may use complementary design elements to be compatible and consistent without replicating the existing building style exactly. Here is an example of a rear extension where classical architectural proportions and details reflect the period of the existing building style, without duplicating the existing exterior materials.



Yes

C. An addition that is inconsistent with the predominant building style that appears tacked on is immediately apparent as a different structure and fails to meet the objective of this guideline.



No

## DESIGN GUIDELINE: ON-SITE DESIGN COMPATIBILITY (CONT'D)

3. For major modifications or additions to an existing structure where no one building style is predominant, the new construction provides an opportunity to establish a predominant building style. Projects should capitalize on this opportunity by modifying the remainder of the building, as well as any accessory structures, to improve architectural cohesion.

## 4.01.02 STYLISTIC CHANGES TO EXISTING STRUCTURES

## DESIGN GUIDELINE: ON-SITE AESTHETIC DESIGN

1. Where there is a desire to change the existing building style, such changes should be applied to the entire exterior, and to accessory structures, and not only to the area where new construction is proposed.

## DESIGN COMMENTS:



Yes

A. In this remodel and front garage addition, new architectural elements and details are employed throughout to unify existing and new construction into a singular building style.



Yes

B. In this remodel, new shingle siding provides a contrast to a top floor stucco band. New windows and trim elements help unify an updated Prairie style.



Yes



No

C. In this remodel, elements of a mid-20th Century building were unified with new exterior materials, windows and details, creating new shadow lines and establishing a unified contemporary building style.

D. This residence, with a horizontal addition, is perceived as two separate buildings. The two contrasting styles compete with each other.

## 4.01.03 DOCUMENTING COMPATIBILITY WITH BUILDING STYLE

The applicant for the new construction shall be responsible for including graphic materials in his/her submission to the City, documenting compatibility and consistency with a predominant building style.

# 4.02 BUILDING ELEMENTS

## DESIGN ~~STANDARDS~~OBJECTIVES:

1. Encourage garages, decks and porches to complement the architecture and design of the primary residence.
   *Ref: General Plan Design and Preservation Element Policy 28.5*
2. Encourage the use of exterior materials that are appropriate to the property.
   *Ref: General Plan Design and Preservation Element Policy 28.6*
3. Ensure the restoration of original period details of existing homes.
   *Ref: General Plan Design and Preservation Element Policy 31.4*
4. Allow original materials and methods when practical when alterations are proposed for historic homes.
   *Ref: General Plan Housing Element Policy 2.5*

The following guidelines apply to discretionary design review permit applications.

## 4.02.01 ON-SITE AESTHETIC DESIGN CONSISTENCY

Determining consistency within an architectural style requires breaking a building into its individual elements, establishing how those elements contribute to the building's architectural style, and maintaining that relationship as the building is changed. With respect to remodels and additions, key elements of the existing structure should be reflected in the design of the addition or remodel. Consistency in rhythm, texture, color and materials is also critical. When there is a wholesale stylistic change to a structure, the same principles may be used, with all of the building elements designed to be compatible with the new building style. Elements and details which should be matched are described in the design guidelines below.

## DESIGN GUIDELINES:

1. **Foundations:** The appearance of the foundation of an addition should match the appearance of the foundation of an existing structure, so that it appears that the two are continuous. This is especially important for those portions of the foundation which will be visible from the street and adjacent parcels.

2. **Porches:** The construction of additional porches or the reconstruction of an existing porch should match any porches which were original to the existing structure. Particular attention should be given to the porch roof, columns, balustrades and railings, which are usually the most visible elements of the porch. New elements should be compatible with the design of the existing elements. For new construction, the building elements of a porch should also be consistent with the overall building style. Elements which are inconsistent with the architectural style of the building should be avoided.



Yes



Yes



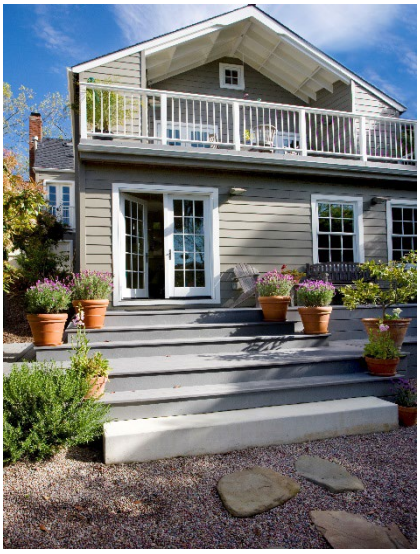
Yes

3. **Decks and Balconies:** Deck and balcony additions to existing structures, as well as decks and balconies that are part of new structures should be consistent with the architectural style of the building to which they are attached.

## DESIGN COMMENT:



Yes



Yes



Yes



Yes

A. This may be achieved by employing compatible details to the structural framing of the deck or balcony, to give it a more finished appearance. Along with porches, attention should be given to columns, beams, balustrades and railings, to ensure design compatibility, as shown in the four examples above.

## DESIGN GUIDELINE:

4. **Decks; Steep Sloping Lots:** The design of a deck or porch constructed on the downslope side of a residence should be integrated into the design of the residence and should avoid designs which appear to increase its effective bulk.

## DESIGN COMMENTS:

A. Decks and porches on the downslope sides of houses which are supported by the structure of long posts and braces can appear to be massive and overpowering when viewed from below. The support structure itself is often unsightly. The intent is to avoid such designs and to encourage those which reduce the visual impact of such decks and porches. Possible alternatives include dividing a single deck or porch into two or more terraced levels, or using the roofs of lower levels of the residence as the surfaces for a deck or porch serving the upper levels of the residence.



No



Yes

B. When these alternatives are not feasible and the use of an overhanging surface is desirable, the supporting superstructure should be integrated into the overall design of the residence, and the total number of supports and braces should be the minimum required for structural safety. Attention to the finished carpentry and detailing of the deck or porch consistent with that of the existing residence will provide refinement and visual interest. Further, the overall visual impact of the support structure, as well as the overhanging deck or porch structure, should be softened by plantings, and by painting the support structure a color to blend in with the house. In limited cases, and where excessive mass would not result, it may be acceptable to enclose the area under the deck, in order to visually integrate it with the house.

## DESIGN GUIDELINES:

**5.** **Stairs:** Exterior stairs should be consistent with the architectural style of the structure, especially if they will be visible from the street. Consistency also applies to stair railings. If it is cost prohibitive to exactly replicate the original stair railings, the original design should be followed in simplified form.



Yes



Yes



Yes



Yes



Yes

**6. Doors:** Doors for new structures and additions, as well as new or replacement doors for existing structures, should be consistent with the architectural style of the building, while maintaining its security.



Yes



Yes

**7. Exterior Wall Material:** The material used on the exterior walls of an addition or remodeled portion of a structure should be consistent with the design integrity of the existing building. This may be achieved using different, yet compatible materials (above left), or by matching the materials of the existing structure (above right).

## DESIGN COMMENT:

A. Where the original exterior wall material of a building has been replaced or covered with material that is inconsistent with the original material, the construction of an addition may offer the opportunity to restore the original conditions. Where it is impossible to obtain material which exactly matches the existing conditions, a close substitute should be used.

## DESIGN GUIDELINES:



Yes

*A third story addition at the top right uses ornamentation and design details found at the existing residence at the top left.*



Yes

*A two story addition on the right with a new addition over the entry use design details found on the existing portion on the left.*

8. **Ornamentation; Remodels/ Additions:** The ornamentation and the design details of the addition should be consistent with those of the existing structure. Conflicting or inappropriate ornamentation should be avoided.



Yes



Yes

9. **Ornamentation; New Construction:** The ornamentation and design details within new construction should be consistent with and help define the architectural style of the building.



Yes



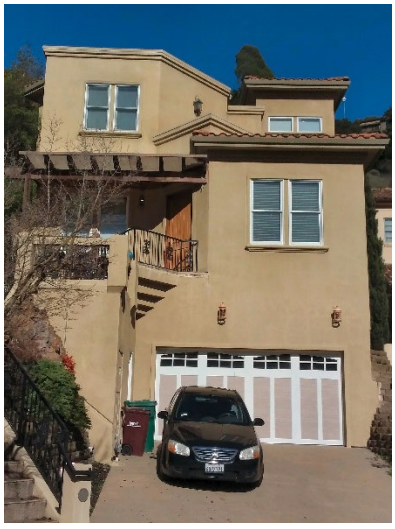
Yes

10. **Roof: Remodels/ Additions:** When a new roof is part of an addition or remodel, it should be consistent with the design integrity of the existing structure. The geometry of the new roof should relate to that of the existing roof. Individual design elements which need to be addressed include the type and pitch of the roof, cornices, gable-end finish, gutters, roof covering, and trim and molding. For example, an addition to a residence with a gable roof should extend the existing roof or match the pitch of the existing roof.

11. **Roof; New Construction:** When a roof design is established for a new structure, the type, slope and details of the roof should be consistent throughout the building. This does not mean that all roof slopes have to be identical, however the composition of the roof forms should be consistent with the style of the building.



Yes



No



Yes

# 4.03 WINDOW REPLACEMENT AND NEW WINDOWS

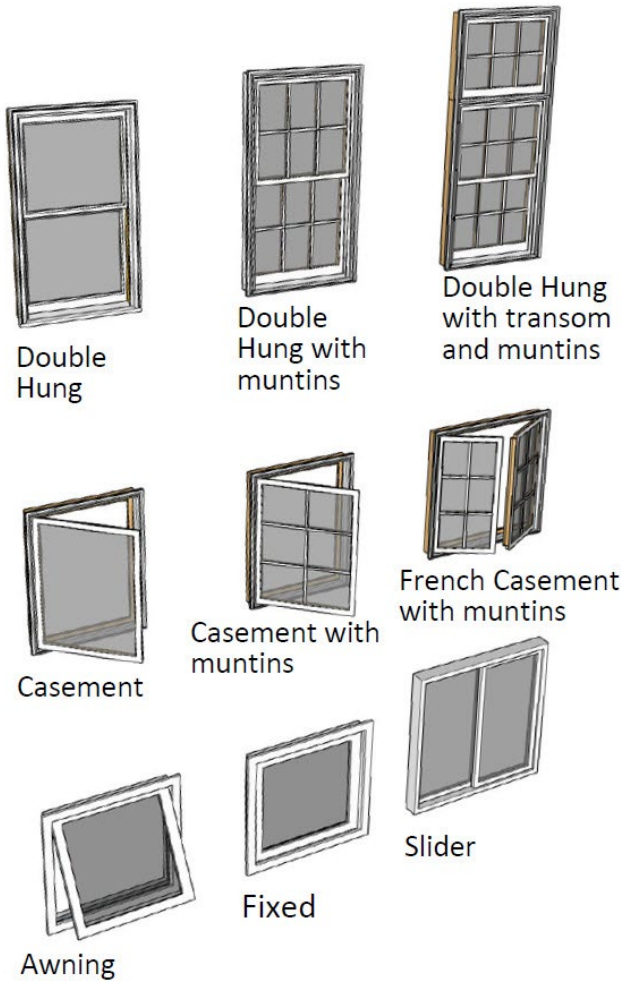
The following guidelines apply to discretionary design review permit applications.

## 4.03.01 SUBMITTAL REQUIREMENTS: WINDOW REPLACEMENT

Design review applications where the scope of work is *only* for modifying or replacing existing windows and/ or the installation of new windows in an existing wall may use the Expedited Design Review Permit Application process, as described in Chapter 2, Sec. 2.01.01 and Sec. 2.02 of these guidelines. Information regarding the drawings required to accompany the Expedited Design Review Permit Application may be found in Chapter 2, Sec. 2.06 of these guidelines.

## 4.03.02 TYPES OF WINDOW OPERATION

The drawings at right show standard types of window operation. The actual size, design and placement of these window types will vary, depending upon the style of the building to which they will be applied.



# 4.03.03 ON-SITE AESTHETIC DESIGN COMPATIBILITY; REPLACEMENT WINDOWS AND NEW WINDOWS ON EXISTING STRUCTURES:

## DESIGN GUIDELINES:



Yes

*New replacement windows are compatible with the building style.*



Yes

*New windows are part of the stylistic change to an existing building.*

1. When replacing existing windows, installing new windows in an existing wall, or installing new windows in an addition, the type, proportion, placement, details and materials of new windows should be compatible with the existing windows, or with the original windows on the building should the existing windows be architecturally-inconsistent replacements. Window elements that should be addressed include the frame, pattern of the lites defined by the muntins, the trim used to surround the frame, and the degree to which the existing windows are recessed from the face of the wall. While it is not necessary to exactly replicate the existing pattern of muntins and lites, it should be as close as possible to reflect the original design in the new windows.

2. The primary focus in determining window compatibility is design and long-term quality and durability rather than actual material composition. Nevertheless, the use of vinyl framed windows is prohibited, unless they are paintable.

3. Window hierarchy shall be considered during the review of the permit application, including differences between primary windows that may have a greater level of detail (divided lites, increased size, and special treatments such as arches) and secondary windows. In all cases, there should be consistency in window proportions, operation, trim, and appearance.



Yes

*Windows at the addition to the left are consistent with the existing windows to the right.*

4. Where there is a mix of existing window styles, replacement window materials and designs should be consistent on any elevation that is visible from a private or public street. Regardless of their location, all of the window frames and trim for the building should be the same color. While there may be some difference in window styles where new and existing windows occur, the overall appearance of windows should be consistent.



Yes

*The new second floor addition uses the mix of window styles found at the existing first floor.*

5. Where non-original windows are replaced on a building with a mix of existing window styles, the replacement window should more closely replicate or simulate the original windows.

## DESIGN COMMENTS:



Yes



No

A. Windows at the second floor are consistent with the original windows at the first floor.

B. Windows at the second floor are incorrectly proportioned, have a different style and do not remotely resemble the original windows at the first floor.

## DESIGN GUIDELINES:

6. The use of simulated divided-lite grilles on new windows is acceptable if they are located on both the outside and inside faces of the window, have spacer bars between the double panes of glass and are three dimensional, with profiles that are similar to the design of the original windows.



# 4.03.04 ON-SITE AESTHETIC DESIGN COMPATIBILITY; WINDOWS IN NEW CONSTRUCTION

The following guidelines apply to new construction and discretionary design review permit applications:

## DESIGN GUIDELINES:

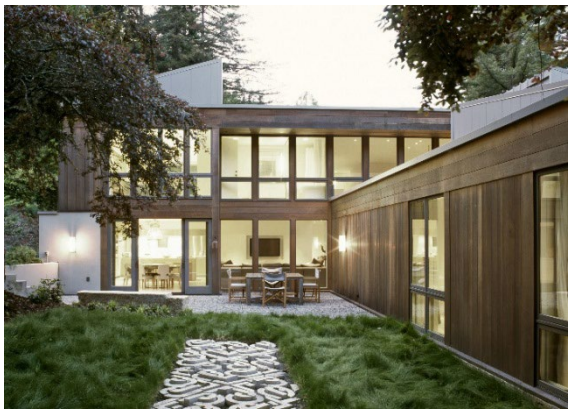
1. The size, type, proportion, placement, details and materials of windows should be compatible with the overall building style. Window elements that should be addressed include the frame, the pattern of the lites defined by the muntins, and the trim used to surround the frame.

2. Windows should be used to modulate the building facade, to help diminish its mass and scale.

3. Windows should be recessed from the face of the building wall to create a distinct shadow line.



Yes



Yes

4. Creating a hierarchy of primary and secondary window sizes and types helps organize the character of the window design. By limiting the number of different window sizes and types, the overall rhythm of the building design is maintained, preventing the placement of windows from appearing arbitrary.

## DESIGN COMMENTS:



Yes

A. The sizes and types of the recessed windows respond to their locations, be they located in a bay window, roof dormer or tower.



No

B. Windows are not adequately recessed, eliminating shadow lines. Too many different incorrectly scaled window types are on the same wall plane. The window trim is inappropriate for the style and size of the windows.

## DESIGN GUIDELINES:

5. Reflective or opaque tinting of glazing is prohibited.

6. The provisions outlined in Piedmont Design Guidelines Sec. 4.03.03.6 for simulated divided-lite grilles also apply for new construction.

7. The use of non-traditional window materials and details that are incompatible with a building style, such as foam-based stucco trim on stucco walls, is prohibited.

# 4.04 MECHANICAL EQUIPMENT

The following guidelines apply to discretionary design review permit applications.

## 4.04.01 NEIGHBORHOOD AND CONTIGUOUS PARCEL COMPATIBILITY

## DESIGN GUIDELINES:

1. Noise and odor generating equipment, such as water pumps, heat pumps, air conditioning condensers, kitchen hood exhaust fans, and pool equipment, should be located so that noise generation is within the maximum decibel limit regulated by the Piedmont Building Code.

2. To ensure neighborhood compatibility, mechanical equipment is prohibited within the setback area unless it is enclosed within an allowable site feature.

## 4.04.02 ON-SITE AESTHETIC DESIGN COMPATIBILITY

## DESIGN GUIDELINES:

1. Site-and ground-mounted mechanical or electrical equipment should be screened using plant materials, fencing, walls, or other approved means to shield the equipment from view.

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

3. Utility connections should be located in a way that does not interfere with the design character of the buildings they serve. They should not be located in a street-facing manner.

4. Runs of all supply, exhaust and venting plumbing, conduits, and flues should be concealed within the walls of a building. If concealment is infeasible, the run should be minimized, discretely placed, and painted to match the adjacent wall.

5. Utility connections should be screened or painted to blend in with the exterior materials to which they are mounted.

## DESIGN COMMENTS:



Yes

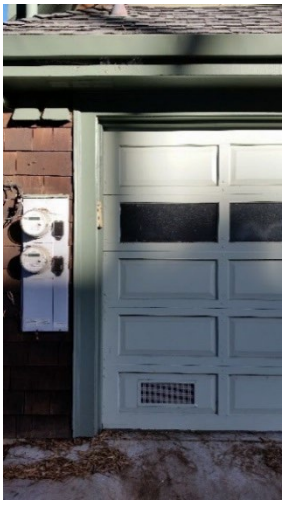
A. Utility connections are best hidden in a cabinet with a blind door that matches the exterior wall material. In the example above, the door is flush with the exterior wall, just below and to the right of the light fixture.



Yes

B. Utility connections and mechanical vents may be painted to match the color of the adjacent wall surfaces.

C. A utility connection that is surface mounted and contrasts with the surrounding wall surfaces is strongly discouraged.



No

## DESIGN GUIDELINES:

6. **Tankless Water Heaters: Preferred Permitted Locations:** The City of Piedmont strongly encourages tankless water heaters to be installed in the interior of a building with an external flue. Typical locations may include, but are not limited to, basements, crawl spaces, garages, laundry rooms, furnace rooms, and closets, subject to the manufacturers' requirements for ventilation and clearance. If the exterior flue does not project more than 12 inches from the wall and is painted to match the wall color, it does not require a design review permit.

7. **Tankless Water Heaters: Alternate Locations:** Only in unusual circumstances when it is physically not possible to install the tankless water heater inside a building, they may be installed on an exterior wall, providing all electrical and plumbing supply lines are hidden. They may also be installed in an exterior wall cavity. Clearances and ventilation requirements by the manufacturer must be met, and the device must be concealed with a panel or door that is flush with the exterior wall. Any surface mounted device, cavity door or flue must be painted to match the adjacent wall color.

## DESIGN COMMENTS:



Yes

A. An exterior wall mounted tankless water heater, painted to match the adjacent wall color, with plumbing and electrical lines hidden.



No

B. An exterior wall mounted tankless water heater with plumbing and electrical lines exposed.

# 4.05 GREEN BUILDING MEASURES AND RENEWABLE ENERGY FEATURES

## DESIGN ~~STANDARDS~~OBJECTIVES:

1. Support green building methods.
   *Ref: General Plan Natural Resources and Sustainability Element Policy 16.2*
2. Encourage greener construction to reduce energy consumption.
   *Ref: General Plan Housing Element Goal 6*
3. Encourage the use of energy efficient materials in major additions and remodels.
   *Ref: General Plan Housing Element Policy 6.2*
4. Encourage drought tolerant landscaping and water conservation.
   *Ref: General Plan Housing Element Policy 6.7*
5. Reduce residential building energy use.
   *Ref Climate Action Plan 2.0 Objective BE-1*
6. Increase renewable energy to 100% by 2030
   *Ref Climate Action Plan 2.0 Objective BE-3*

The following guidelines apply to discretionary design review permit applications.

## 4.05.01 INTRODUCTION

According to the U.S. Green Building Council, as of 2016, 39% of carbon emissions were due to residential and commercial building construction in the United States. This amount was greater than the percentage of carbon emissions produced by either industry or transportation. Additionally, buildings consume 70 percent of the electricity load in the United States. In 2017 52.2% of Piedmont's total greenhouse gas emissions resulted from the use of buildings. In light of these statistics, green building measures and renewable energy features are critical tools to reduce greenhouse gas emissions. These measures preserve natural resources, increase energy efficiency and promote long term sustainability.

While the State of California Building Standards Commission's Green Building Standards form a baseline for energy and green building compliance, exceeding these standards can help achieve local climate action goals. Certified rating systems, such as Build it Green, Leadership in Energy and Environmental Design (LEED), The Living Building Challenge, The Passive House Institute, or The Sustainable SITES initiative for landscape design, are encouraged.

Green building measures should be part of the initial design strategy. This includes assessing existing site and building conditions to maximize energy efficiency, and avoiding the use of high carbon emission products. It also includes landscape design that minimizes water consumption, responds to heating and cooling needs, and absorbs stormwater runoff. Sustainable landscape and building guidelines are presented below.

## 4.05.02 ON-SITE LANDSCAPE DESIGN PRINCIPLES DESIGN GUIDELINES:

1. Protect existing soil conditions and mature planting.

2. Encourage the selection of drought tolerant plant materials that are compatible with local climate and topography and that require little or no irrigation during the dry season.

3. Encourage the employment of Bay-Friendly Landscaping principles in landscape design and maintenance.

4. Strategically place shade trees to reduce building energy consumption.

5. Develop efficient irrigation systems that use plant-specific or pop-up irrigation emitters to eliminate excessive water use.

6. Consider treating storm water on-site as much as possible, using devices such as bioretention planter boxes, cisterns, bioswales, vegetated swales and rain gardens to prevent excessive water runoff.

7. For paved areas, consider using permeable paving, as recommended in Chapter 3, Section 3.11 of the Guidelines, to reduce water runoff.

## 4.05.03 ON-SITE BUILDING DESIGN PRINCIPLES DESIGN GUIDELINES:

1. Consider using recycled materials or framing and finish materials with a high recycled content, when practical. This includes the use of concrete that incorporates recycled fly ash or slag instead of Portland cement.

2. Use sustainably harvested materials or rapidly renewable materials, such as those certified by the Forest Stewardship Council.

3. Consider using locally sourced materials when practical.

4. Encourage the use of passive solar principles, including the appropriate placement of windows along a building's southern exposure and daylit interiors as much as possible.

**Additional information on making a building more energy efficient may be found in recommendations from the U.S. Green Building Council at USGBC.org and Build It Green at builditgreen.org.**

# 5. BUILDING DESIGN: SINGLE-FAMILY RESIDENTIAL

## DESIGN ~~STANDARDS~~OBJECTIVES:

1. Respecting Natural Terrain
   *Ref: General Plan Natural Resources and Sustainability Element Policy 13.1*
2. Scale, Height and Bulk Compatibility Within Existing Context
   *Ref: General Plan Design and Preservation Element Policy 28.1*
3. Style Compatibility with Neighboring Structures
   *Ref: General Plan Design and Preservation Element Policy 28.2*
4. Setback Consistency – Maintain prevailing setbacks from streets
   *Ref: General Plan Design and Preservation Element Policy 28.4*
5. Hillside Home Design – Respect topography to reduce effective visual bulk
   *Ref: General Plan Design and Preservation Element Policy 28.7*
6. Respect acoustical and visual privacy of adjacent buildings and yards
   *Ref: General Plan Design and Preservation Element Policy 28.8*
7. Maintain new developments to be harmonious with surroundings
   *Ref: General Plan Land Use Element Policy 1.3*
8. Preserve the stock of small and historic homes
   *Ref: General Plan Housing Element Policy 2.3*
9. Zone A: Single-family Residential Regulations
   *Ref: Zoning Ordinance Sec. 17.20.040*
10. Zone E: Single-family Residential Estate Regulations
    *Ref: Zoning Ordinance Sec. 17.28.040*

The following guidelines apply to discretionary design review permit applications.

## 5.01 BUILDING SCALE AND MASSING

~~Guidelines~~ Standards and guidelines for the scale and massing of new and expanded existing single-family structures are influenced by multiple factors, including prevailing lot widths and depths, site access, topography, and natural vegetation. Some settings may require greater sensitivity to existing conditions than others. For example, in hillside neighborhoods, new

structures and additions can stand out prominently when seen from a distance or from below, since they cannot be screened as effectively by trees and plantings.

## 5.01.01 NEIGHBORHOOD AND CONTIGUOUS PARCEL COMPATIBILITY

## DESIGN GUIDELINES:

1. 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.

## DESIGN COMMENTS:



Yes

A. Stepping the building up or down the slope reduces its mass.



No

B. Not adequately stepping the building up the slope increases its mass.



No

C. Large flat building planes should be avoided, as they increase the building scale.



Yes

D. Building massing should be broken up into several horizontal and vertical elements.

## DESIGN GUIDELINE:

2. A new or expanded structure should be physically integrated into the neighborhood, so it appears to residents and visitors that it properly belongs there. Maintaining compatibility with the scale and mass of the existing buildings on contiguous parcels prevents the new or expanded structure from overpowering or dominating the existing construction within the neighborhood.

## DESIGN COMMENTS:



Yes

A. A front garage addition is compatible with those found on adjacent parcels.



No

B. A new house overwhelms its neighbor. It has greater lot coverage and out-of-scale building elements.



Yes

C. A second story addition set back from the front of the building respects the prevailing scale of adjacent homes on the street.



No

D. While the upper floor addition is set back, the scale of its building elements is out of proportion with the neighboring homes.



Yes

E. A lower-level horizontal addition respects the neighborhood topography with a seamless attachment to the original residence.



No

F. A second story addition, while set back from the front, is not compatible with the original building style, window sizes and details established at the ground floor.



Yes

G. A second story addition set back from the front of the building respects the style and massing of the original ground floor.



Yes

H. A second story addition needs only to be slightly set back to respect the style of the ground floor, when the prevailing scale and mass of neighboring buildings is similar.



Yes

I. A large second story and horizontal addition, flanked by buildings with a similar scale, adds an offset wing and is set back, to maintain the integrity of the neighborhood and diminish the overall building scale.



No

J. While the large second story and horizontal addition mimics the original roof slopes, forms and building elements of the ground floor, the massing and scale overpower its neighbor. The choice of window sizes and roofing materials are also inconsistent with the building style.

## 5.01.02 ON-SITE AESTHETIC DESIGN COMPATIBILITY DESIGN GUIDELINE:

1. With additions and remodels to existing structures, the scale and mass should be consistent with the architectural style, scale, and mass of the existing building.

## DESIGN COMMENTS:



Yes

A. The primary objective regarding consistency of scale and mass is that the addition or remodeling cannot be distinguished from the original structure.



No

B. An addition or remodel which looks tacked on or is immediately apparent to the observer, fails to meet this objective.



Yes

C. Consistency of scale and mass between an addition (left side) and the original structure (right side) is a question of balance. The addition is carefully integrated into the original three-dimensional form and proportional relationships of the existing structure.



No

D. When an addition (left side) overpowers the existing structure (right side) with improperly scaled walls, roofs and elements such as windows, features of the original building style are lost, placing the overall design out of balance.



Yes

E. A modestly sized second story addition to a mid-century modern building is set back to respect the existing main roof profile.



No

F. A second story addition not set back from the front, which obscures prominent elements of the existing building style and changes the overall building scale, is strongly discouraged.



No



No

G. An addition that uses materials, building forms and design elements that contrast within an established building style is strongly discouraged.



Yes



Yes

H. With basement remodels that do not involve a change in the footprint, the mass, scale and style of the exterior improvements should be compatible with the original building.

I. In new construction, there is greater flexibility to interpret building elements within a predominant building style, providing the massing and scale are consistent with overall character.

# 5.02 DETACHED AND ATTACHED GARAGES

## DESIGN ~~STANDARDS~~OBJECTIVES:

1. Maintaining Site Lines and Street Intersections at Driveways
   *Ref: General Plan Transportation Element Policy 12.2*
2. Conform to the supplemental parking and driveway standards
   *Ref: Design Guidelines Chapter 3; Section 3.07*

The following guidelines apply to discretionary design review permit applications.

## 5.02.01 NEIGHBORHOOD AND CONTIGUOUS PARCEL COMPATIBILITY

## DESIGN GUIDELINE:

1. The siting of a new attached or detached garage should be visually integrated with the neighborhood and respect adjacent properties.

## DESIGN COMMENTS:

A. The design and location of a new detached or attached garage should be sensitive to view, access to sunlight, a feeling of openness and other amenities enjoyed by residences on contiguous parcels. Ideally, the design of the new garage would avoid adversely impacting these amenities. This may not always be possible, and it may be necessary to weigh the desire of a homeowner to construct a garage against impacts on neighboring residences.



Yes



Yes

B. The two photos above illustrate two perspectives of the same home. Enclosed parking is split between a one car detached garage near the front of the lot and a one car garage attached to the residence at the interior of the lot. This maintains the existing privacy and amenities afforded to the property and its neighbors, with new structure massed at the center of the lot.

## DESIGN GUIDELINE:

2. If a detached garage has its entrance a short distance from the street, ensure that its design is consistent with similarly positioned structures on adjacent properties and contributes positively to the character of the street.

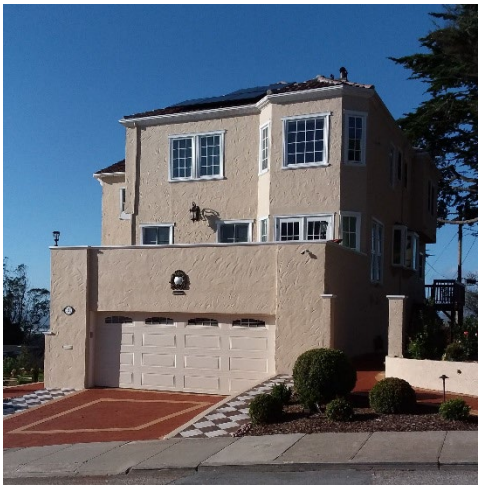
## DESIGN COMMENTS:

A. Because of topographic conditions, many residences in Piedmont have a detached garage whose entrance is located a short distance from the access street. Given the visual prominence of this type of garage, it is an important element in the overall character of the neighborhood. To reduce perceived mass, the preference is to use two independent garage doors, rather than a single wide garage door. To the extent permitted by topography, the siting of a new garage and its physical relationship to the residence should replicate other garages in the neighborhood.



Yes

B. An attached garage close to the street uses similar building elements and minimizes its perceived height, becoming a welcoming front addition to the residence. Each bay in the garage has its own door, which breaks up its massing.



No

C. An attached garage and its large garage door close to the street are too bulky and out of scale, becoming the prominent feature of the residence.

# 5.02.02 ON-SITE AESTHETIC DESIGN COMPATIBILITY

## DESIGN GUIDELINE:

1. A garage that is part of the main residence, such as a basement level garage on a sloping site, should have an entry that is compatible with the building style.

## DESIGN COMMENTS:



Yes

A. The scale and material of the garage entry door is compatible with the window above.



Yes

B. The paneled garage door and trim are compatible with the design elements of the residence.

## DESIGN GUIDELINES:

2. The remodeling or new construction of an attached or detached garage should be compatible with the style of the residence it serves.

3. When a residence is undergoing major renovation, the garage should appear compatible with the completed building when viewed from the street.

## DESIGN COMMENTS FOR DESIGN GUIDELINES 2 & 3:

A. Many older Piedmont residences have detached garages which were built either at the time of construction of the residence or shortly thereafter. These garages usually demonstrate architectural consistency with the residences. The detached garage, whether existing or new, should incorporate some of the design details of the residence, such as a matching roof type, exterior sheathing and window detail.



Yes



Yes

B. A detached garage located in the rear of the property uses paving and materials allowing turf to grow to allow for flexible use of the private outdoor space.

C. A detached garage located in the rear of the property uses door designs that reflect the design style of the main residence.

D. A detached garage in the street yard front setback area of an upsloping lot reflects the design style of the main residence.




Yes

## DESIGN GUIDELINES:

4. The siting of a new detached or attached garage on a parcel should minimize any adverse impacts on the residence which it serves.

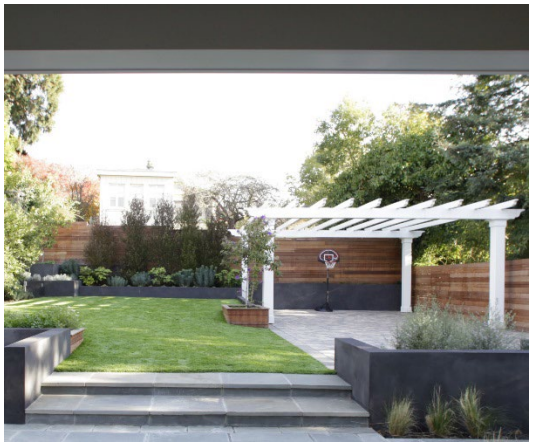
5. The design of a new detached or attached garage should avoid compromising the amenities of the residence it will serve, such as converting a yard into a garage, blocking a view, or reducing its sense of openness.

## DESIGN COMMENTS:



Yes

A. An attached garage as a horizontal extension to the front face of the residence.



Yes

B. A carport in the rear yard provides a sense of openness and maintains flexibility for uses in the private open space.

C. In new construction, the perpendicular wing with the garage creates a courtyard, complementing the pedestrian entrance to the residence, while reducing the overall hardscape area on the property.



Yes

## DESIGN GUIDELINE:

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

# 5.02.03 NEIGHBORHOOD, CONTIGUOUS PARCEL, AND ON-SITE SAFETY

## DESIGN GUIDELINE:

1. The design of a new detached or attached garage should avoid vehicle-related hazards for the property's occupants, occupants of homes on contiguous parcels, or pedestrians on the sidewalk.

## DESIGN COMMENT:

A. The design of a new garage should not impede access to the rear yard of a structure, block traffic sightlines to the street from the neighboring or on-site driveways, or otherwise create an unsafe condition.

## DESIGN GUIDELINE:

2. The design of a new garage shall not encourage parking which blocks all or part of a sidewalk.

No



# 5.03 ACCESSORY DWELLING UNITS

## DESIGN OBJECTIVES~~STANDARDS~~:

1. Accessory Dwelling Unit and Junior Accessory Dwelling Unit Regulations

*Ref: Zoning Ordinance, Sec. 17.38*

The following standards apply to ministerial review of Accessory Dwelling Unit permit applications in all zoning districts in Piedmont.

## 5.03.00 PURPOSE AND INTENT

The intent of these design standards is to maintain privacy and support thoughtful design and site planning, as well as encourage coordination and cooperation between neighbors.

## 5.03.01 ARCHITECTURAL AND LANDSCAPE DESIGN STANDARDS GENERALLY

1. A solid fence or vegetative screen, at least 6 feet tall, shall be provided by the developer of any detached ADU or ADU residential addition along the property lines adjacent to the ADU and path of travel from the public right-of-way exclusive of the street yard setback. No street tree may be removed and no new sidewalk curb cut is permitted as part of an ADU or JADU construction.
2. Construction of any new balcony, patio, and/or deck greater than 30 inches above grade is not permitted. Entrances closer than 10 feet measured to a side or rear property line shall be located on a wall facing the public right-of-way or a wall facing the interior of the property, unless the entrance is on an existing structure. New windows within 10 feet of, and on a wall facing, an adjacent dwelling shall have frosted and translucent glazing, unless a window is installed so that the height at the top is less than the height of required fencing or screen.
3. 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.
4. To the extent practicable, mechanical equipment and plumbing, conduit, or cabling for utilities is not permitted on exterior walls of an ADU or JADU, with the exception of meters, electrical panel, and solar installations.

## DESIGN COMMENT:

Yes



A. The ADU to the right follows existing grade with minimal retaining walls. The porch is 30 inches above grade. Windows and entrance face the interior of the property.

B. This lighting example to the right includes a shielded design so that the source of the light (light bulb) is not visible from 4 feet.

Yes



## 5.03.02 ON-SITE AESTHETIC DESIGN COMPATIBILITY

1. The architecture of an ADU or JADU must match the existing architectural style of the primary residence. The following building elements shall be replicated to the greatest extent possible:
    a. use of the same wall material, or wall material that visually appears the same as the existing primary residence, including color and texture;
    b. use of same trim material and trim profile;
    c. use of same roof form, roofing material and roof slope to the extent practicable as determined by the Director of Planning & Building;
    d. use of the same window size, proportion, operation, recess or reveal, divided light pattern (true divided lights or 3-dimensional simulated divided lights), and spacing distance between placements of windows;
    e. use of same building ornamentation, including exterior trim and porches;
    f. use of the same foundation materials and foundation appearance above grade;
    g. use of the same wall plate height and roof eave height, projection, and materials;
    h. use of same railing design and material; and
    i. use of an entry doorway that is not located on the same façade as the entry door to the primary residence and use of an entry door that is the same material, proportion, operation, recess or reveal, and divided light pattern as an original door on the primary residence.
    j. An ADU garage conversion shall either: 1) maintain the garage door design on the exterior if adjacent to a driveway or garage apron; or 2) 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, 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. Path to the entry door shall be a maximum of 1 foot wider than the entry door and centered on the entry door.

## DESIGN COMMENTS:

A. This horizontal extension to the primary residence uses the same exterior wall material and ornamentation to unify the ADU with the main building.

Yes





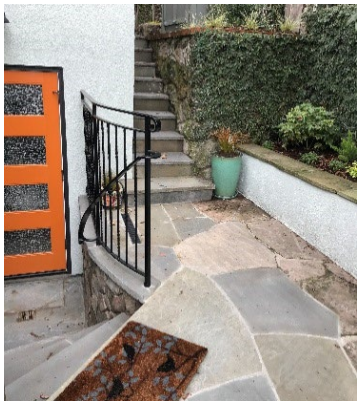
Yes

B. Existing space can be converted to either an ADU or JADU, taking advantage of existing walls, windows, and doors. The egress for this studio ADU is the front door which was widened to meet Building Code requirements.



Yes

C. This ADU constructed below the porch matches the building style and ornamentation. The entrance is greater than 10 feet from the shared property line and does not duplicate the house's entry.



Yes

D. A new patio beside the new entrance for the ADU (inside the existing house) in the example above is limited to 30 inches high. The railing at the new steps matches the existing railing design and materials.



Yes

E. In the example above, the ADU below the kitchen of the primary residence replicates the building's architecture and takes advantage of the existing plumbing layout.



Yes

F. In the photo above, the new ADU window (lower level) matches the placement, proportions, and divided lights of the existing corner window on the upper floor.



No

G. The outline of the previous garage door remains as incongruous exterior trim in the example above. Previous garage driveway apron must have a 3-foot-wide landscape strip along the wall of the ADU if the garage door is removed. Windows and doors must use 3-dimensional simulated divided lights. ADU walls must match the existing house's wall material and color.



Yes

H. A 6-foot-tall, solid wood fence with top and bottom rails, with the same appearance on both sides (or an equivalent landscape screen), is a requirement for any newly constructed detached ADU or ADU in a new residential addition.

I. The ADU to the right, created by the conversion of an existing detached garage, maintains the exterior appearance of a garage door and maintains the paved area in the driveway to the previous garage.

Yes



## 5.03.03 FIRE SAFE CONSTRUCTION

1. Construction of any ADU or JADU shall be designed to meet fire safe construction and vegetation requirements as determined by the Piedmont Fire Marshal.

## 5.03.04 STANDARD CONDITIONS OF APPROVAL

1. Prior to the start of construction, the developer shall obtain a Building Permit issued by the Building Official. A list of standard conditions of approval required for construction will be maintained by the Planning & Building Director and will be provided with Accessory Dwelling Unit and Junior Accessory Dwelling Unit application forms.

## 5.03.05 CITY APPROVED PLANS FOR RENT-RESTRICTED ADUs

California law and Health and Safety Code Section 65583(c)(7) require cities, towns, and counties to develop a plan that incentivizes and promotes the creation of ADUs that can be offered at affordable rent to lower-income renters. Division 17.38.075 of the City Code establishes an incentive program to homeowners to use City approved plans consistent with this section of the Design Standards and Guidelines. The pre-approved plans, approved by the City Council and owned by the City of Piedmont, for the construction of a new detached ADUs and/or a JADU conversion can be found in Appendix A of the Piedmont Design Standards and Guidelines. The digital files will be shared with applicants according to this section.

The Director may authorize an applicant's use of floor plans and elevations to obtain Planning Division approval of an Accessory Dwelling Unit Permit, if all of the following findings are made:

A. The design unit meets the requirements of Section 17.38.060.

B. The roofing material and exterior siding material of the proposed unit are the same as that of the primary residence.

C. The plans are the same as those in Appendix A of the Piedmont Design Standards and Guidelines with only a 3 percent variation or less in any one dimension.

If the approval is granted, the applicant must provide a covenant requiring a rent level affordable to households of very low income, and the accessory dwelling unit shall be subject to all the requirements set forth in City Code Section 17.38.075.

# 5.04 MISCELLANEOUS ACCESSORY STRUCTURES

## DESIGN STANDARDS:

1. Zone A: Single-family Residential Regulations
   *Ref: Zoning Ordinance Sec. 17.20.040*
2. Zone E: Single-family Residential Estate Regulations
   *Ref: Zoning Ordinance Sec. 17.28.040*

This section covers guidelines for accessory buildings that are neither detached garages nor accessory dwelling units. The following guidelines apply to discretionary design review permit applications.

## 5.04.01 NEIGHBORHOOD AND CONTIGUOUS PARCEL COMPATIBILITY

## DESIGN GUIDELINE:

1. The siting of accessory structures should be visually integrated with the neighborhood and respect adjacent properties.

## DESIGN COMMENT:

A. This accessory structure sits within a rear yard landscaped garden, set back from side yard setback lines. Its low profile and location on the lot makes it minimally visible from adjacent properties.

Yes



## 5.04.02 ON-SITE AESTHETIC DESIGN COMPATIBILITY

## DESIGN GUIDELINE:

1. An accessory structure should be compatible with the building style of the primary residence.

## DESIGN COMMENTS:



Yes

A. A pool house and arbor match the architectural vocabulary of the primary residence through: exterior wall and roof materials, window and door design, and decorative elements.



Yes

B. A rear yard studio maintains a low profile in the rear yard. The style is compatible with the mid-century modern style of the primary residence.

C. A careful renovation of an existing historic cottage, which is accessory to the larger residence on the estate, maintains its integrity.



Yes

# 6. BUILDING DESIGN: MULTI-FAMILY RESIDENTIAL

## DESIGN ~~STANDARDS~~OBJECTIVES:

1. Require multi-family design to respect single-family architectural bulk and styles.
   *Ref: General Plan Design and Preservation Policy 28.10*
2. Preserve existing multi-family housing.
   *Ref: General Plan Housing Element Policy 2.6*

The following guidelines apply to discretionary design review permit applications. Objective design standards for ministerial design review permit applications begin on page 6-9.

## 6.01 NEIGHBORHOOD CONTEXT

Multi-family development in Piedmont exists in two contexts:

- First, there is a contiguous area of 16 parcels on Linda Avenue between Grand Avenue and Oakland Avenue, and on the 1000 block of Oakland Avenue that is zoned for multi-family housing. This area presently includes seven single-family detached homes, a few single-family homes that have been divided into multiple units, a few small apartment buildings, and a seven-unit townhome development that sits on one of these parcels.
- Second, there are 9 parcels scattered widely across the city. Each of these parcels includes a small multi-family building or home that has been converted to multiple units. There are also a handful of legal non-conforming multi-unit buildings in the single-family zone.

In both contexts, these areas possess the fundamental characteristics of a single-family neighborhood, including two and three-story structures with front, side and rear yards, driveways and garages. Parcel sizes and shapes resemble the proportions and configurations of adjacent lots zoned for single-family dwellings. While a few are on corners, most are interior lots with street facing widths that are narrower than the lot depths. Only two of the lots face more than one street right-of-way.

In practical terms, the size and proportions of Piedmont's multi-family lots generally limit their capacity ~~to only three or four units each~~. A few of the lots with existing apartment buildings are larger~~, but they are already developed to the maximum capacity allowed by zoning~~. Thus, the focus of the multi-family guidelines is to accommodate diverse housing types while recognizing the constraints of small parcels and respecting Piedmont's architectural heritage ~~and character~~.

# 6.02 BUILDING SCALE AND MASSING

## 6.02.01 AESTHETIC DESIGN: NEIGHBORHOOD COMPATIBILITY

### DESIGN GUIDELINE:

1. Use the existing architectural rhythm of contiguous properties to establish building massing elements.

### DESIGN COMMENTS:

A. The massing of the multi-family structures on the left is compatible with that of the adjacent single-family residence on the right.

B. The architectural rhythm of the adjacent properties helps establish the choice of building elements.



Yes

## 6.02.02 AESTHETIC DESIGN: ON-SITE COMPATIBILITY

### DESIGN GUIDELINES:

1. Use vertical building recesses to break up the overall façade.
2. Introduce changes in wall plane and architectural projections, such as bay windows, porches, overhangs, sunscreens, etc. to reduce the overall building bulk.
3. Use the proportion between windows and adjacent wall surfaces to reduce the overall bulk of building forms.



Yes

# 6.03 BUILDING STYLES

## 6.03.01 AESTHETIC DESIGN: NEIGHBORHOOD COMPATIBILITY DESIGN GUIDELINES:

1. Respect the existing neighborhood context, as described in Section 6.01.

2. Building styles may include separate single-family dwellings on the same lot, small multi-unit buildings that resemble single-family dwellings, with either shared or independent pedestrian entries, or side by side townhouses with independent entries that have a similar architectural character to single-family dwellings.

## DESIGN COMMENTS FOR DESIGN GUIDELINES 1-2:



Yes

A. This two unit building, with separate pedestrian entry porches at each end, has a symmetrical façade, creating the impression of a grand single-family residence.



Yes

B. This two unit building on a narrower lot has separate pedestrian entry porches on each side, appears as a single-family home and is compatible with the neighboring houses on contiguous lots.



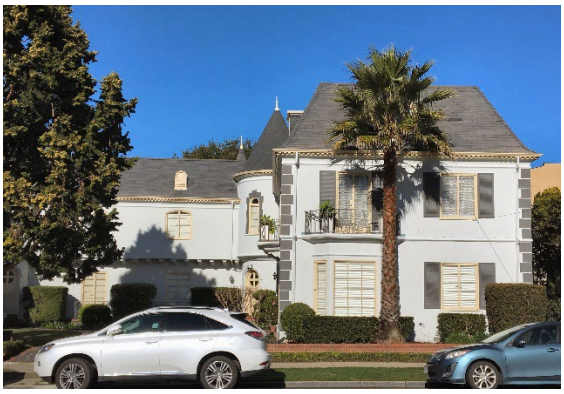
Yes

C. Side by side townhouses with street facing independent entries use similar building forms with different orientations to create interest.



Yes

D. Side by side townhouses use different, yet compatible building forms to create greater individuality between dwelling units.



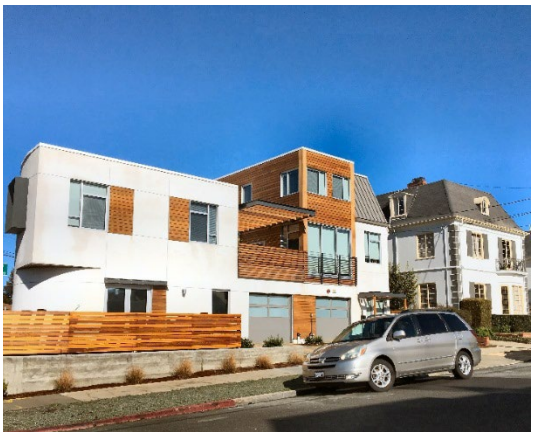
Yes

E. Stacked units with a central entry appears as a single-family home.



Yes

F. Stacked units with independent entries on each side reinforce the building's symmetry.



Yes

G. With a nod to the roof profile and building elements found at the traditional structure to the right, the contemporary building style of the multi-family building to the left is compatible with its neighbor.



Yes

H. Appearing as a single-family home with a rear cottage, these two duplexes on the same lot are compatible with their neighbors.

## DESIGN GUIDELINE:

3. In all cases, the "front" of the building should face the street, rather than the side property line. Buildings with street facades dominated by garages or carports are strongly discouraged.

## DESIGN COMMENT:

A. The multiple street facing parking garages dominate the ground floor. The boxy building form, roof profile, window proportions and material changes are all incompatible with the scale and character of adjacent single-family residential buildings.



No

## DESIGN GUIDELINE:

4. Maintain visual privacy between units within the development and between a development and adjacent properties.

## 6.03.02 AESTHETIC DESIGN: ON-SITE COMPATIBILITY: DESIGN GUIDELINES:

1. Additions and remodels to existing multi-family dwellings should be addressed in the same manner outlined in Chapter 5: Zone A: Single-family Dwellings.

2. When more than one unit is housed in the same building, the building composition should be read as a whole, rather than one that creates different architectural styles for the separate units.

3. Provide a variety of architectural elements between buildings, to avoid repetition and monotony, while maintaining a unifying architectural style.

## DESIGN COMMENT:

A. Without enough changes in wall plane, the repeating of simple building forms and elements becomes monotonous. The paths to the pedestrian entries are too hidden under the side-mounted shed roofs, while the recessed vehicular entries at the center of the building dominate the ground floor. The size of the materials used for building trellises and window details are too small in scale in relation to the building façade.



No

## DESIGN GUIDELINES:

4. Pedestrian entries should be located on street facing facades.

5. When there is a horizontal change in exterior building material, the material change should occur at the inside corner of a building form, rather than the outside corner.

6. The use of Universal Design Principles, allowing greater accessibility to multi-family dwellings for persons of all physical means, is encouraged.

7. Balconies should be integral with the building design and not appear to be tacked on or stacked, preventing the repetition of building elements.

## DESIGN COMMENT:

A. While cantilevered from the building, the balconies shown at right are consistent with the building style by using the same façade materials and detailing. Long rows of identical balconies should be avoided.



Yes

# 6.04 GARAGES AND DRIVEWAYS

## 6.04.01 AESTHETIC DESIGN: ON-SITE COMPATIBILITY

## DESIGN GUIDELINES:

1. See Design Guidelines Section 5.02; Detached and Attached Garages, for additional guidelines.

2. To reduce curb cuts, when feasible, use a single driveway and garage entry for shared parking, when visible from the street right-of-way.

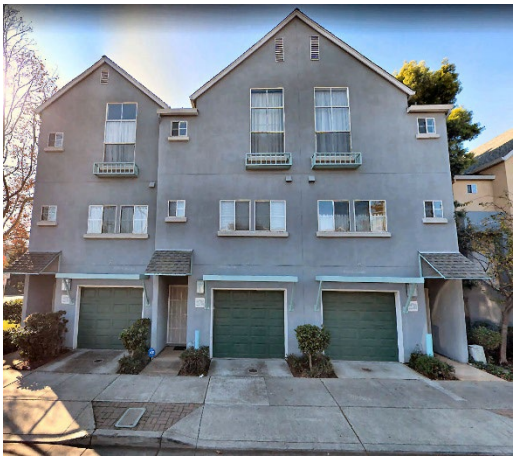
## DESIGN COMMENTS:

A. The entrance to an auto court like the one shown at right provides a single point of entry from the street right-of-way to independently accessible garages.



Yes

B. Multiple street facing entrances to individual garages within the same building, like the one shown at right, overwhelm the ground floor pedestrian entries.



No

# 6.05 OBJECTIVE DESIGN STANDARDS – MULTI-FAMILY

## DESIGN STANDARDS:

Objective design standards, rather than discretionary standards, are mandated by State law. Their purpose is to streamline the review of multifamily and mixed-use housing, which is often a more affordable housing type than single-family houses, duplexes, and triplexes. If a development application is consistent with the objective design standards and meets other eligibility criteria, the City may be required by State law and City Code division 17.67 to approve the development application without a public hearing, neighbor comments, or CEQA review. The objective design standards for multi-family development are provided on the following pages.

New Page

# Objective Design Standards

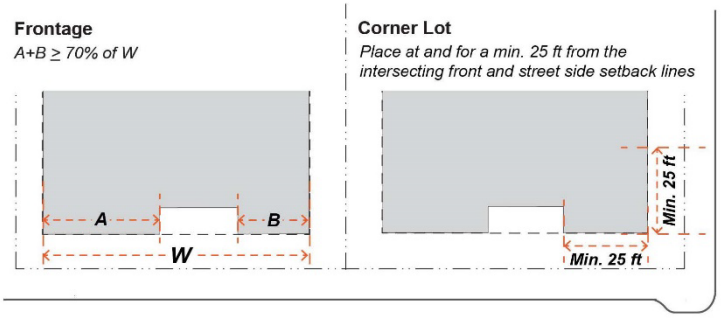
## Multi-family Residential Design Standards

A. **Building Envelope Design.**

1. **Building Placement.**

   a. *Frontage.* A minimum 70% percent of ground-floor building frontage must be built at or within 18 inches of the front setback to create a continuous street wall.

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




2. **Building Massing Abutting Zone A.** Building façade planes facing and abutting properties in Zone A may not exceed 35 feet in width without a break a minimum 6 feet depth.

3. **Privacy.**

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

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

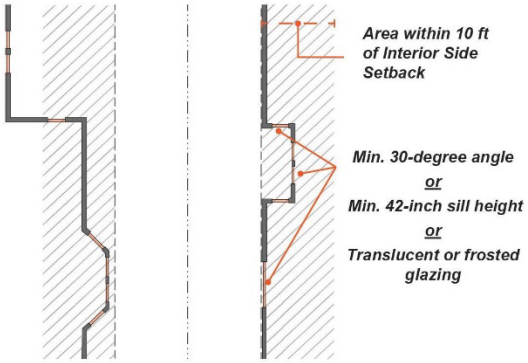
   c. *Privacy and Window Placement.* Windows to primary living spaces within 10 feet of or facing a side setback or within 25 feet of and facing another unit on-site must:

      i. Be angled away from the adjacent side setback line a minimum of 30 degree, measured from a line perpendicular to the side setback line;

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

New Page

iii. Use permanently translucent or "frosted" glazing.




B. **Building Design.**

1. **Street-Facing Building Articulation and Façade Bays.**

a. *Vertical Articulation.*

i. Building facades up to 45 feet in length along a public right-of-way must incorporate one of the following:

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

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

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

ii. When a building façade exceeds 45 feet in length along a public right-of-way, it must be separated into façade bays no greater than 30 feet in width defined by a recess a minimum of 2 feet in depth and at least one of the following strategies:

(a) Change in roof parapet height or shape of at least 6 feet.

(b) Change in roof form and type (e.g., flat pitch roof to gable).

New Page

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




*Building façade > 45 ft*

b. *Bay Articulation.* The eave or roof form of a recessed façade bay shall be no higher than the those of bays not recessed.

c. *Townhouses/Rowhouses.* In townhouse and rowhouse development types, facades of adjacent attached units must be staggered or off-set a minimum of 12 inches to avoid monotony in design.

2. **Roof Form and Design.**

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

i. Hipped

ii. Gable

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

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

v. Roof decks that are enclosed on the sides and rear, either partially or completely, provided the deck and deck occupants are not visible from the right-of-way or adjacent single-family property within 300 feet.

b. *Pitch.* The pitch of the roof must be 3:12 to 5:12 ratio. Flat roofs with parapets are also permitted.

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

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

3. **Building Entries.**

a. *Ground Floor Entrances.*

i. Shared entrances must be located on the front of the building and must face a public right-of-way. Entrances are limited to a minimum 2 per facade facing and abutting the public right-of-way or 1 for every 20 housing units per facade facing the public right-of-way, whichever is greater, in Zone D.

New Page

ii. Individual entrances must face either a public right-of-way, an internal access drive, or a shared forecourt.

b. *Upper Floor Entrances.* Exterior stairs to entrances to upper floor units above the second floor are not permitted.

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

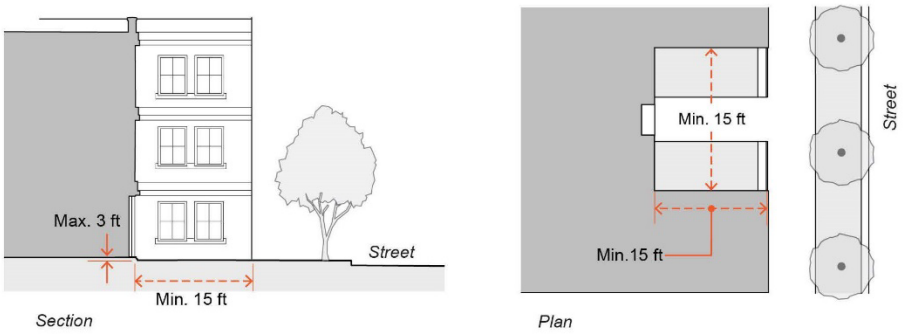
i. Shared landscaped forecourt with dimensions as indicated below:

(a) Forecourt depth: Minimum 15 feet

(b) Forecourt width: Minimum 15 feet

(c) Ratio of forecourt width-to-height: Maximum 2:1

(d) Entrance maximum 3 feet above level of forecourt.




ii. Shared entrance forecourt level above or below sidewalk: Shared or individual terrace frontage with dimensions as indicated below:

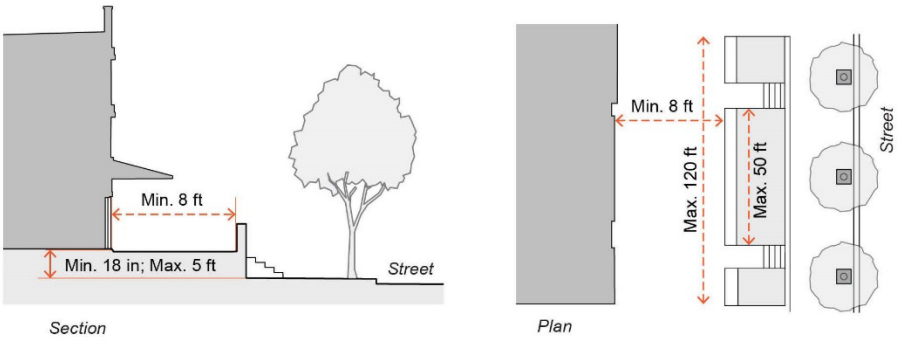
(a) Terrace depth: Minimum 8 feet

(b) Terrace width: Minimum 15 feet, maximum 120 feet

(c) Distance of terrace between stairs: Maximum 50 feet

(d) Terrace level above sidewalk: Minimum 18 inches, maximum 5 feet

New Page




iii. Entrances for individual units with covered dooryard frontages with dimensions as indicated below:

(a) Dooryard width: Minimum 6 feet

(b) Dooryard depth: Minimum 4 feet, maximum 8 feet

(c) Dooryard overhead projection depth: Maximum 6 feet

(d) Dooryard clear height: Minimum 8 feet

(e) Dooryard wall/planter/fence height: Maximum 3 feet

(f) Not permitted in Zone D.




iv. Individual covered stoop frontages with dimensions as indicated below:

(a) Stoop clear height: Minimum 8 feet

(b) Stoop height above sidewalk: Minimum 18 inches

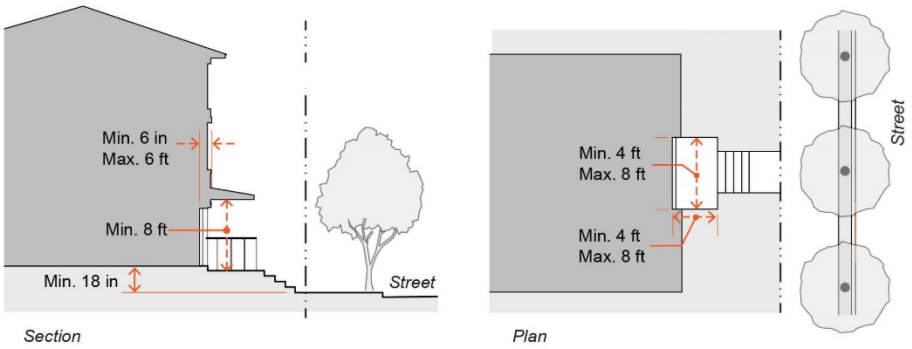
(c) Stoop width: Minimum 4 feet, maximum 8 feet

(d) Stoop depth: Minimum 4 feet, maximum 8 feet

(e) Stoop entry recession: Minimum 6 inches, maximum 6 feet.

New Page

(f) Not permitted in Zone D.




d. *Forecourt.* Forecourts must:

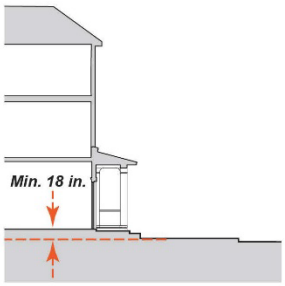
i. Be visible from and linked to abutting public rights-of-way by a clear, non-combustible accessible path of travel;

ii. Be enclosed on at least three sides by buildings; and

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

e. *ADA Accessibility.* All frontages must comply with ADA accessibility requirements.

4. **Ground Floor Finish Floor Elevation.** The ground floor finish floor elevation must be minimum 18 inches above sidewalk elevation. However, the ground floor interior lobby serving 55% or more of multifamily residential units may be a minimum 6 inches above sidewalk elevation.




5. **Window and Door Design.**

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

b. *Window Recess and Trim.*

i. For windows on building walls of wood exterior materials, include trim at least 2 inches in width (foam or vinyl trim not permitted).

New Page

ii. For windows on building walls of stucco exterior materials, be recessed a minimum of 2 inches from the outer wall surface.

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

d. *Divided Lites*. Simulated divided-lite grilles are acceptable only if they are located on both the outside and inside faces of the window, have spacer bars between the double panes of glass, and a thickness of at least 1/2 inch on each side of the window. A minimum 50 percent of windows must have a divided lite design.

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

f. *Glazing*. All glazing types are permitted except reflective or opaque tinting of glazing, which are prohibited.

g. *Residential Signifiers*. Residential facades shall incorporate at least one of the following elements that signal habitation: window bays, usable balconies, or horizontal cornices or string courses at every floor.

6. **Residential Unit Design.**

a. *Affordable Unit Design*. Affordable units and market rate units in the same development shall be constructed with the same exterior materials so that the units are not distinguishable.

b. *Private Open Space*.

i. Minimum 100 square feet per unit.

ii. Private open space may be at-grade or elevated.

c. *Common Open Space*.

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

ii. Minimum dimension 15 feet.

iii. Shared open space may be at-grade, elevated, or rooftop.

iv. Where required common open space abuts private open space, an access drive, or the public right-of-way, then a minimum 2-foot-wide buffer is required. The buffer must be planted or otherwise designed to be screened from view from the private open space.

7. **Parking and Driveway Design.**

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

i. Tuck-under individually secured garages on the ground level of a structure in Zone C; or

ii. Shared garage (podium or underground) in Zone C or D.

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

c. *Parking Visibility*. Street-facing structured parking levels are not permitted at the ground-level unless the parking level exterior matches that of the living area.

d. *Garage Doors*.

i. All garage doors must be motorized.

New Page

ii. Controlled entrances to shared parking facilities (gates, doors, etc.) shall be located a minimum 10 feet from the back of sidewalk and may not exceed 20 feet in width.

e. *Long-term Bicycle Parking.*

i. A minimum of one long-term bicycle parking space shall be provided for every 4 residential units.

ii. Long-term bicycle parking must be located on the same lot as the use it serves and:

(a) In a parking facility;

(b) In an enclosed bicycle locker; or

(c) In a fenced, covered, and locked bicycle storage area.

f. *Bicycle and Auto Parking Clearance.* 5 feet of horizontal clearance shall be provided between vehicle and bicycle parking spaces. 2 feet of horizontal clearance shall be provided between bicycle parking spaces and adjacent walls, poles, landscaping, street furniture, drive aisles, and pedestrian walkways.

8. **Equipment Screening.**

a. *Solar Equipment.* Rooftop solar panels shall have a low-profile, flush-mounted design, with a maximum of 6-inch gap between the solar panel and the roof material unless the roof is flat. If solar panels are mounted on a flat roof and are tilted or angled to maximize solar energy production, building parapets or other architectural elements shall provide screening from view from the public right-of-way and from adjacent single-family uses within 300 feet. Screening shall be architecturally continuous with the building in color, material, and trim cap detail.

b. *Height of Roof-mounted Equipment.* Roof mounted equipment greater than 12 inches above the roof line, except for roof exhaust vents, plumbing vents, and solar panels on pitched roofs, shall be screened from being viewed from the public right-of-way and from adjacent single-family uses within 300 feet.

c. *Location of Ground-mounted Equipment.* Neither mechanical nor electrical equipment is allowed in street-facing setbacks facing and or interior side setbacks abutting single-family uses on lots in Zone A.

d. *Visibility of Ground-mounted Equipment.* Site-and ground-mounted mechanical or electrical equipment shall be screened using plant materials, fencing, or walls from public right-of-way. Conduits shall not be exposed on exterior walls and shall be embedded in walls or within a chase designed for such use.

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

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

9. **Additions and Remodels.** In order to ensure that proposed additions and remodels match the existing building, any remodels and additions must incorporate only the architectural design elements, proportions, materials, and details that are already on the existing building.

C. **Façade Design.**

1. **Blank Walls.**

a. *Limit on Blank Walls.* Blank walls on any floor may not exceed 12 horizontal feet.

New Page

b. *Enhancement on Blank Walls.* Blank walls at the ground level must include one or more of the following:

i. A pattern of motifs or insets in tile or stucco;

ii. A base or water table at least 2.5 feet in height and a cornice at the top of the ground level;

iii. Landscaping that, at maturity, obscures a minimum 50 percent of the wall area, and that is guaranteed for a period of 10 years, minimum; or

iv. Landscaped trellises or lattices over a minimum 50 percent of the wall area that is guaranteed for a period of 10 years, minimum.

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

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

i. Stucco (minimum 2-coat)

ii. Stone (must extend vertically to the foundation)

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

b. *Secondary Building Materials.* A secondary building material shall mean a material that covers less than 54 percent of a façade surface area excluding transparent surfaces. The following secondary cladding materials are allowed:

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

ii. Wood

iii. Split-face Concrete Masonry Unit (CMU)

iv. Terra cotta tile

v. Brick or brick veneer

vi. Glazed tile

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

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

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

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

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

Materials with naturally occurring colors such as wood or stone, materials with prefinished color such as stucco, and colorized metal shall constitute a color for this requirement.

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

New Page

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

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

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

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

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

iii. Standing seam metal in a nonreflective dark brown or dark bronze color;

iv. Concrete roof tiles; or

v. Cool roof membrane roofing, non-reflective and medium gray color.

3. **Architectural Details.**

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

b. *Parapet Design*. Patterns of steps, angles, and/or curves must be symmetrical within each segment or establish symmetry across the building façade.

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

i. Projecting eaves (minimum 12-inch projection)

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

iii. Gutters with downspouts

d. *Street Address Number*. Street address numbers must be metalwork or tiled.

e. *Ornamental Features*. Buildings must exhibit at least two of the following ornamental features over 15% or more of each facade:

i. Patterned accent tiles applied consistently across all street-facing building facades

ii. A pattern of carved insets with grilles on all street-facing building facades

iii. A pattern of stucco motifs or tile motifs or vents on all street-facing building facades

iv. Terra-cotta tile chimney top (enclosing equipment or not)

f. *Exceptions*. All building façades must comply with applicable standards with the following exceptions:

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

ii. Where a building is designed to appear as separate buildings, each portion that appears as a separate building shall be subject to the Building Design and Façade Design standards separately.

4. **Additions and Remodels**. Notwithstanding the design standards of this Chapter, new or replacement windows or doors in an existing wall must have the same design, detail, and placement of existing windows or doors on the building.

New Page

D. **Site Design.**

1. **Walls and Fences.**

a. *Fences and Walls.* Fences and walls shall be the same materials and color with that of the primary or secondary building materials. A minimum 6 foot masonry wall must be provided on property lines shared with single-family uses on lots in Zone A.

b. *Retaining Walls.* The design of new retaining walls that are visible from the abutting public right-of-way, as well as those that are within the side and rear yard areas, shall be constructed in a stepped or terraced fashion with the maximum height for any single wall no more than 4 feet unless an engineering assessment finds that physical limitations do not make such terracing feasible. If the change in grade is greater than 4 feet, a series of retaining walls, interspersed by planting areas in a stepped or terraced fashion shall be constructed to minimize the retaining walls visual prominence and avoid a monolithic appearance. A minimum 6 foot masonry wall must be provided on property lines shared with single-family uses on lots in Zone A.

c. *Retaining Wall Design.*

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

d. *Screening of Retaining Walls.* Where a single large retaining wall is used, its design shall incorporate a 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. Planting strip must be a minimum 12 inches wide

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

2. **Landscaping.**

a. *Landscape Design.*

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

ii. Landscaping shall be placed according to sunlight needs.

iii. Landscaping shall be located to cover the entire development site and provide shade in south-facing and west-facing areas.

iv. Plant size at maturity must not exceed:

(a) 30 inches within 10 feet of a sidewalk or driveway

(b) The height of any building aperture within 10 feet of the aperture.

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

b. *Required Landscaping.*

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

New Page

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

(a) Artificial turf; and

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

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

d. *Frontage Landscaping*.

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

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

iii. A maximum of 20 percent of the required front setback area may be turf. Such turf area may not be counted toward the required landscaped area.

e. *Interior Side and Rear Setback Landscaping*.

i. Landscaping within side and rear setback areas shall be located to delineate property lines.

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

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

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

h. *Backflow Preventer and Public Utilities*. Any backflow preventer or public utility, such as panels and meters, must be screened with landscaping as high as the equipment and landscaping must be guaranteed for a period of 10 years. Public utility connections must be installed in underground vaults and conduit.

3. **Site Circulation.**

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

b. *Paving within Setback Area*. Paving within required setback areas shall be distinct from the adjacent public sidewalk in color, design, or texture.

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

4. **Refuse and Recycling Areas.**

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

i. Within any required street-facing setback;

ii. Any required parking and landscaped areas; or

New Page

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

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

c. *Enclosure and Container Materials*.

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

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

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

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

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

(d) Shall be sized to accommodate the volume of materials collected between collection schedules.

(e) Required refuse collection must be grouped together and equally accessible to residents.

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

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

5. **Lighting.**

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

b. *Façade Lighting*. Lights on the building façade shall be incorporated into façade design for all facades. Fixtures shall be:

i. Fully shielded and directed downward onto the building façade and onto paving of entrance areas; and

ii. The same materials as the building trim/accent.

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

6. **Energy Efficiency.**

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

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

New Page

# 6.05.02 Definition of Terms

**Arched Window.** Window that is rounded at the top.

**Blank Wall.** A portion of a façade on any floor of a building that that does not include a transparent window or door between the level of the finished floor and the level of the ceiling.

**Common Open Space.** Courtyards, sport courts, play areas, gardens, or other open spaces for communal use within a development and accessible by all residents of the development.

**Dentilled Cornice.** A dentil, or small block, used as a repeating ornament under a cornice.

**Divided Lites.** A window with individual panes of glass separated by muntins, typically arranged in a grid. Simulated divided lite windows are made from a single, large pane of glass with a surface grid attached to one side.

**Façade Bay.** A section of a building between vertical lines or planes, as defined by columns, pilasters, bay windows, or other horizontal projections or recesses.

**Finished Floor.** The top layer of flooring.

**Forecourt.** A type of frontage with a portion of the façade set back from the primary façade creating a small courtyard space. The courtyard may be used as an entry court or as shared garden space for apartment buildings, or as an additional shopping or restaurant seating area within retail and service areas.

**Private Open Space.** A yard, patio, porch, or balcony directly accessible from the dwelling unit for which the open space provides an opportunity for private outdoor recreation and relaxation of the resident(s) of the associated dwelling unit.

**Rowhouse.** A single-family dwelling that shares a party wall with another of the same type placed side-by-side with individual entries along the front and dedicated private open space for each unit typically located in the rear. Each unit has its own front access at the ground floor. Also known as a townhouse or townhome.

**Shared Garage.** A structured parking area that is shared by multiple residential units or commercial spaces.

**Shopfront.** A type of frontage, typically for commercial and retail use, where the façade is aligned close to the frontage line with the building entrance at the level of the sidewalk.

**Townhouse.** See Rowhouse.

# 7. BUILDING DESIGN: COMMERCIAL AND MIXED-USE RESIDENTIAL

## 7.01 NEIGHBORHOOD CONTEXT

Although Piedmont is primarily a residential community, it has two small commercial/ mixed-use districts. The character and appearance of these districts is an important part of Piedmont's identity, as they include many of the city's gathering places, services, and workplaces. Each district has a unique identity:

The standards and guidelines for Piedmont's commercial and mixed-use districts are not intended to establish or dictate a specific architectural style or theme. Rather, the intent is to ensure that new commercial and mixed-use structures are developed within the context of Piedmont's architectural heritage and the attention that has historically been given to human scale and detail. Designs merely repeated from other cities or reflective of standard plans (e.g., corporate or franchise designs) that do not relate to the site, adjacent development, or Piedmont's architectural history, are strongly discouraged and unlikely to be accepted.

**Civic Center Area:**
The six lots zoned for commercial and mixed-uses fronting Highland Avenue and Highland Way are either surrounded by public rights-of-way or adjacent to public facilities. None are directly adjacent to lots zoned for residential use. Due to lot configurations and orientations to the street and public buildings, their exposures may be viewed from all sides. The context of this district is defined by the existing public and semi-public buildings within the Civic Center area, including City Hall, Piedmont Community Church, the Veterans Building, and Havens School.



**Grand Avenue Commercial District:**

The character of the Grand Avenue commercial district is shaped by Grand Avenue itself, a relatively wide avenue with the highest traffic volumes in the city. Piedmont's Grand Avenue district is effectively the "headwaters" of a longer commercial corridor that extends through Oakland for almost a mile to Lake Merritt. It functions as a transition between more intense commercial uses in Oakland and residential areas of Piedmont. All but one of the thirteen lots within the district share property lines with lots zoned exclusively for single-family residential use. Of these thirteen lots, nine have narrow street frontages, similar in scale to the adjacent lots zoned for single-family residential use. Six of these narrow lots are developed with single-family detached homes. Thus, the context of this district is fundamentally defined by the surrounding residential buildings and the residential form of Piedmont itself.



# 7.02 SITE DEVELOPMENT

## DESIGN ~~STANDARDS~~OBJECTIVES:

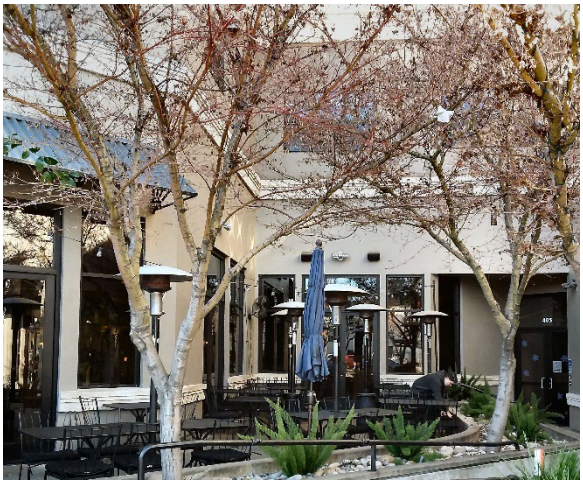
1. Encourage land uses, activities, design changes, circulation changes, and capital improvements which transform the Piedmont Civic Center into a more cohesive pedestrian-oriented gathering place.
   *Ref: General Plan Land Use Element Policy 4.1*
2. Create more distinctive and memorable points of entry into the city to provide a stronger sense of arrival and define city edges.
   *Ref: General Plan Design and Preservation Element Policy 27.4*
3. Within the Grand Avenue Commercial District, Encourage Mixed-use Development that combines ground floor commercial uses with upper story residential uses.
   *Ref: General Plan Land Use Policy 2.2*
4. Buffering and screening should be required between commercial development and adjacent residential properties.
   *Ref: General Plan Land Use Policy 2.5*
5. Recognize commercial uses as gathering places, contributing to pedestrian vitality and safety.
   *Ref: General Plan Land Use Policy 2.6*
6. Consider potential impacts on city and school district properties and facilities.
   *Ref: General Plan Land Use Policy 3.4*
7. Zone D – Commercial/ Mixed-Use Regulations.
   *Ref: Zoning Ordinance Section 17.26*

The following guidelines apply to discretionary design review permit applications. Objective design standards for mixed-use commercial and residential begin on page 7-20.

## 7.02.01 AMENITIES IN THE STREET RIGHT-OF-WAY DESIGN GUIDELINES: NEIGHBORHOOD COMPATIBILITY:

1. Introduce new street trees to match the spacing of existing street trees in front of contiguous neighboring properties. If there are no street trees in front of contiguous neighboring properties, provide new street trees with a minimum spacing of 25 feet.
2. Provide Class 2 bicycle racks for short term use, when feasible.
3. Encourage usable public outdoor spaces with seating in front of commercial storefronts, when feasible.

## DESIGN COMMENTS:



Yes

A. Fixed seating in interior courtyards enhance usable public outdoor space.




Yes

B. Street facing courtyards create flexible public outdoor use.



Yes

C. Low planters and trellis with outdoor seating create an enclosure while maintaining a connection to the public right-of-way.



Yes

D. Street facing patios with outdoor seating animate the public right-of-way.

## 7.02.02 AMENITIES ON-SITE
## DESIGN GUIDELINES: NEIGHBORHOOD COMPATIBILITY:

1. Landscaping on commercial and mixed-use properties should complement the landscape treatments on adjacent properties.

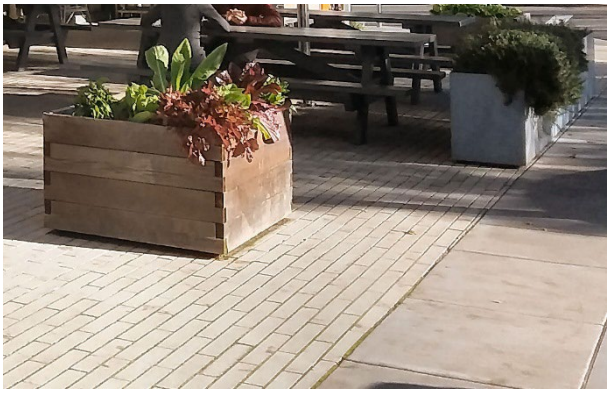
2. Along property lines abutting single-family residences, landscaping should provide screening and privacy for the adjacent residences.

3. Along the street facing frontage, smaller scale design elements such as container plantings and window boxes should be considered to enhance the pedestrian experience.



Yes

4. Where facades are set back from the property line, paving within setback areas should be distinctively different from the adjacent public sidewalk. As appropriate, plazas or outdoor seating areas located adjacent to sidewalks may be separated from the sidewalk by landscaping, raised planters, or similar features.



Yes

# 7.03 BUILDING SCALE AND MASSING

## 7.03.01 AESTHETIC DESIGN: NEIGHBORHOOD COMPATIBILITY DESIGN GUIDELINES:

1. Use the scale and stature of the existing neighborhood context, as described in Section 7.01, as a benchmark for the design of new or remodeled structures. Building masses on larger sites should be broken into smaller segments that reflect those common along nearby streets.

2. Incorporate daylight planes, as described in the Zoning Ordinance *Sec. 17.26.050* between mixed-use properties and residential properties, to reduce the overall building bulk and establish compatible transitions between uses.

3. Use the architectural rhythm of existing contiguous properties to establish building massing elements. For facades that are adjacent to or facing single-family residences on Grand Avenue, the buildings should be sympathetic to the form, scale, and height of those houses. Residential building forms should be considered in such locations, to improve compatibility with the adjacent homes and maintain visual continuity along the corridor.

## 7.03.02 AESTHETIC DESIGN: ON-SITE COMPATIBILITY DESIGN GUIDELINES:

1. Provide a minimum of 50 percent of street frontage of the lot for the building frontage, to maintain a consistent street wall.

2. On buildings with street frontages that exceed 50 feet, entry vestibules or other building recesses should be included to create visual interest and provide additional window display space. Building recesses should have with a minimum width of 5 feet and a maximum depth of 5 feet.

## DESIGN COMMENTS FOR DESIGN GUIDELINES 1 AND 2:

A. The gated, walled in entry to a mid-block paseo and tree-shaded courtyard on the left maintains the consistent street wall.

B. Building setbacks at upper floors with usable outdoor space reduce the overall building massing.



Yes

## DESIGN GUIDELINES:

3. Differentiate the ground floor commercial use from upper floor residential use with front setbacks, cornices, awnings, or other architectural elements.

4. Where awnings and canopies are used, they should be placed at elevations that relate to the height of pedestrians and provide a sense of shelter. Awnings should be appropriate to the building style and not dominate the building frontage.

5. Use a residential scale of building elements at floors with residential uses.

6. Introduce changes in wall plane and architectural projections, such as bay windows, porches, overhangs, sunscreens, etc. to reduce the overall building bulk.

7. Use the proportion between windows and adjacent wall surfaces to reduce the overall bulk of building elements.

8. Provide a unified design treatment on all sides of the structure that are visible from the street, adjacent residences, or public buildings. This should include continuity of design, color, materials and architectural detail.

## DESIGN COMMENTS FOR DESIGN GUIDELINES 3-8:

A. Mixed-use projects consist of residential units located above ground floor retail shops or restaurants. Entries to upper floors should be located on street-facing façades where feasible or on landscaped passageways with direct access to the street. All primary entries should be distinctive and well defined with elements such as attractive doorways and sidelights, awnings, carriage lights, planters, appropriate signage, and other elements that add visual richness and human scale.




Yes

B. Upper levels should be designed with a distinctive character and design elements that will relate the upper levels to the street and provide visual interest. These elements might include bay windows, projecting balconies with landscaping and French doors, or awnings over the windows. Window proportions on the upper levels should generally be smaller than ground floor windows, vertical in orientation, and related to the ground floor windows.



Yes



No

C. The photo shown above illustrates an unsuccessful application of the guidelines. Entry to the commercial use cannot be distinguished from the building and garage entries. The bay window and building elements increase the overall building bulk. Finally, the windows lack recess and are small in proportion to the adjacent wall plane, increasing the overall building bulk.



Yes

D. The photo above illustrates the successful application of these guidelines. The ground floor commercial use, with awnings and large glazing, differentiates itself with the residential uses at the upper floors. Changes in wall plane and roof profile at the upper floors reduce the overall building bulk. The windows, with an appropriate recess and divided lite grilles, are an important architectural element, helping to define rhythm and scale.

E. The photo shown at right is a successful application of these guidelines. The building has a distinct base, middle and top. The scale of the French doors at the upper floors is smaller than those at the ground floor commercial. The façade is animated by roof overhangs, trellises and balconies.



Yes

# 7.04 BUILDING STYLES

## 7.04.01 LOTS WITH NARROW STREET FRONTAGES DESIGN GUIDELINES: SITE COMPATIBILITY:



Yes



Yes

1. When practical, encourage the retention of existing residential use, while providing neighborhood serving commercial space to the front at the ground floor on lots with narrow street frontages. Use the area above the commercial extension for additional enclosed residential use, green roof landscaping, private outdoor space, or a roof profile compatible with the existing residential use.

## 7.04.02 AESTHETIC DESIGN: NEIGHBORHOOD COMPATIBILITY DESIGN GUIDELINES:

1. Maintain visual privacy between units within the development.

2. Maintain visual privacy between the development and adjoining single-family homes.

### DESIGN COMMENT:

A. This can be achieved in a number of ways, including avoiding windows that would provide views into the interior of adjacent homes and minimizing the number and size of windows on the façades facing residential yards. Exterior lighting should be shielded as necessary to minimize impacts on adjacent yards or the interior of adjacent homes. Landscaping may be used to screen, break up, or soften views of the commercial structure from adjoining properties.

# 7.04.03 AESTHETIC DESIGN: ON-SITE COMPATIBILITY: DESIGN GUIDELINES:

1. Provide architectural elements and details that enhance the building façade, while maintaining a scale that is consistent with residential architecture in adjacent neighborhoods. Elements such as exterior columns and beams, layered facades with recessed windows, overhangs and cornices, and other integrated design elements are encouraged to provide visual interest. Building designs should avoid the impression that the structure is a "box" with applied design elements.



Yes

2. Dedicate a minimum of 50 percent of ground floor commercial, street facing walls on the first eight feet above grade, to transparent glazing.

## DESIGN COMMENTS:

A. Dark or highly reflective window glazing should be avoided.

B. Store windows should be recessed from wall faces as well as windows at upper floors, in order to add visual depth to facades.

C. Window proportions on the ground floor should reflect traditional horizontal or square windows rather than windows with strong vertical proportions.

D. Decorative treatment of bulkheads (the area below the window) with materials that are consistent with the building's materials is encouraged.

## DESIGN GUIDELINES:

3. Allow for the flexibility of different sizes of ground floor commercial spaces.

## DESIGN COMMENT:

A. Different sized commercial spaces are separated by the residential entry. This building also is a good example of the implementation of Guidelines 4-10 below.



Yes

## DESIGN GUIDELINES:

4. Building facades should have a distinctive base, middle and top.

5. Provide high quality, durable building materials that convey a sense of permanence. Concrete blocks and metal siding or panels are not acceptable materials.

6. When there is a horizontal change in exterior building material, the material change should occur at the inside corner of a building form, rather than the outside corner.

7. Differentiate the residential entry from the commercial entry. Accentuate each entry from its adjacent wall planes. All pedestrian entries should be street facing.




Yes

*The photo above illustrates the objectives of Guidelines 4-7*

8. Pedestrian entries to commercial spaces in the Grand Avenue commercial district should face Grand Avenue and not side streets.

9. Buildings with multiple ground floor tenants should be designed to emphasize an overall sense of project and place, rather than the prominence of the individual tenants.

10. Use colors that are appropriate to the use and the surrounding area.

## DESIGN COMMENT:

A. Muted tones are generally preferred with stronger accent colors limited to trim. In most cases, a range of complementary colors is preferred over painting all wall surfaces with the same paint color and shade.

## DESIGN GUIDELINES:

11. Maintain predominantly active ground floor uses. Limit the exposure of utility rooms and support spaces at building fronts.

12. Blank walls that are visible from adjacent streets should be avoided. Where they are unavoidable, pilasters, trellises or lattices should be used along with landscaping to make the facades more attractive.

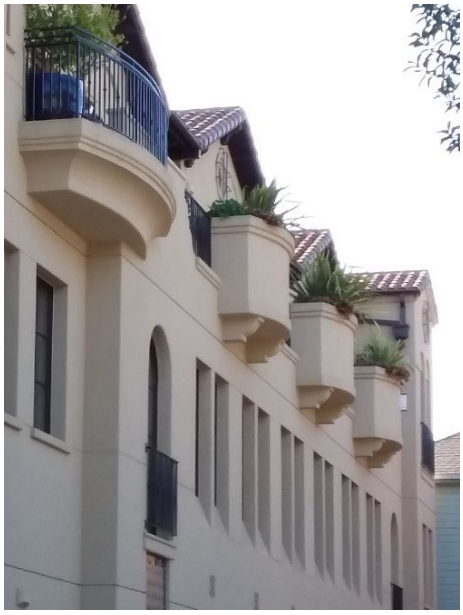
13. Building corners should respect street corner intersections at all floors.



*The photo above illustrates the objectives of Guidelines 11-13.*

Yes

14. The use of Universal Design Principles, allowing greater accessibility to commercial and mixed-use residential buildings, is encouraged.



Yes



Yes

15. Integrate balconies and porches to the building form, so they do not appear tacked on.

16. Residential security gates, when installed, should be compatible with the building style, be as visually open as possible and be pedestrian friendly.

17. Provide private and/or shared outdoor spaces for the residential units. Each residential unit should either have a minimum of 100 sq. ft. of private outdoor space or have access to shared outdoor space within the property. The size of the shared outdoor space should be a minimum of 200 sq. ft. per unit. Private or shared outdoor space may be located on decks, balconies, patios, or at natural grade. Open spaces located on raised podiums with walls taller than 4 feet that are adjacent to properties zoned exclusively for residential use are discouraged.



*A shared outdoor space on grade.*

Yes

18. Building and rooftop utility elements should be located where they will be least visible from public rights-of-way. If full screening is not possible, these elements should be concealed with landscaping or walls that are integrated into the project.

## DESIGN COMMENT:

A. Roof equipment should be screened to minimize its visual impact on views from public rights-of-way. Such equipment should be in recessed roof wells or hidden behind parapet walls so it cannot be seen from the street. Where walls are used to screen equipment, they should be designed to appear as an architecturally integrated part of the building rather than an added-on element.

## DESIGN GUIDELINE:

19. Trash and service areas should be sized to accommodate receptacles for garbage, recyclable materials and compostable waste. The areas should also be screened, with the screening incorporated into the building design. Walls that appear to be "tacked on" to screen these areas are discouraged. Rather, such walls should match the materials used on the building, with detail comparable to the main structure.

# 7.05 GARAGES AND DRIVEWAYS

## 7.05.01 AESTHETIC DESIGN: ON-SITE COMPATIBILITY

## DESIGN GUIDELINES:

1. Parking should be subordinate to the building and should not interrupt structural continuity. Parking should be placed underground where possible. If underground parking is not possible, parking should be placed behind buildings rather than along the street.

2. Excavate basement areas for support spaces, such as utilities and garages, to reduce the overall building bulk.

3. Use a single driveway and garage entry for shared structured parking. Garage door widths should be kept to a minimum, as shown at right.

4. Other than the entrance and exit, prevent ground floor parking within the front 25 percent of the depth of the street facing ground floor of a building to maintain active commercial use.




*The photo above illustrates the objectives of Guidelines 2-5.*

Yes

5. On corner parcels with off-street parking, the parking entrances should face side streets rather than main avenues.

6. Bicycle parking should be provided in a manner consistent with the Piedmont Zoning Ordinance.

# 7.06 EXTERIOR BUILDING SIGNAGE

## DESIGN ~~STANDARD~~OBJECTIVES:

1. Require sign compatibility with buildings and streetscapes that are minimally intrusive to surrounding uses.
   *Ref: General Plan Design and Preservation Policy 27.9*
2. Sign Regulations
   *Ref: Zoning Ordinance Division 17.36*

The following guidelines apply to discretionary sign permit applications.

## 7.06.01 AESTHETIC DESIGN: ON-SITE COMPATIBILITY DESIGN GUIDELINES:




Yes

1. Provide a consistent building signage program that is compatible with the building design. Discourage the obscuring of building elements with building signage.




Yes

2. Limit the location and number of signs for each commercial space.

3. Limit the exterior lighting of building signage to avoid light trespassing to adjacent properties and to residential units above the ground floor. Lighted signs should be lit only during business hours.

4. Discourage the use of back-lit signage.




Yes

# 7.07 OBJECTIVE DESIGN STANDARDS – MIXED-USE

## DESIGN STANDARDS:

Objective design standards, rather than discretionary standards, are mandated by State law. Their purpose is to streamline the review of multifamily and mixed-use housing, which is often a more affordable housing type than single-family houses, duplexes, and triplexes. If a development application is consistent with the objective design standards and meets other eligibility criteria, the City may be required by State law and City Code division 17.67 to approve the development application without a public hearing, neighbor comments, or CEQA review. The objective design standards for mixed-use commercial and residential development are provided below and on the following pages.

### 7.07.01 Commercial and Mixed-Use Design Standards

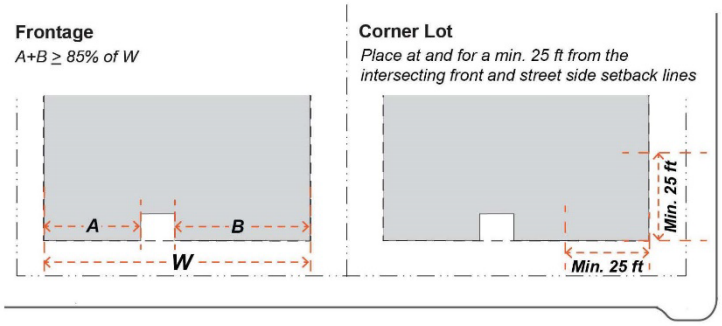
A. **Building Envelope Design.**

1. **Building Placement.**

a. *Frontage.* A minimum 85 percent of ground-floor building frontage must be built at or within 18 inches of the front setback to create a continuous street wall.

New Page

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




2. **Building Massing Abutting Zone A.** Building façade planes facing and abutting single-family uses on lots in Zone A may not exceed 40 feet in width without a break in massing minimum 6 feet in depth.

3. **Privacy.**

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

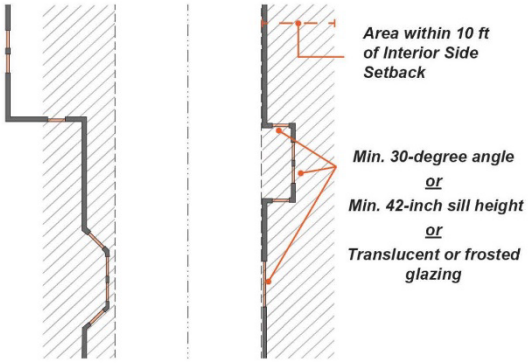
b. *Balcony and Deck Placement.* Development shall place and orient balconies and decks accessed from the living room of each unit toward the street yards of a building.

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

i. Be angled away from the adjacent side setback line a minimum of 30 degree, measured from a line perpendicular to the side setback line;

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

iii. Use permanently translucent or "frosted" glazing.



New Page

B. **Building Design.**

1. **Street-Facing Building Articulation and Façade Bays.**

a. *Vertical Articulation.*

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

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

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

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

ii. When a building façade exceeds 65 feet in length along a public right-of-way, it must be separated into façade bays no greater than 30 feet in width defined by a recess a minimum of 3 feet in depth and at least one of the following features:

(a) Change in roof parapet height or shape a minimum of 6 feet

(b) Change in roof form and type (e.g., gable roof to flat roof)

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




*Building façade > 65 ft*

b. *Bay Articulation.* The eave or roof form of a recessed façade bay shall be no higher than those of the façade bay located at the setback line.

c. *Corner Design.* Development must accentuate building massing at roadway intersections with one of the following elements:

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

ii. A decorative parapet; or

iii. A rounded corner and plaza.

2. **Roof Form and Design.**

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

i. Hipped

ii. Gable

New Page

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

iv. Parapet. Parapets segments may not exceed 20 feet in length without interruption in height or form.

v. Roof decks that are enclosed on the sides and rear, either partially or completely, provided the deck and occupants are not visible from the public right-of-way or adjacent single-family uses within 300 feet.

vi. Dentilled cornice minimum 3 feet high and continuous at roof line on all building facades.

b. *Pitch*. The pitch of the roof must be 3:12 to 5:12 ratio. Flat roofs are also permitted.

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

d. *Form and Design*. Solar roofs and other Building Integrated Photovoltaic (BIPV) roof designs are exempt from these roof standards if needed to achieve a net zero energy consumption result on site.

e. *Roof decks. Roof decks are limited to a maximum of 30 percent of the building footprint*.

3. **Building Entries.**

a. *Ground Floor Entrances*.

i. Entrances to non-residential ground floor uses must be located on the front of the building and must face a public right-of-way. Entrances are limited to a minimum 2 per facade facing and abutting the public right-of-way or 1 for every 20 housing units per facade facing the public right-of-way, whichever is greater, in Zone D.

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

iii. Shared entrances to residential units must have a roofed projection or recess with a minimum depth of 4 feet and a minimum horizontal area of 40 square feet.

b. *Upper Floor Entrances*. Exterior stairs to upper floor units above the second floor are not permitted.

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

i. Shopfront frontage with dimensions as indicated below:

(a) Shopfront covered projection depth: Minimum 4 feet

(b) Shopfront covered projection distance from curb: Minimum 2 feet

(c) Shopfront covered projection height: Minimum 8 feet, maximum 10 feet

(d) Shopfront finish floor level above sidewalk: Minimum 6 inches, maximum 30 inches

New Page

(e) Shopfront bay width: Minimum 6 feet, maximum 20 feet



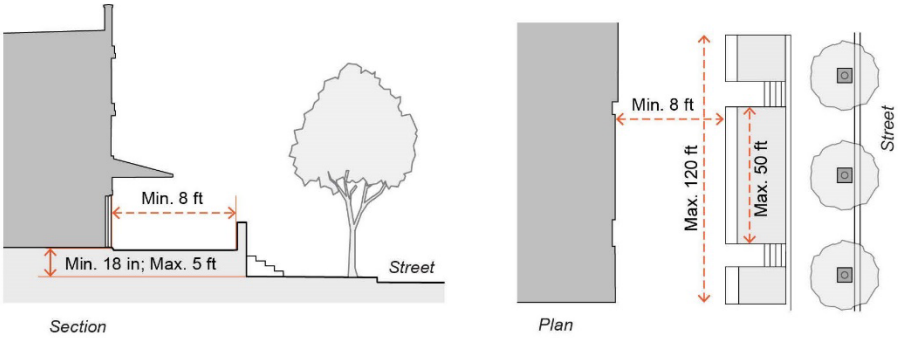

ii. Terrace frontage with dimensions as indicated below:

(a) Terrace depth: Minimum 8 feet

(b) Terrace width: Maximum 120 feet

(c) Distance of terrace between stairs: Maximum 50 feet

(d) Terrace level above sidewalk: Minimum 18 inches, maximum 5 feet




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

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

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

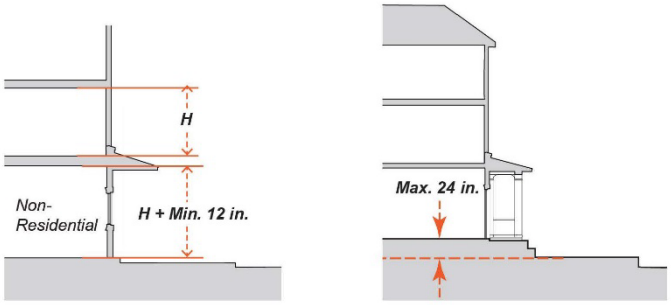
e. *ADA Accessibility.* All frontages must comply with ADA accessibility requirements.

4. **Ground Floor Design.**

New Page

*Ceiling Height.* The ground floor ceiling height must be a minimum 12 feet in the Grand Avenue subarea and 15 feet in the Highland Avenue subarea and a minimum 12 inches taller than upper floor levels' floor-to-ceiling height.

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




5. **Window and Door Design.**

a. *Residential Window Shape.* Primary windows may be square, vertically-oriented and rectangular, or vertically-oriented and arched. Secondary windows must be smaller in size than primary windows and may be square, vertically-oriented and rectangular, or vertically-oriented and arched.

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

i. For windows on building walls of wood exterior materials, include trim at least 2 inches in width (foam or vinyl trim not permitted); or

ii. For windows on building walls of stucco exterior materials, be recessed a minimum of 2 inches from the outer wall surface.

c. *Windows Material.* Foam and vinyl are not permitted window materials.

d. *Divided Lites.* Simulated divided-lite grilles are acceptable only if they are located on both the outside and inside faces of the window, have spacer bars between the double panes of glass, and a thickness of at least 1/2 inch on each side of the window. Residential primary windows must be a divided lite section.

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

f. *"360-Degree" Design.* All upper-story primary windows on each floor of each façade must have the same design, including proportions, trim, material, and color.

g. *Glazing.* All glazing types are permitted except reflective or opaque tinting of glazing, which are prohibited.

h. *Residential Signifiers.* Residential facades shall incorporate at least one of the following elements that signal habitation: window bays, usable balconies, or horizontal cornices or string courses at every floor.

6. **Residential Unit Design.**

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

New Page

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

c. *Common Open Space*.

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

ii. No dimension (length, width, or diameter) may be less than 15 feet.

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

iv. Where required common open space abuts private open space, access drive, or public right-of-way a minimum 2-foot buffer is required. The buffer must be planted or otherwise designed to be screened from view from the private open space.

7. **Parking and Driveway Design.**

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

i. A shared garage (podium or underground)

ii. An above-ground parking structure enclosed with street-facing residential or retail uses. This configuration is known as a "wrap" or "lined" building.

b. *Driveway Width*. Driveways to shared garages may not exceed 30 feet in width.

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

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

ii. Trellis/living wall surfaces.

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

e. *Garage Doors*.

i. All garage doors must be motorized.

ii. Controlled entrances to shared parking facilities (gates, doors, etc.) may not exceed 20 feet in width.

f. *Short-term Bicycle Parking*.

i. Short-term bicycle parking must be provided at a rate of 10 percent of required vehicular spaces or housing units, whichever is greater.

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

g. *Long-term Bicycle Parking*.

i. Required long-term bicycle parking shall be provided as follows:

(a) Residential Uses: A minimum of one bicycle parking space for every 4 residential units.

(b) Other Uses: 15 percent of required vehicular spaces.

New Page

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

h. *Bicycle and Auto Parking Clearance.* 5 feet of horizontal clearance shall be provided between vehicle and bicycle parking spaces. 2 feet of horizontal clearance shall be provided between bicycle parking spaces and adjacent walls, poles, landscaping, street furniture, drive aisles, and pedestrian walkways.

8. **Equipment Screening.**

a. *Solar Equipment.* Rooftop solar panels shall have a low-profile, flush-mounted design, with a maximum of 6-inch gap between the solar panel and the roof material or on a flat roof. If solar panels are mounted on a flat roof and are tilted or angled to maximize solar energy production, building parapets or other architectural elements shall provide screening from view from the right-of-way and from adjacent single-family uses within 300 feet. Screening shall be architecturally continuous with the building in color, material, and trim cap detail.

b. *Height of Roof-mounted Equipment.* Roof mounted equipment greater than 12 inches above the roof line, except for roof exhaust vents, plumbing vents, and solar panels on pitched roofs, must be screened from being viewed from the public right-of-way and from adjacent single-family uses within 300 feet.

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

d. *Visibility of Ground-mounted Equipment.* Site-and ground-mounted mechanical or electrical equipment shall be screened using plant materials, fencing, or walls from public right-of-way. Conduits shall not be exposed on exterior walls and shall be embedded either in walls or a chase designed for such use.

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

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

9. **Additions and Remodels.** In order to ensure that proposed additions and remodels match the existing building, any remodels and additions must incorporate only architectural design elements, proportions, materials, and details that are already on the existing building.

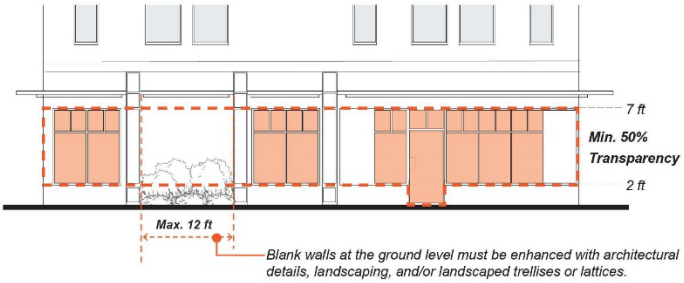
C. **Façade Design.**

1. **Transparency and Blank Walls.**

a. *Required Ground-Floor Transparency.*

New Page

i. A minimum 50 percent of commercial ground floor street-facing facades between 2 and 7 feet in height shall be transparent window surface with unobstructed views to the interior commercial spaces.




ii. Ground floor leasable commercial space shall have a minimum interior floor-to-ceiling height of 14 feet.

iii. Ground floor leasable commercial space shall have a minimum depth of 50 feet for at least 50 percent of the length of the building or a minimum of 30 feet of width, whichever is larger.

iv. Opaque, reflective, or dark tinted glass is not allowed.

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

c. *Enhancement on Blank Walls.* Blank walls at the ground level must include one or more of the following or 15% of all building facades:

i. A pattern of insets, tiles, or stucco motifs;

ii. A base or water table at least 2.5 feet in height and a cornice at the top of the ground level;

iii. Landscaping that, at maturity, obscures a minimum 50 percent of the wall area and that is guaranteed for a minimum of 10 years; or

iv. Landscaped trellises or lattices over a minimum 50 percent of the wall area and that is guaranteed for a minimum of 10 years.

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

a. *Primary Building Materials.* A primary building material shall mean a material that covers 60 percent or more of a façade surface area excluding transparent surfaces. The following primary cladding materials are allowed:

i. Stucco (minimum 2-coat)

ii. Stone (must extend vertically to the foundation)

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

b. *Secondary Building Materials.* A secondary building material shall mean a material that covers less than 40 percent of a façade surface area excluding transparent surfaces. The following secondary cladding materials are allowed:

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

New Page

ii. Wood

iii. Split-face Concrete Masonry Unit (CMU)

iv. Terra cotta tile

v. Brick or brick veneer

vi. Glazed tile

c. *Building Colors*. A maximum of 4 colors shall be applied to be the building façade:

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

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

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

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

Materials with naturally occurring colors such as wood or stone, materials with prefinished color such as stucco, and colorized metal shall constitute a color for this requirement.

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

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

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

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

h. *Roof Form and Materials*. Roof form shall be gable, hipped, or a flat roof. Flat roof must have a continuous parapet or cornice a minimum of 3 feet high. Roof materials must be:

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

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

iii. Standing seam metal in a non-reflective dark brown or dark bronze color;

iv. Concrete roof tiles;

v. Cool roof membrane roofing, in a non-reflective medium gray.

3. **Architectural Details.**

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

b. *Parapet Design*. Parapets longer than 12 feet in length shall exhibit a combination of steps, angles, and/or curves. Patterns of steps and curves must be symmetrical within each segment or establish symmetry across the building façade. If parapets terminate with coping, the coping must be stone, concrete, tile, or molded stucco.

New Page

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

i. Projecting eaves (minimum 12-inch projection)

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

iii. Gutters with downspouts.

d. *Street Address Number*. Street address numbers must be metalwork or tiled.

e. *Ornamental Features*. Buildings must exhibit at least two of the following ornamental features over a minimum 15% of building facades:

i. Patterned accent tiles applied consistently across all street-facing building facades

ii. A pattern of carved insets with grilles on all street-facing building facades

iii. A pattern of stucco motifs or tile decorative vents on all street-facing building facades

iv. Terra-cotta tile chimney top (enclosing equipment or not)

f. *Exceptions*. All building façades must comply with applicable standards with the following exceptions:

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

ii. Where a building is designed to appear as separate buildings, each portion that appears as a separate building shall be subject to the Building Design and Façade Design standards separately.

4. **Additions and Remodels.** Notwithstanding the design standards of this Chapter, new or replacement windows or doors in an existing wall must have the same design, detail, and placement of existing windows or doors on the building.

D. **Site Design.**

1. **Walls and Fences.**

a. *Fences and Walls*. Fences and walls shall have the same materials and color as that of the primary or secondary building materials.

b. *Retaining Wall Height*. The design of new retaining walls that are visible from the abutting public right-of-way, as well as those that are within the side and rear yard areas, shall be constructed in a stepped or terraced fashion with the maximum height for any single wall no more than 4 feet, unless an engineering assessment finds that physical limitations do not make such terracing feasible. If the change in grade is greater than 4 feet, a series of retaining walls, interspersed by planting areas in a stepped or terraced fashion shall be constructed to minimize the retaining wall's visual prominence and avoid a monolithic appearance. A minimum 6 foot masonry wall must be provided on shared property lines with single-family uses on lots in Zone A.

c. *Retaining Wall Design*.

i. In order to provide visual interest, retaining walls shall incorporate one or more of the following: use of form, texture, detailing, and/or planting. When a retaining wall contains an entry stairway to the building, the design of the wall shall include features that emphasize the entryway, such as plantings or design features that match those of the primary building.

New Page

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

d. *Screening of Retaining Walls*. Where a single large retaining wall is used, its design shall incorporate a minimum one foot deep planting strip and irrigation system at its toe strip for the length of the wall to allow for the planting of screening vegetation and/or a planting strip with irrigation system at the top of the wall. Landscape screening shall be guaranteed for a minimum of 10 years.

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

2. **Landscaping.**

a. *Landscape Design*.

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

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

b. *Required Landscaping*. Landscape plantings must cover all unbuilt areas of a lot.

i. Required landscaping coverage is 30 to 20 percent of the area of a lot in Zone C and 10 percent of a lot in Zone D.

ii. Ground cover must be planted a maximum of 1 foot on center.

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

(a) Artificial turf

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

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

d. *Frontage Landscaping*.

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

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

e. *Interior Side and Rear Setback Landscaping*.

i. Landscaping within side and rear setback areas shall delineate property lines.

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

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

New Page

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

h. *Backflow Preventer and Public Utilities*. See design standards for multi-family development.

3. **Site Circulation.**

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

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

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

4. **Refuse and Recycling Areas.**

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

i. Within any required street-facing setback;

ii. Any required parking and landscaped areas; or

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

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

c. *Enclosure and Container Materials*.

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

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

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

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

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

(d) Shall be sized to accommodate the volume of materials collected between collection schedules.

(e) Required refuse collection must be grouped together and equally accessible to residents.

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

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

5. **Lighting.**

a. *Entrance Lighting*. Light fixture(s) at all building entries required.

New Page

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

i. Be shielded and directed downward onto the building facade and onto entry paving.

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

6. **Energy Efficiency.**

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

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

7. **Parking Reductions.** One of the following parking reductions may be taken per development proposal:

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

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

ii. A parking demand study prepared by an independent traffic engineering professional approved by the City finds that a proposed reduction will meet the development's projected parking demand.

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

i. A minimum of three designated car-share, vanpool, or carpool parking spaces;

ii. On-site showers and lockers in a secured area contiguous with long-term bicycle storage area; or

iii. Transit subsidies or reimbursement offered to all residents and employees.

New Page

# 7.07.02 Definition of Terms

**Arched Window.** Window that is rounded at the top.

**Blank Wall.** A portion of a façade on any floor of a building that that does not include a transparent window or door between the level of the finished floor and the level of the ceiling.

**Common Open Space.** Courtyards, sport courts, play areas, gardens, or other open spaces for communal use within a development and accessible by all residents of the development.

**Dentilled Cornice.** A dentil, or small block, used as a repeating ornament under a cornice.

**Divided Lites.** A window with individual panes of glass separated by muntins, typically arranged in a grid. Simulated divided lite windows are made from a single, large pane of glass with a surface grid attached to one side.

**Façade Bay.** A section of a building between vertical lines or planes, as defined by columns, pilasters, bay windows, or other horizontal projections or recesses.

**Finished Floor.** The top layer of flooring.

**Forecourt.** A type of frontage with a portion of the façade set back from the primary façade creating a small courtyard space. The courtyard may be used as an entry court or as shared garden space for apartment buildings, or as an additional shopping or restaurant seating area within retail and service areas.

**Private Open Space.** A yard, patio, porch, or balcony directly accessible from the dwelling unit for which the open space provides an opportunity for private outdoor recreation and relaxation of the resident(s) of the associated dwelling unit.

**Rowhouse.** A single-family dwelling that shares a party wall with another of the same type placed side-by-side with individual entries along the front and dedicated private open space for each unit typically located in the rear. Each unit has its own front access at the ground floor. Also known as a townhouse or townhome.

**Shared Garage.** A structured parking area that is shared by multiple residential units or commercial spaces.

**Shopfront.** A type of frontage, typically for commercial and retail use, where the façade is aligned close to the frontage line with the building entrance at the level of the sidewalk.

**Townhouse.** See Rowhouse.

New Section (All Pages)

# APPENDIX A:
# ADU Prototype Plans

## DESIGN OBJECTIVES:

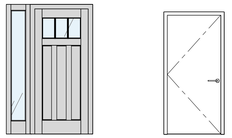
1. Pre-approved Plans Incentive.
   *Ref: Piedmont City Code Section 17.38.075*
2. Incentives for Rent-Restricted ADUs.
   *Ref: General Plan Housing Element Program 3.F*

Appendix A on the following pages consists of the prototype building elevations and floor plans for accessory dwelling units (ADUs), the use of which is subject to Piedmont City Code Sec. 17.38.075. The Planning & Building Director is authorized to share CAD files for eligible applications.

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

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

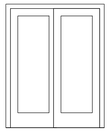
These are "Planning permit-ready" designs that can be submitted to Piedmont's Planning Department for issuance of Planning permit for rent-restructed AUDs for a period of 10 years. The ADU designs must then be further developed with items including a detailed site plan, engineering plans, and construction details, and submitted to Piedmont's Building Department for formal review and issuance of a Building permit.



A1



B1



C1

## DOOR SCHEDULE

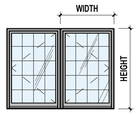
| TYPE | DESCRIPTION | WIDTH | HEIGHT | MATERIAL | COMMENTS |
|---|---|---|---|---|---|
| A1 | EXT. UNIT ENTRY | 3'-0" | 7'-0" | ALUM. CLAD WD OR WD | SIDELIGHTS VARY BY STYLE, SEE ELEVATIONS |
| B0 | EXTERIOR DOOR | 2'-0" | 6'-8" | ALUM. CLAD WD OR WD | TO WATER HEATER CLOSET |
| B1 | INTERIOR DOOR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

AWNING



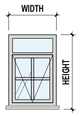

AW

DOUBLE CASEMENT




CS

FIXED OVER AWNING



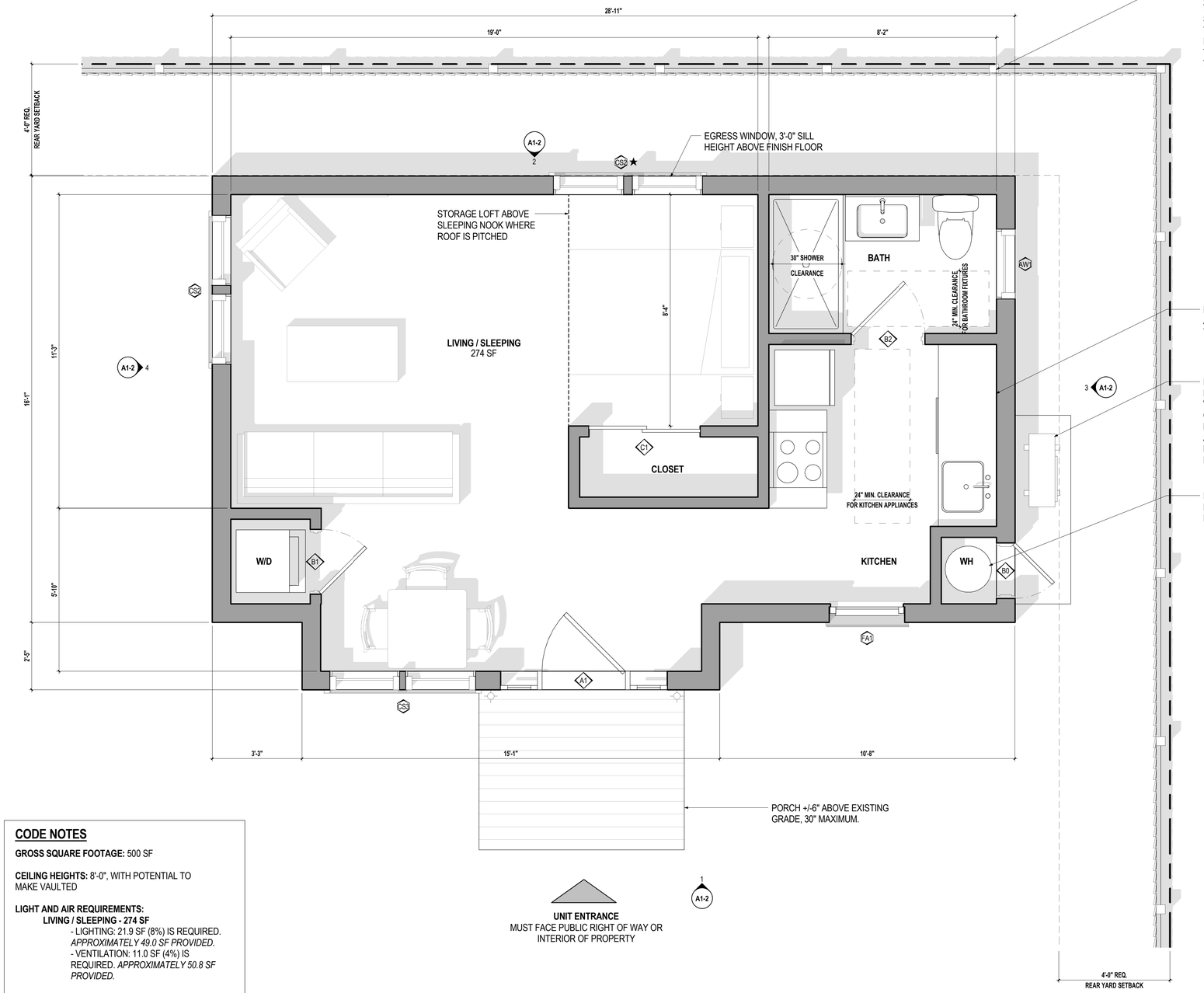

FA

## WINDOW SCHEDULE

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

**WINDOW NOTES**

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




**FENCE**
ADU AND PATH OF TRAVEL MUST BE SCREENED BY 6' TALL FENCE, EXCEPT WITHIN THE 20' STREET YARD SETBACK

**KITCHEN**
ALL APPLIANCES TO BE ELECTRIC

**HVAC**
DUCTED ELEC. FAN COIL WITH OUTDOOR CONDENSER. SOUND LIMIT - 50 dBA MEASURED AT NEAREST PROPERTY LINE
HVAC MAY NOT PROJECT INTO REQ. SETBACKS

ELECTRIC HEAT PUMP WATER HEATER

**UNIT ENTRANCE**
MUST FACE PUBLIC RIGHT OF WAY OR INTERIOR OF PROPERTY

1
A1-2

## CODE NOTES

**GROSS SQUARE FOOTAGE:** 500 SF

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

**LIGHT AND AIR REQUIREMENTS:**

**LIVING / SLEEPING - 274 SF**
- LIGHTING: 21.9 SF (8%) IS REQUIRED. *APPROXIMATELY 49.0 SF PROVIDED.*
- VENTILATION: 11.0 SF (4%) IS REQUIRED. *APPROXIMATELY 50.8 SF PROVIDED.*

**OTHER NOTES:**
- FRONT ENTRANCE FACES THE PUBLIC RIGHT OF WAY OR THE INTERIOR OF PROPERTY
- THE UNIT FEATURES ALL ELECTRICAL APPLIANCES
- WUI FIRE-RESISTANT MATERIALS AT PORCH, ROOF, DECKING, AND EAVES
- FOR DOWNSLOPING LOTS, BUILDING BASE WILL REQUIRE WATER TABLE / COURSE BAND WITH CONTRASTING DARKER STUCCO TO THE GROUND LEVEL
- REQUIRED SETBACKS ARE 4' FOR REAR AND SIDE YARDS AND 20' FOR STREET YARDS. ROOF EAVES MAY PROJECT INTO SETBACKS

## A - STUDIO

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

1/2" = 1'-0"



PRINTED 10/4/2022 1:44:20 PM

OPENSCOPE ARCHITECTURE | URBANISM | DESIGN

BUILDING DEPT STAMPING

CONSULTANTS

PROJECT
1915
PIEDMONT ADU PROGRAM

PROJECT ADDRESS

ISSUE DATE
10/04/2022

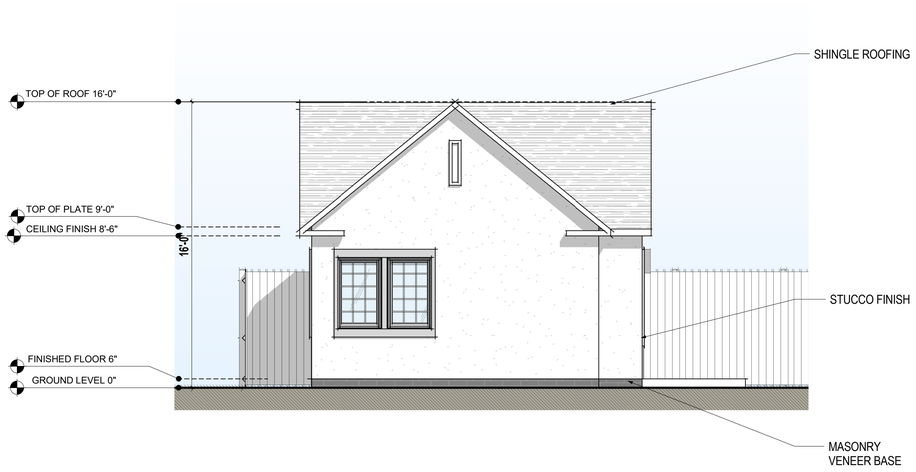
REVISIONS

| NO. | DATE. |
|---|---|

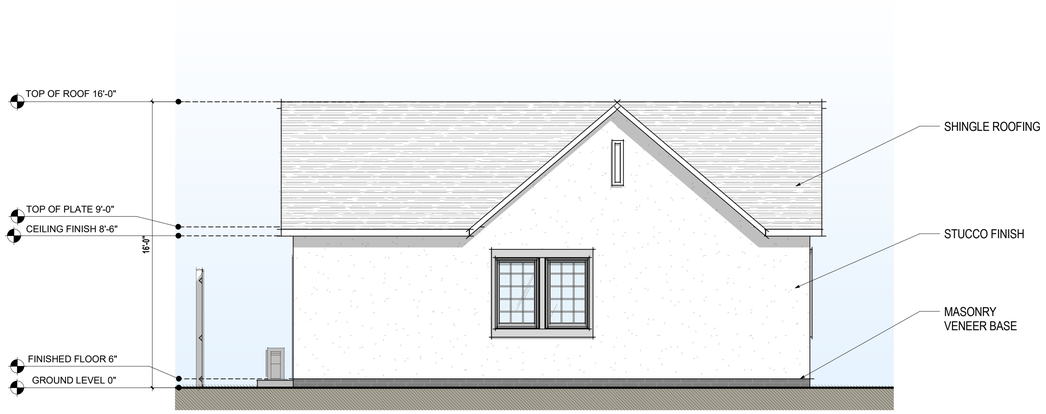
SCALE
As indicated

FLOOR PLAN

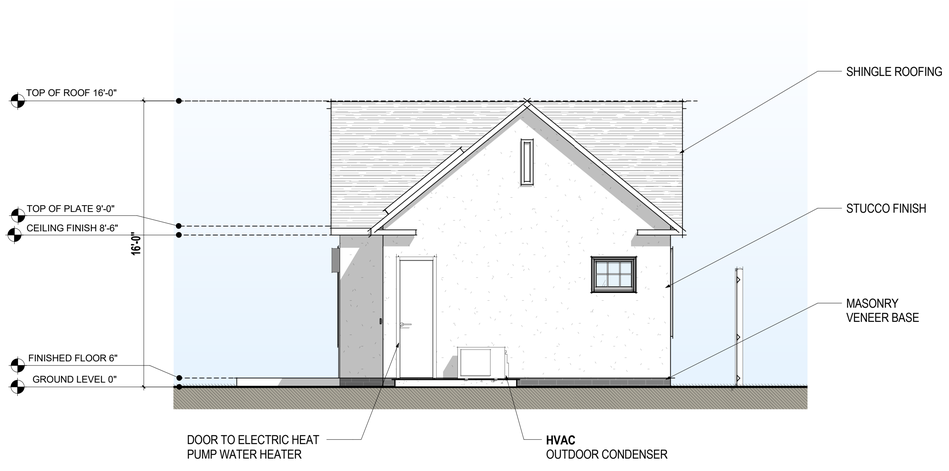
A1-1



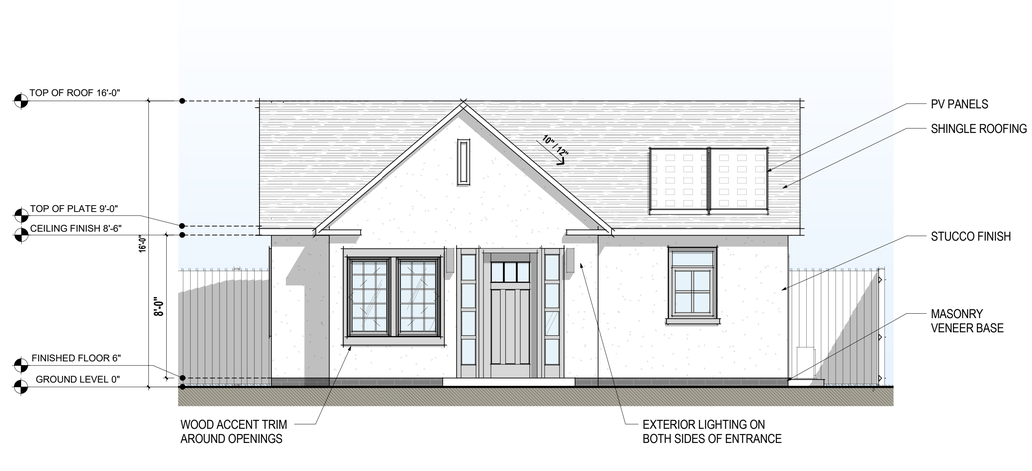

1/4" = 1'-0" A1 - TUDOR - WEST ELEVATION 4




1/4" = 1'-0" A1 - TUDOR - NORTH ELEVATION 2




1/4" = 1'-0" A1 - TUDOR - EAST ELEVATION 3




1/4" = 1'-0" A1 - TUDOR - SOUTH ELEVATION 1

PRINTED 10/4/2022 1:44:22 PM

OPENSCOPE
ARCHITECTURE | URBANISM | DESIGN

BUILDING DEPT STAMPING

CONSULTANTS

PROJECT
1915
**PIEDMONT ADU PROGRAM**

**PROJECT ADDRESS**

ISSUE DATE
**10/04/2022**

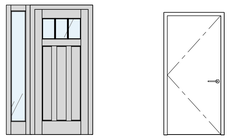
REVISIONS

| NO. | DATE. |
|---|---|

SCALE
**1/4" = 1'-0"**

**ELEVATIONS**

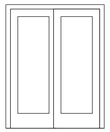
**A1-2**



A1



B1



C1

## DOOR SCHEDULE

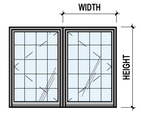
| TYPE | DESCRIPTION | WIDTH | HEIGHT | MATERIAL | COMMENTS |
|---|---|---|---|---|---|
| A1 | EXT. UNIT ENTRY | 3'-0" | 7'-0" | ALUM. CLAD WD OR WD | SIDELIGHTS VARY BY STYLE, SEE ELEVATIONS |
| B0 | EXTERIOR DOOR | 2'-0" | 6'-8" | ALUM. CLAD WD OR WD | TO WATER HEATER CLOSET |
| B1 | INTERIOR DOOR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

AWNING



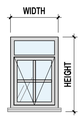

AW

DOUBLE CASEMENT



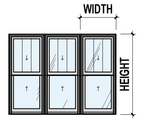

CS

FIXED OVER AWNING




FA

TRIPLE SINGLE HUNG



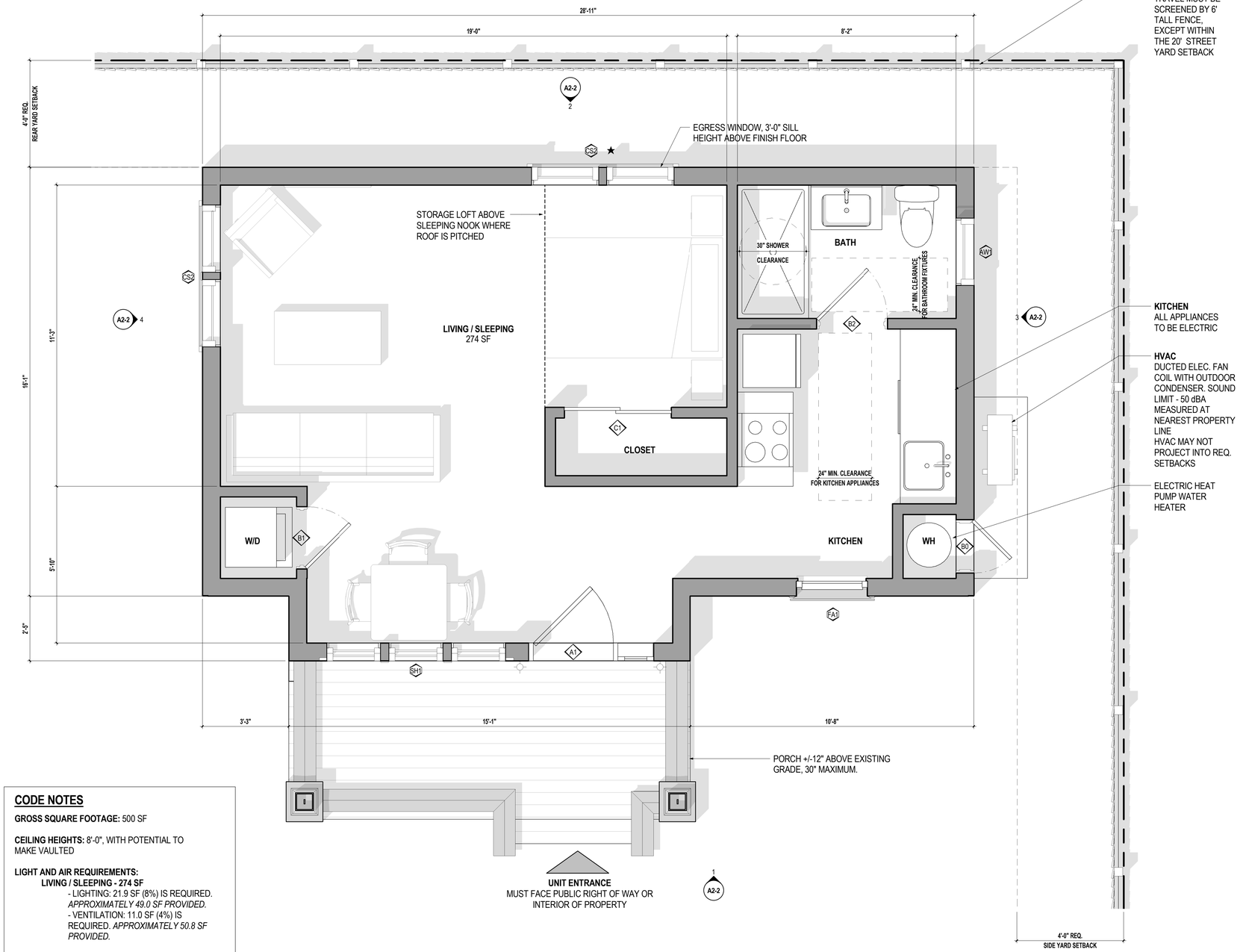

SH

## WINDOW SCHEDULE - CRAFTSMAN

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

**WINDOW NOTES**

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




## CODE NOTES

**GROSS SQUARE FOOTAGE:** 500 SF

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

**LIGHT AND AIR REQUIREMENTS:**

**LIVING / SLEEPING - 274 SF**

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

**OTHER NOTES:**

- FRONT ENTRANCE FACES THE PUBLIC RIGHT OF WAY OR THE INTERIOR OF PROPERTY
- THE UNIT FEATURES ALL ELECTRICAL APPLIANCES
- WUI FIRE-RESISTANT MATERIALS AT PORCH, ROOF, DECKING, AND EAVES
- FOR DOWNSLOPING LOTS, BUILDING BASE WILL REQUIRE WATER TABLE / COURSE BAND WITH CONTRASTING DARKER STUCCO TO THE GROUND LEVEL
- REQUIRED SETBACKS ARE 4' FOR REAR AND SIDE YARDS AND 20' FOR STREET YARDS. ROOF EAVES MAY PROJECT INTO SETBACKS

## A - STUDIO

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

1/2" = 1'-0"

A2 STUDIO - CRAFTSMAN - FLOOR PLAN | 1

PRINTED 10/4/2022 1:44:26 PM

OPENSCOPE ARCHITECTURE | URBANISM | DESIGN

BUILDING DEPT STAMPING

CONSULTANTS

PROJECT
1915
PIEDMONT ADU PROGRAM

PROJECT ADDRESS

ISSUE DATE
10/04/2022

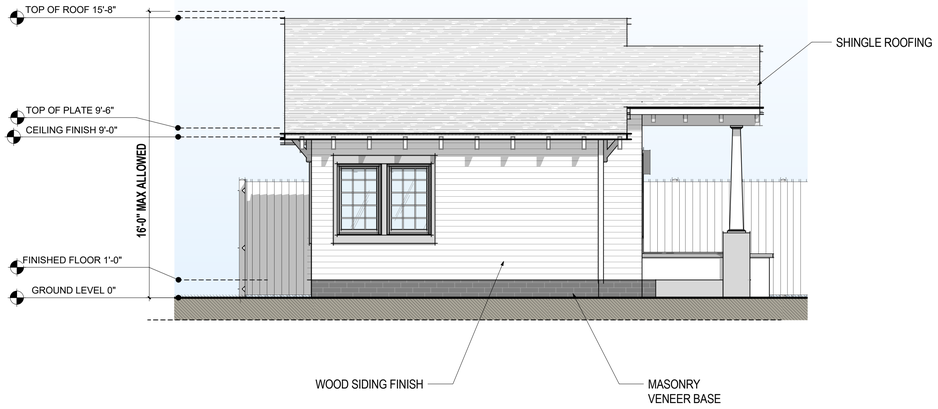
REVISIONS

| NO. | DATE. |
|---|---|

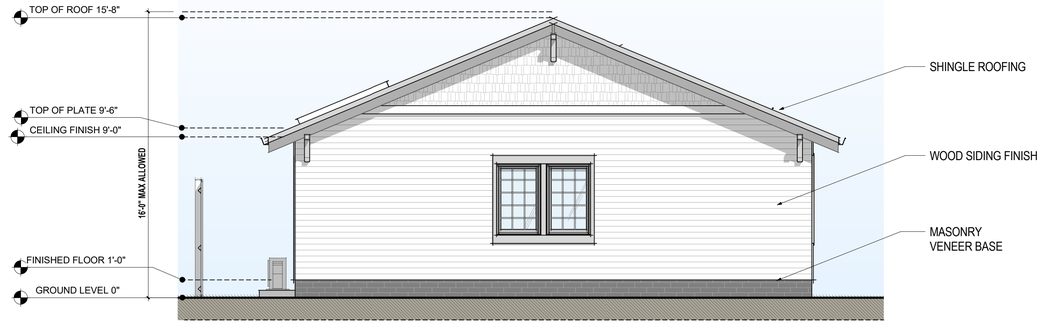
SCALE
As indicated

FLOOR PLAN

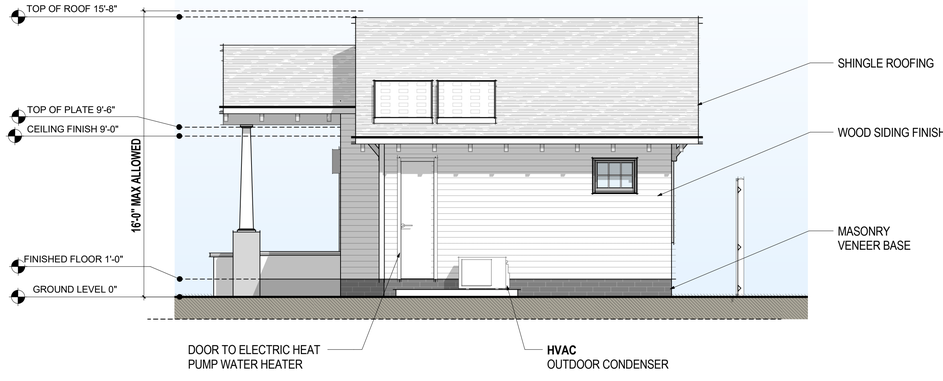
A2-1



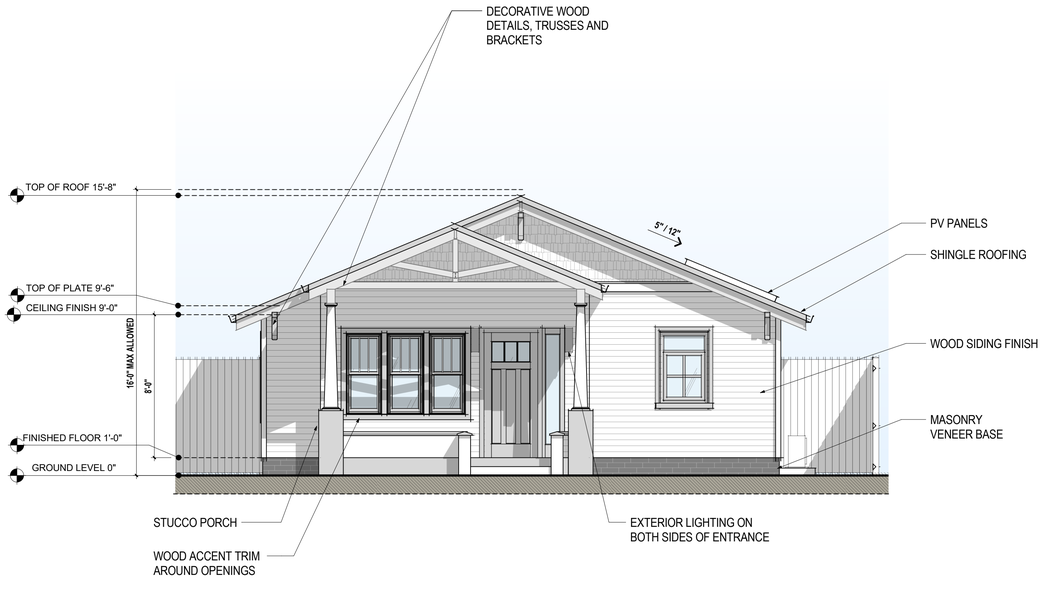

1/4" = 1'-0" A2 - CRAFTSMAN - WEST ELEVATION 4




1/4" = 1'-0" A2 - CRAFTSMAN - NORTH ELEVATION 2




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




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

OPENSCOPE
ARCHITECTURE | URBANISM | DESIGN

BUILDING DEPT STAMPING

CONSULTANTS

PROJECT
1915
**PIEDMONT ADU PROGRAM**

**PROJECT ADDRESS**

ISSUE DATE
**10/04/2022**

REVISIONS

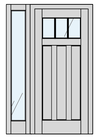
| NO. | DATE. |
|---|---|

SCALE
**1/4" = 1'-0"**

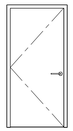
**ELEVATIONS**

**A2-2**

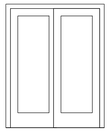
PRINTED 10/4/2022 1:44:28 PM



A1



B1



C1

## DOOR SCHEDULE

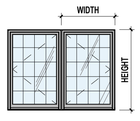
| TYPE | DESCRIPTION | WIDTH | HEIGHT | MATERIAL | COMMENTS |
|---|---|---|---|---|---|
| A1 | EXT. UNIT ENTRY | 3'-0" | 7'-0" | ALUM. CLAD WD OR WD | SIDELIGHTS VARY BY STYLE, SEE ELEVATIONS |
| B0 | EXTERIOR DOOR | 2'-0" | 6'-8" | ALUM. CLAD WD OR WD | TO WATER HEATER CLOSET |
| B1 | INTERIOR DOOR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

AWNING



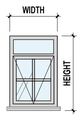

AW

DOUBLE CASEMENT




CS

FIXED OVER AWNING



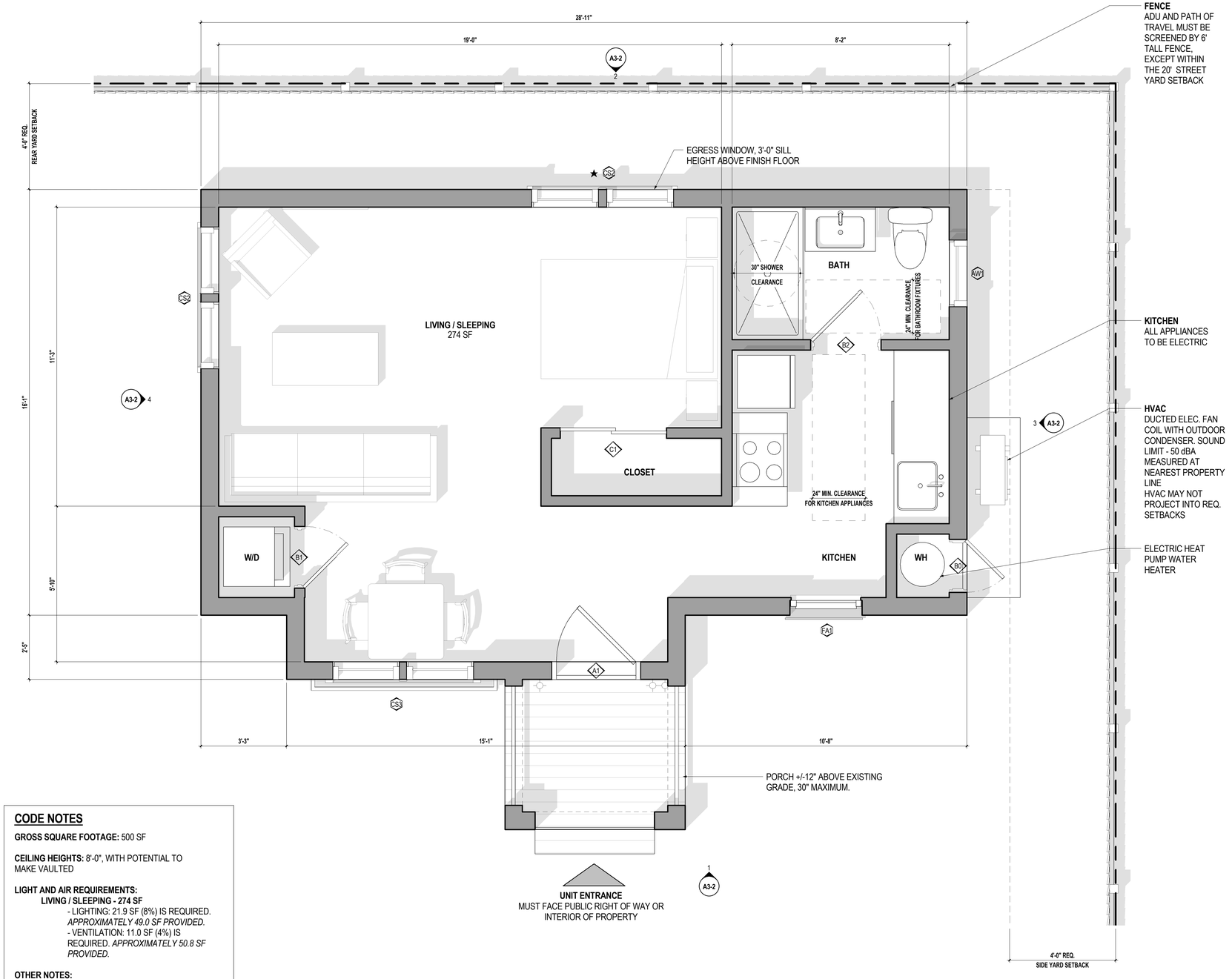

FA

## WINDOW SCHEDULE

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

**WINDOW NOTES**

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




## CODE NOTES

**GROSS SQUARE FOOTAGE:** 500 SF

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

**LIGHT AND AIR REQUIREMENTS:**

**LIVING / SLEEPING - 274 SF**
- LIGHTING: 21.9 SF (8%) IS REQUIRED. *APPROXIMATELY 49.0 SF PROVIDED.*
- VENTILATION: 11.0 SF (4%) IS REQUIRED. *APPROXIMATELY 50.8 SF PROVIDED.*

**OTHER NOTES:**
- FRONT ENTRANCE FACES THE PUBLIC RIGHT OF WAY OR THE INTERIOR OF PROPERTY
- THE UNIT FEATURES ALL ELECTRICAL APPLIANCES
- WUI FIRE-RESISTANT MATERIALS AT PORCH, ROOF, DECKING, AND EAVES
- FOR DOWNSLOPING LOTS, BUILDING BASE WILL REQUIRE WATER TABLE / COURSE BAND WITH CONTRASTING DARKER STUCCO TO THE GROUND LEVEL
- REQUIRED SETBACKS ARE 4' FOR REAR AND SIDE YARDS AND 20' FOR STREET YARDS. ROOF EAVES MAY PROJECT INTO SETBACKS

## A - STUDIO

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

1/2" = 1'-0"

A2 STUDIO - SPANISH - FLOOR PLAN



OPENSCOPE ARCHITECTURE | URBANISM | DESIGN

BUILDING DEPT STAMPING

CONSULTANTS

PROJECT
1915
PIEDMONT ADU PROGRAM

PROJECT ADDRESS

ISSUE DATE
10/04/2022

REVISIONS

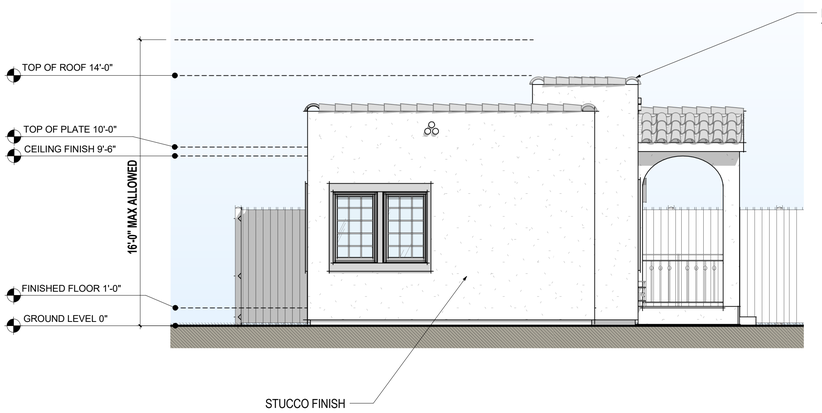
| NO. | DATE. |
|---|---|

SCALE
As indicated

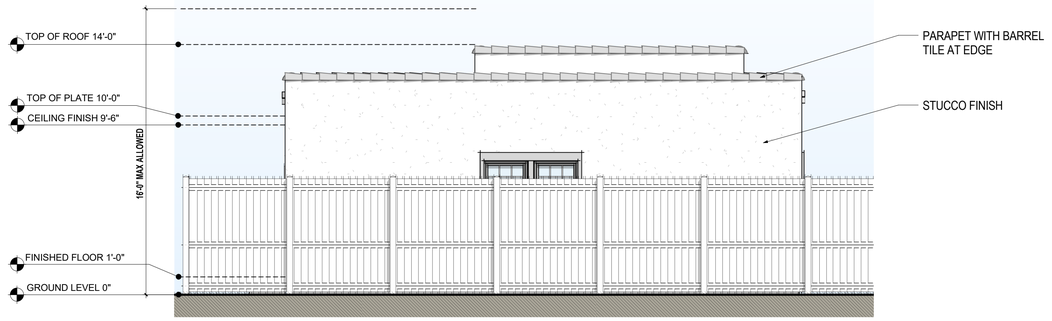
FLOOR PLAN

A3-1

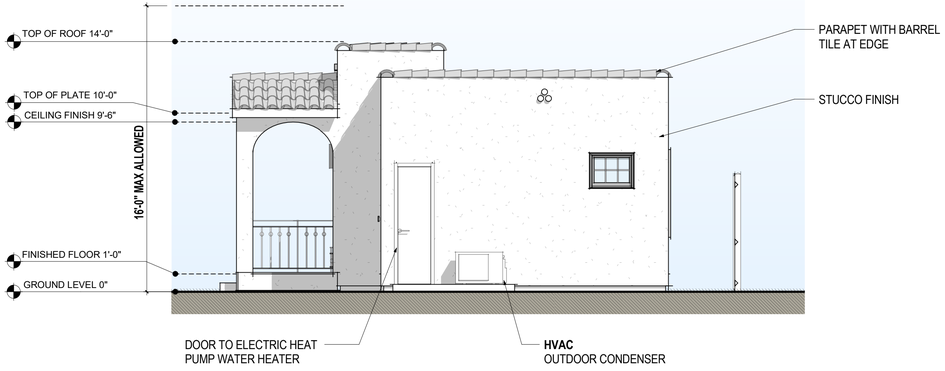
PRINTED 10/4/2022 1:44:32 PM




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




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




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




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

OPENSCOPE
ARCHITECTURE | URBANISM | DESIGN

BUILDING DEPT STAMPING

CONSULTANTS

PROJECT
1915
**PIEDMONT ADU PROGRAM**

**PROJECT ADDRESS**

ISSUE DATE
**10/04/2022**

REVISIONS

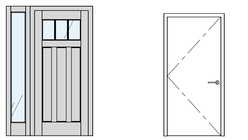
| NO. | DATE. |
|---|---|

SCALE
**1/4" = 1'-0"**

**ELEVATIONS**

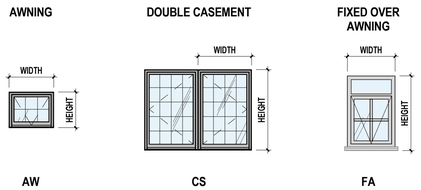
**A3-2**

PRINTED 10/4/2022 1:44:35 PM




## DOOR SCHEDULE - 1 BEDROOM

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

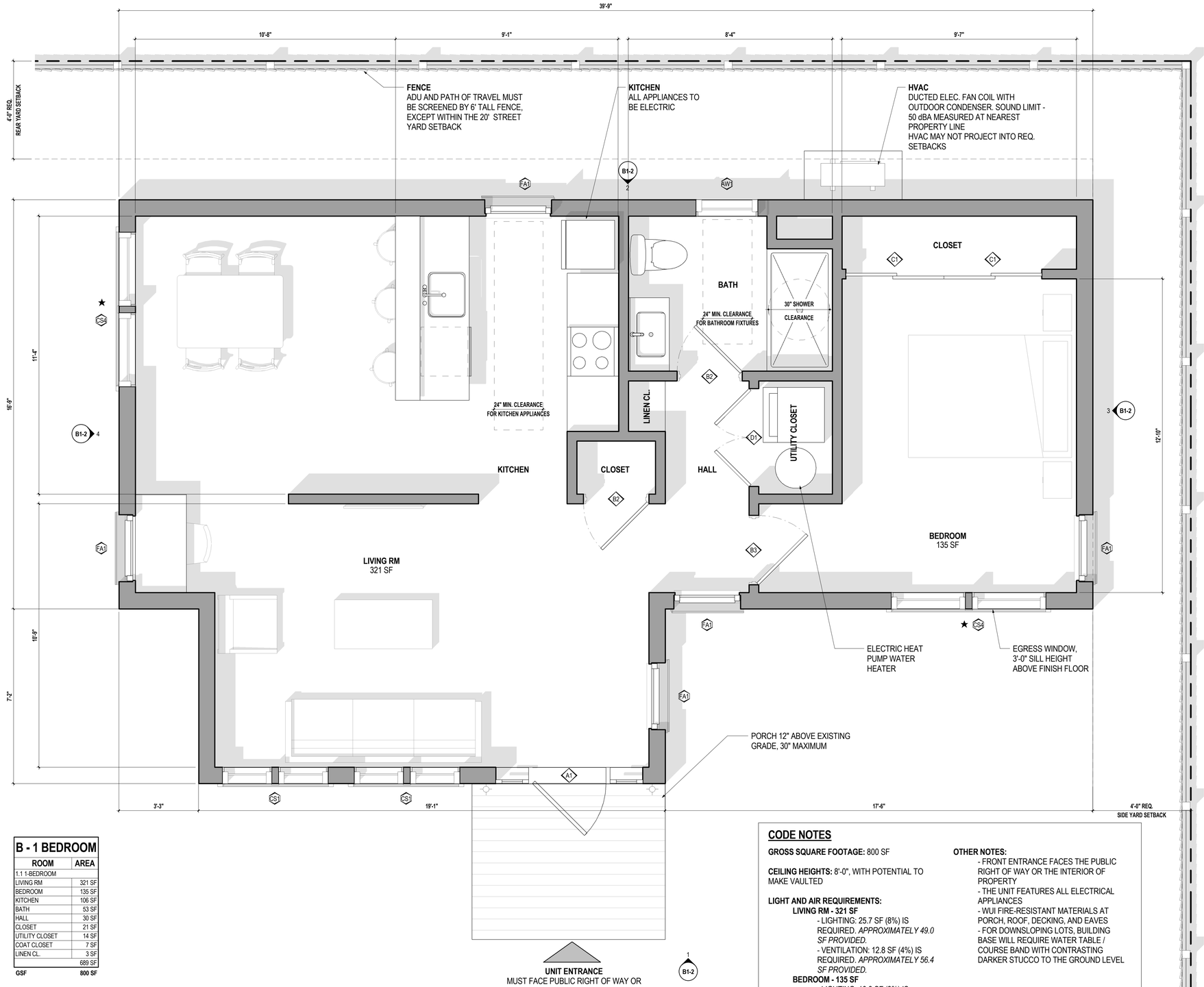



## WINDOW SCHEDULE - 1BED

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

**WINDOW NOTES**

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




## B - 1 BEDROOM

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

## CODE NOTES

**GROSS SQUARE FOOTAGE:** 800 SF

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

**LIGHT AND AIR REQUIREMENTS:**

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

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

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

1/2" = 1'-0"

B1 1-BED - TUDOR - FLOOR PLAN | 1

PRINTED 10/4/2022 1:44:39 PM

OPENSCOPE ARCHITECTURE | URBANISM | DESIGN

BUILDING DEPT STAMPING

CONSULTANTS

PROJECT
1915
PIEDMONT ADU PROGRAM

PROJECT ADDRESS

ISSUE DATE
10/04/2022

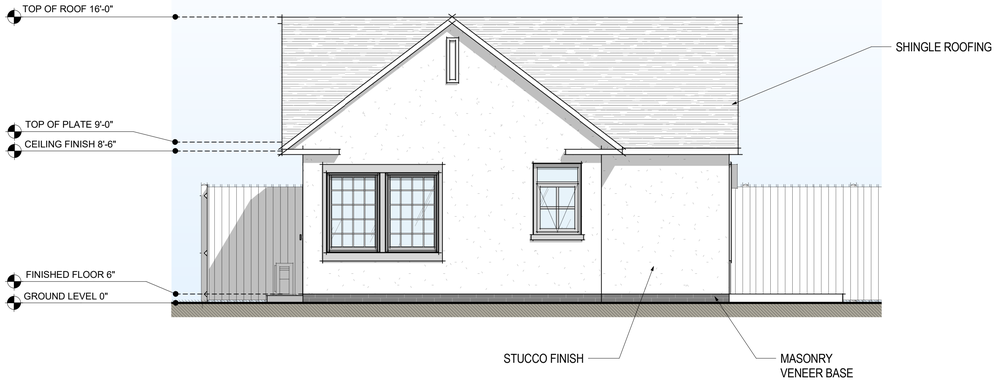
REVISIONS

| NO. | DATE. |
|---|---|

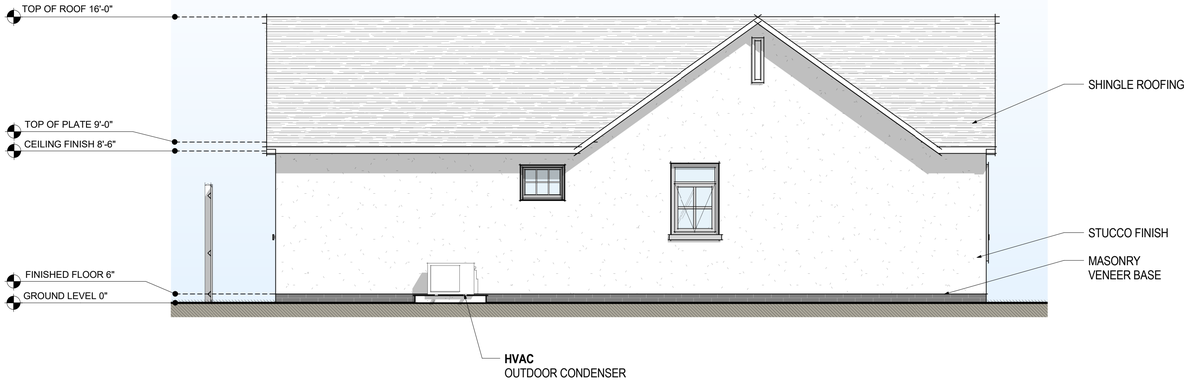
SCALE
As indicated

FLOOR PLAN

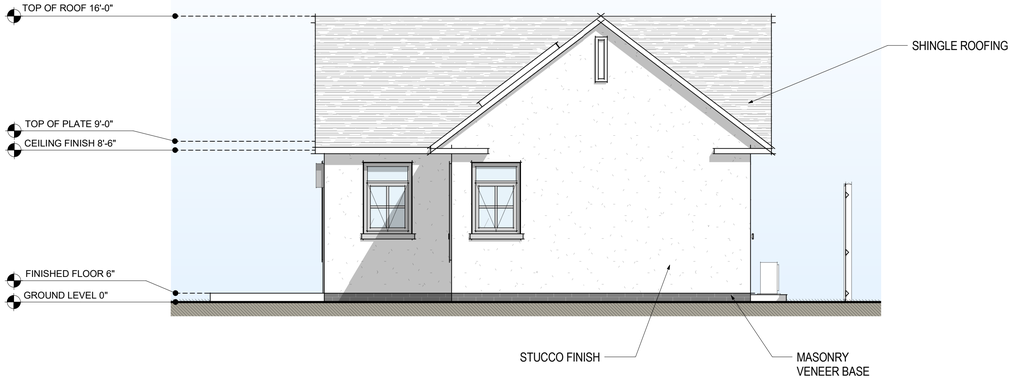
B1-1



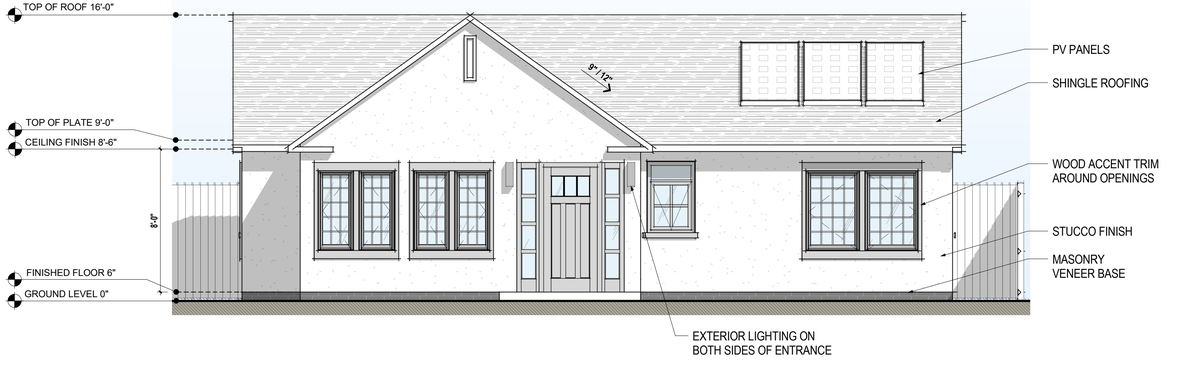

1/4" = 1'-0" B1 - TUDOR - WEST ELEVATION 4




1/4" = 1'-0" B1 - TUDOR - NORTH ELEVATION 2




1/4" = 1'-0" B1 - TUDOR - EAST ELEVATION 3




1/4" = 1'-0" B1 - TUDOR - SOUTH ELEVATION 1

PRINTED 10/4/2022 1:44:41 PM

OPENSCOPE
ARCHITECTURE | URBANISM | DESIGN

BUILDING DEPT STAMPING

CONSULTANTS

PROJECT
1915
**PIEDMONT ADU PROGRAM**

**PROJECT ADDRESS**

ISSUE DATE
**10/04/2022**

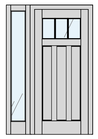
REVISIONS

| NO. | DATE. |
|---|---|

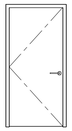
SCALE
**1/4" = 1'-0"**

**ELEVATIONS**

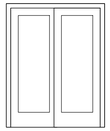
**B1-2**



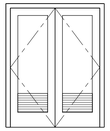
A1



B1



C1



D1

## DOOR SCHEDULE - 1 BEDROOM

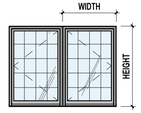
| TYPE | DESCRIPTION | WIDTH | HEIGHT | MATERIAL | COMMENTS |
|---|---|---|---|---|---|
| A1 | EXT. UNIT ENTRY | 3'-0" | 7'-0" | ALUM. CLAD WD OR WD | SIDELIGHTS VARY BY STYLE, SEE ELEVATIONS |
| B0 | EXTERIOR DOOR | 2'-0" | 6'-8" | ALUM. CLAD WD OR WD | TO WATER HEATER CLOSET |
| B1 | INTERIOR DOOR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

AWNING



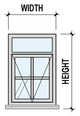

AW

DOUBLE CASEMENT



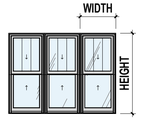

CS

FIXED OVER AWNING




FA

TRIPLE SINGLE HUNG



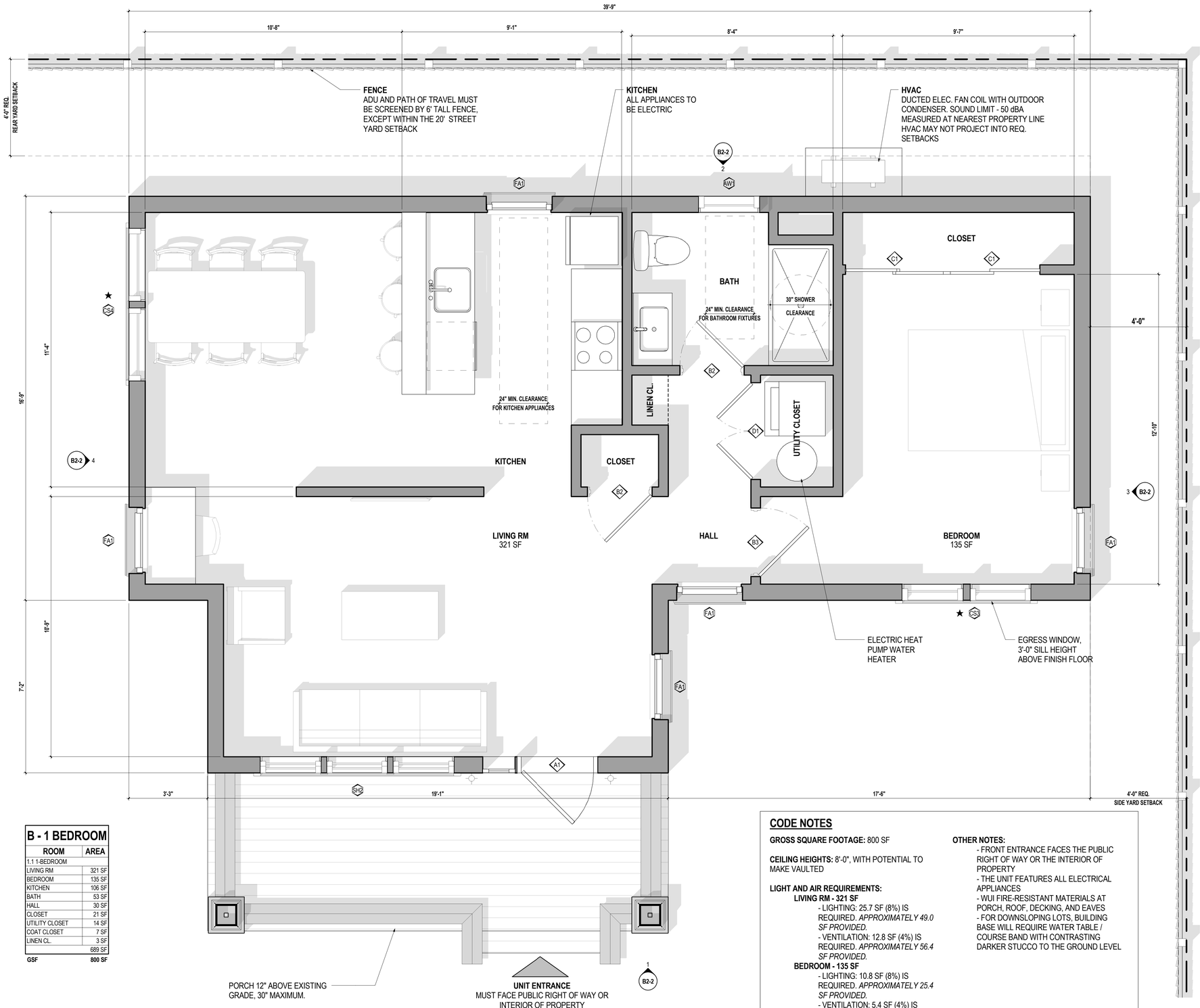

SH

## WINDOW SCHEDULE - 1BED CRAFTSMAN

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

**WINDOW NOTES**

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




## B - 1 BEDROOM

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

## CODE NOTES

**GROSS SQUARE FOOTAGE:** 800 SF

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

**LIGHT AND AIR REQUIREMENTS:**

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

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

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

1/2" = 1'-0"

B2 1-BED - CRAFTSMAN - FLOOR PLAN | 1

PRINTED 10/4/2022 1:44:46 PM

OPENSCOPE ARCHITECTURE | URBANISM | DESIGN

BUILDING DEPT STAMPING

CONSULTANTS

PROJECT
1915
PIEDMONT ADU PROGRAM

PROJECT ADDRESS

ISSUE DATE
10/04/2022

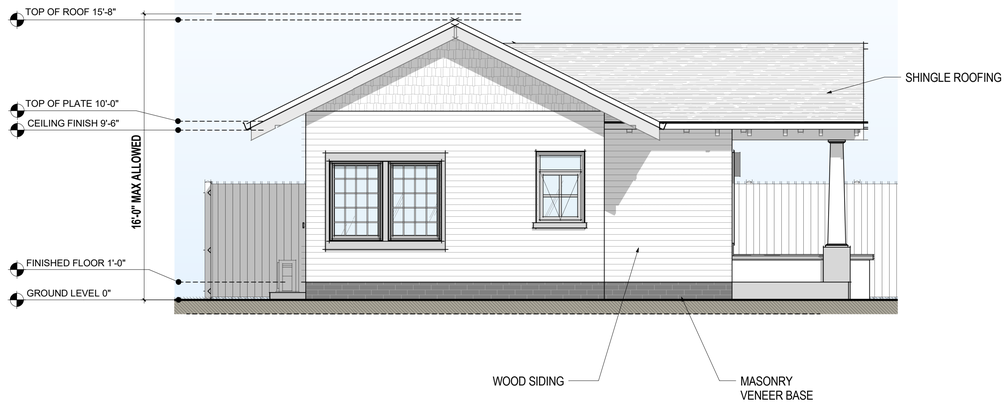
REVISIONS

| NO. | DATE. |
|---|---|

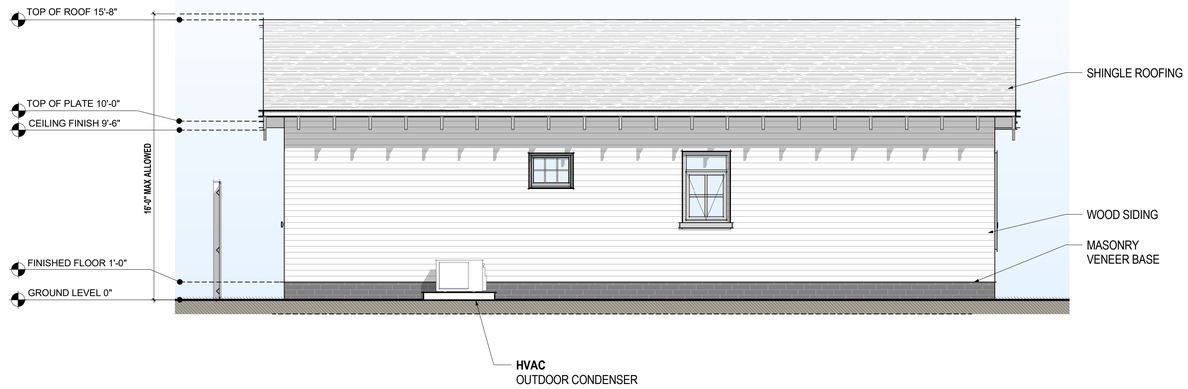
SCALE
As indicated

FLOOR PLAN

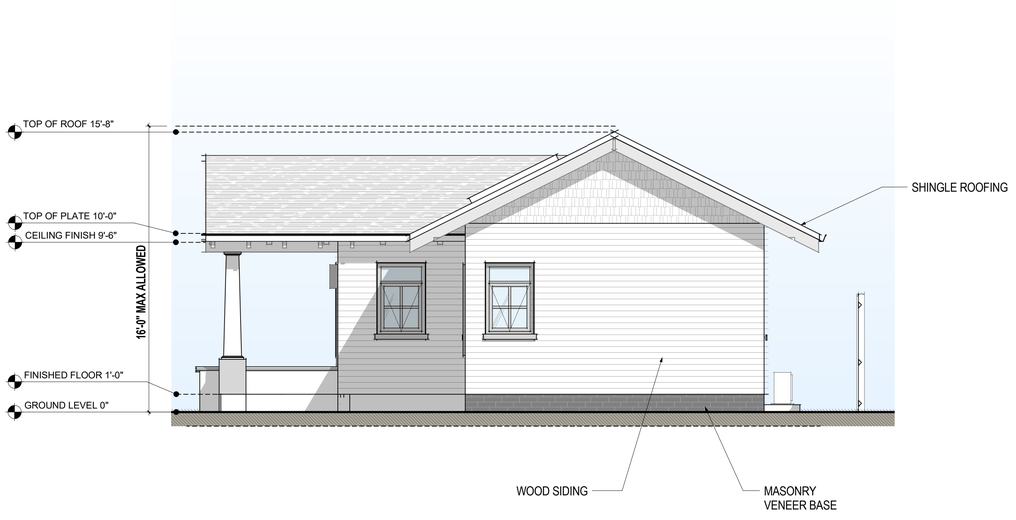
B2-1



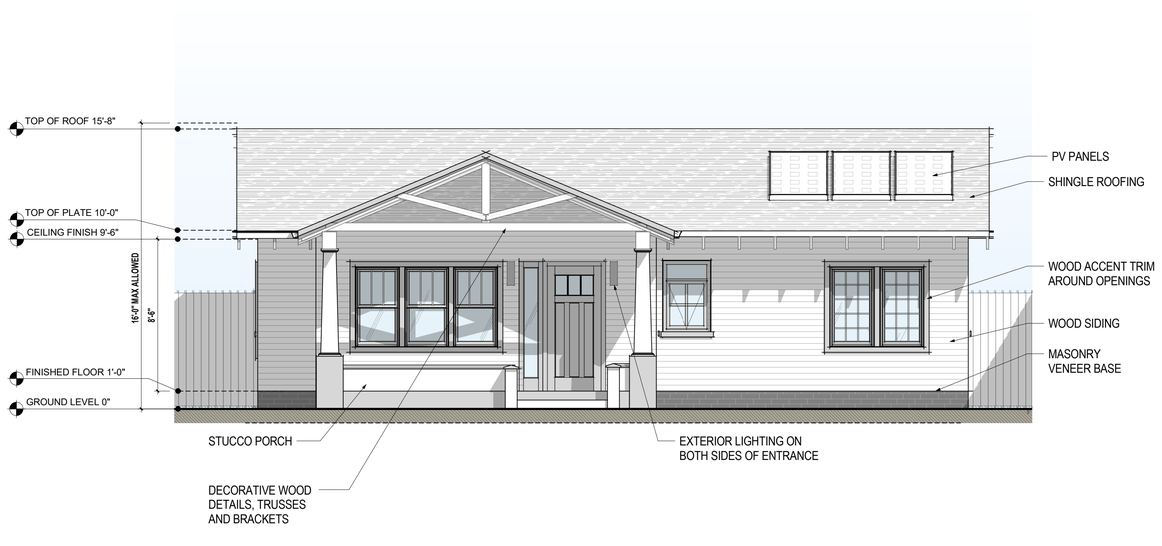

1/4" = 1'-0" B2 - CRAFTSMAN - WEST ELEVATION 4




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




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




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

PRINTED 10/4/2022 1:44:48 PM

OPENSCOPE
ARCHITECTURE | URBANISM | DESIGN

BUILDING DEPT STAMPING

CONSULTANTS

PROJECT
1915
**PIEDMONT ADU PROGRAM**

**PROJECT ADDRESS**

ISSUE DATE
**10/04/2022**

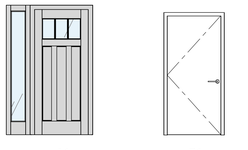
REVISIONS

| NO. | DATE. |
|---|---|

SCALE
**1/4" = 1'-0"**

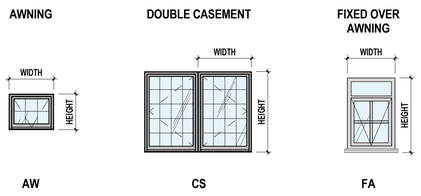
**ELEVATIONS**

**B2-2**




## DOOR SCHEDULE - 1 BEDROOM

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

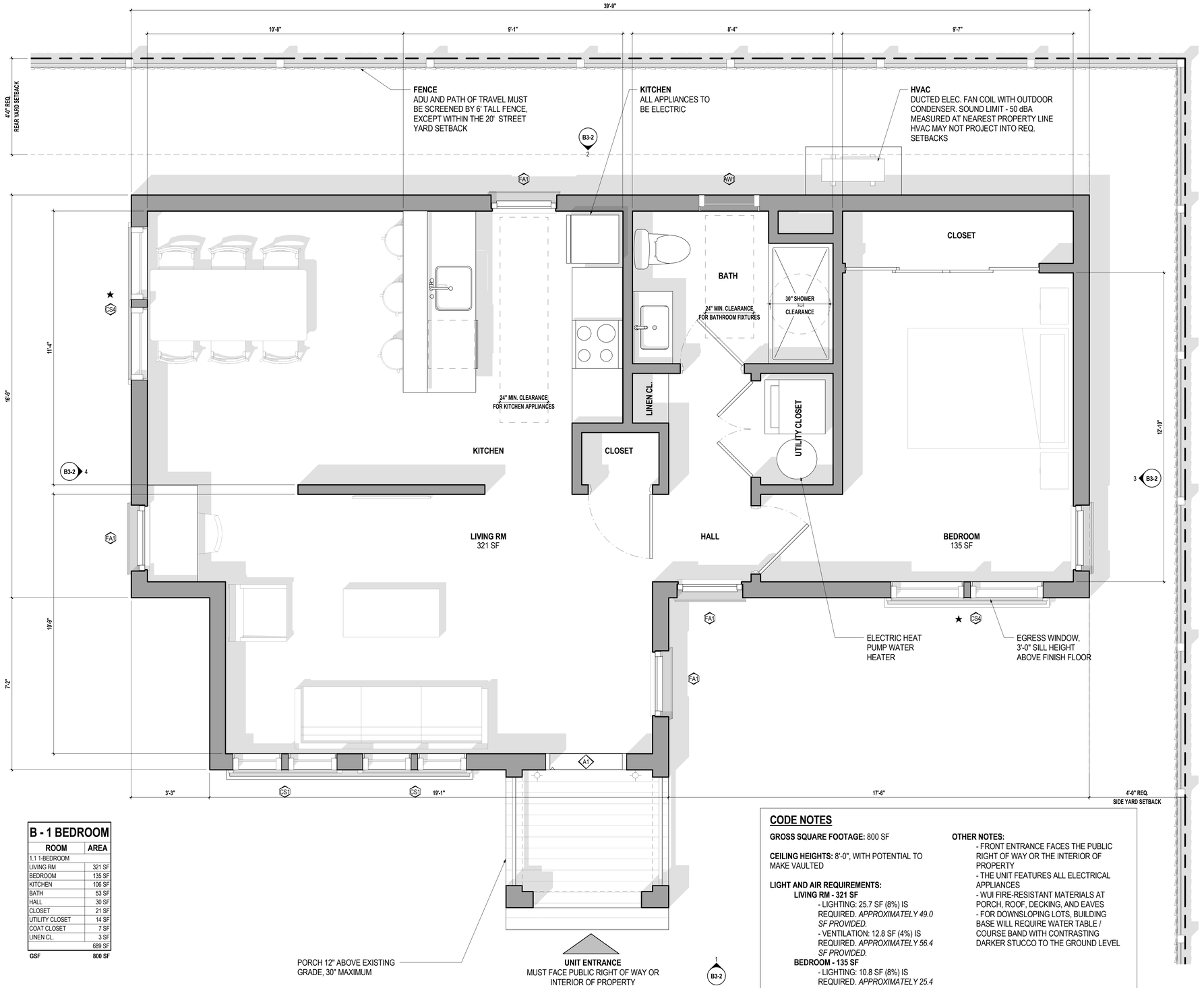



## WINDOW SCHEDULE - 1BED

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

**WINDOW NOTES**

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




## B - 1 BEDROOM

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

## CODE NOTES

**GROSS SQUARE FOOTAGE:** 800 SF

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

**LIGHT AND AIR REQUIREMENTS:**

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

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

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

1/2" = 1'-0"

B3 1-BED - SPANISH - FLOOR PLAN



PRINTED 10/4/2022 1:44:52 PM

OPENSCOPE ARCHITECTURE | URBANISM | DESIGN

BUILDING DEPT STAMPING

CONSULTANTS

PROJECT
1915
PIEDMONT ADU PROGRAM

PROJECT ADDRESS

ISSUE DATE
10/04/2022

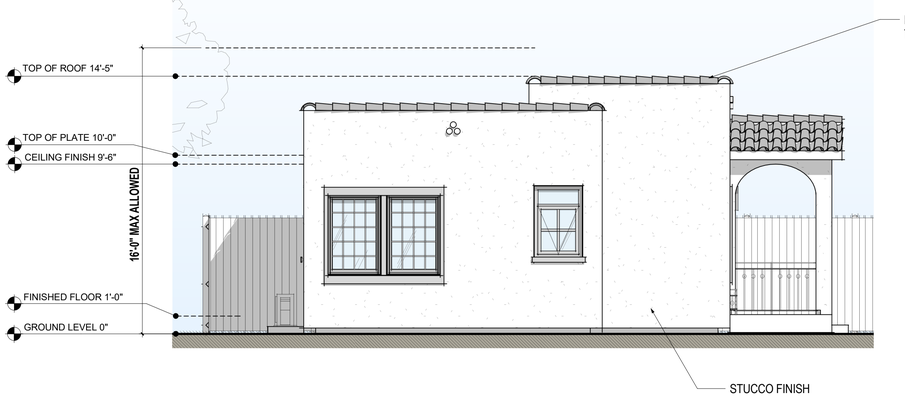
REVISIONS

| NO. | DATE. |
|---|---|

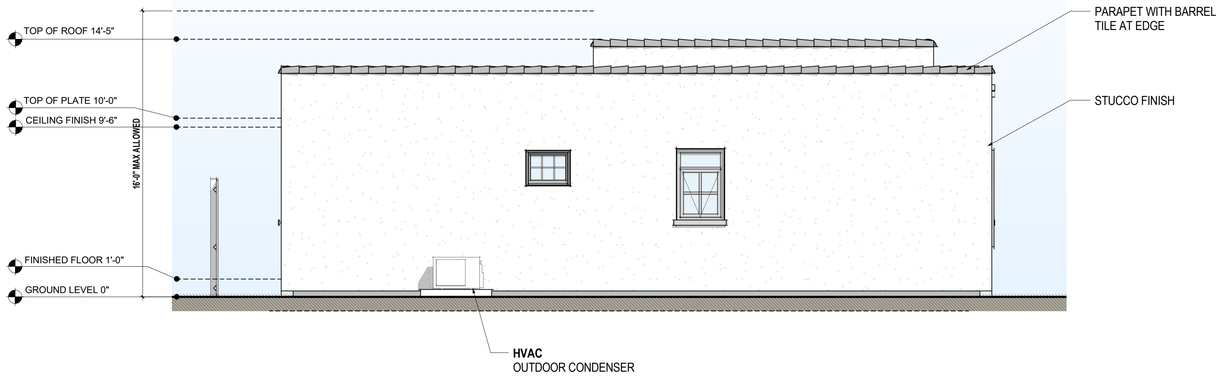
SCALE
As indicated

FLOOR PLAN

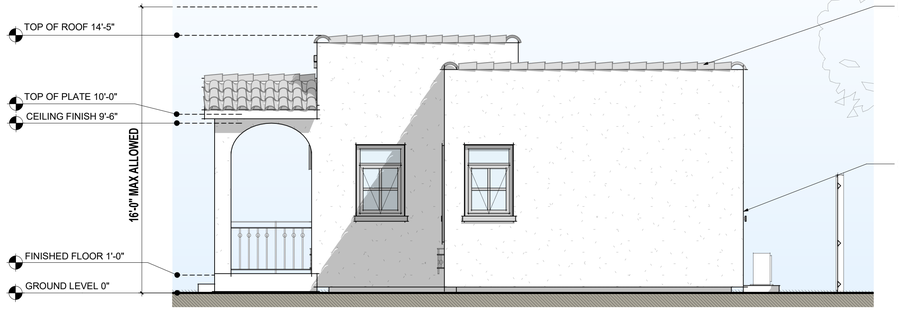
B3-1




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




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




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




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

OPENSCOPE
ARCHITECTURE | URBANISM | DESIGN

BUILDING DEPT STAMPING

CONSULTANTS

PROJECT
1915
**PIEDMONT ADU PROGRAM**

**PROJECT ADDRESS**

ISSUE DATE
**10/04/2022**

REVISIONS

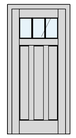
| NO. | DATE. |
|---|---|

SCALE
**1/4" = 1'-0"**

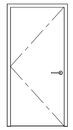
**ELEVATIONS**

**B3-2**

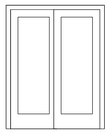
PRINTED 10/4/2022 1:44:55 PM



A1



B1

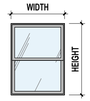


C1

## DOOR SCHEDULE - GARAGE

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

SINGLE HUNG



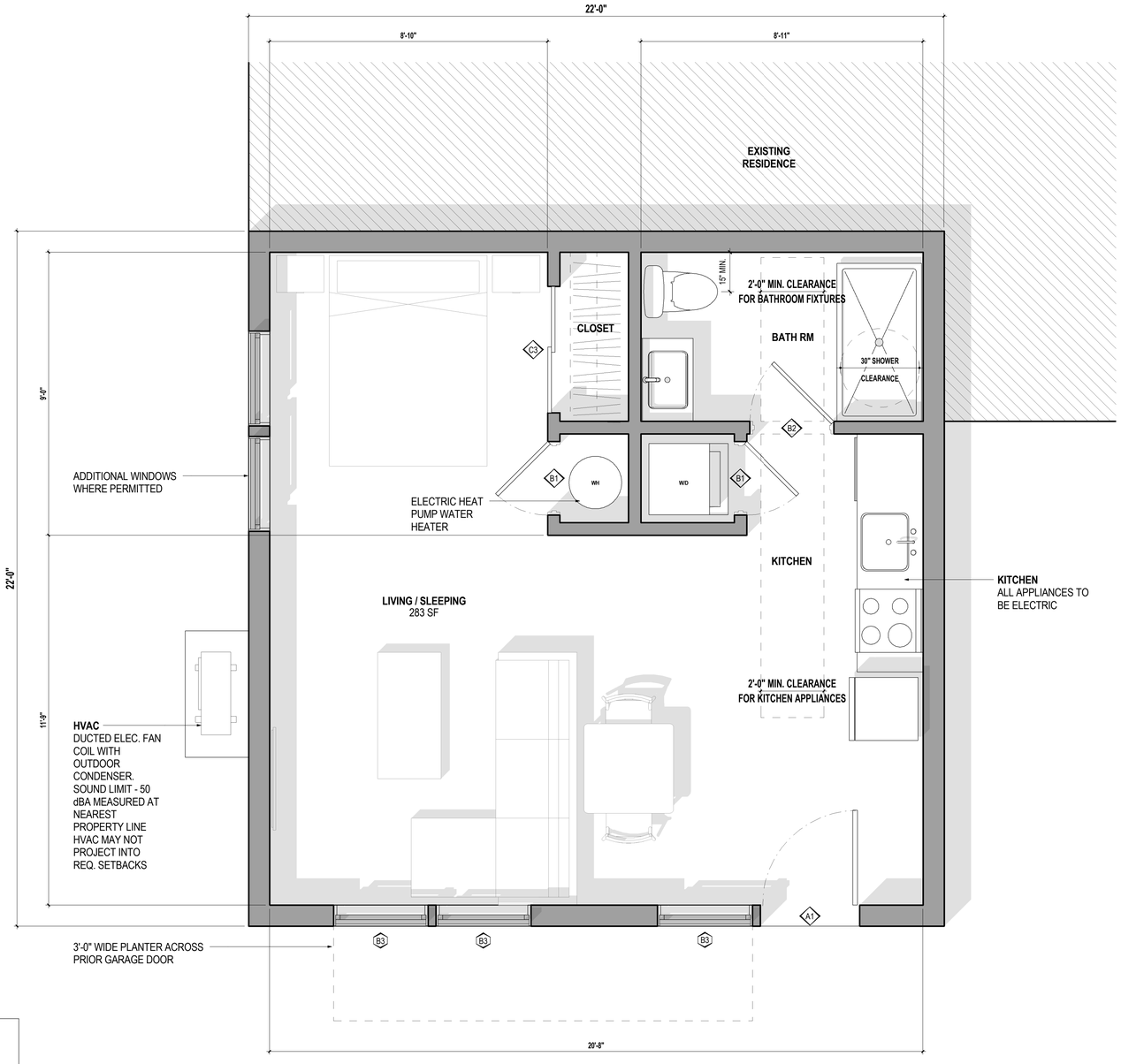

B3

## WINDOW SCHEDULE - GARAGE

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

**WINDOW NOTES**

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




1/2" = 1'-0"

## CODE NOTES

**GROSS SQUARE FOOTAGE:** 484 SF

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

**LIGHT AND AIR REQUIREMENTS:**

**LIVING / SLEEPING - 283 SF**

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

**OTHER NOTES:**

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

## 2.1 GARAGE CONVERSION

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



PRINTED 10/4/2022 1:44:56 PM

OPENSCOPE ARCHITECTURE | URBANISM | DESIGN

BUILDING DEPT STAMPING

CONSULTANTS

PROJECT
1915
PIEDMONT ADU PROGRAM

PROJECT ADDRESS

ISSUE DATE
10/04/2022

REVISIONS

| NO. | DATE. |
|---|---|

SCALE
As indicated

FLOOR PLAN

C1-1

Redline Version of Exhibit A to Attachment A

ORDINANCE NO. ____ N.S.

AN ORDINANCE
ADDING DIVISION 17.67 TO CHAPTER 17 OF THE PIEDMONT MUNICIPAL CODE FOR MINISTERIAL DESIGN REVIEW PERMITS; AMENDING DIVISION 17.38 AND SECTION 17.64.020, PERTAINING TO ACCESSORY DWELLING UNITS AND JUNIOR ACCESSORY DWELLING UNITS, AND ADDING SECTION 17.38.075 FOR PROVISIONS FOR THE USE OF PREAPPROVED PLANS; AND AMENDING PIEDMONT MUNICIPAL CODE SECTIONS 17.02.010, 17.32.020, 17.34.020, 17.36.030, 17.36.040, 17.42.040, 17.46.080, 17.50.020, 17.62.030, 17.64.030, 17.66.010, 17.66.020, 17.66.040, 17.66.060, 17.78.040, 17.90.010, AND 17.90.020 TO UPDATE REFERENCES TO PIEDMONT'S DESIGN GUIDELINES AND STANDARDS AND MAKE OTHER CONFORMING REVISIONS

The City Council of the City of Piedmont hereby ordains as follows:

SECTION 1 – INTENT

It is the intent of the City Council of the City of Piedmont to adopt updated provisions in City Code Chapter 17 related to:

- The definitions of Accessory Dwelling Unit and Junior Accessory Dwelling Unit;
- Providing a new section 17.38.075 for an incentive and for allowing for the use of preapproved plans for Accessory Dwelling Units;
- The addition of a new division 17.67 Ministerial Design Review Permit and minor revisions to sections 17.62.030.E, 17.66.020, 17.66.040 to provide consistency with division 17.67; and
- Changing references to the City of Piedmont Design Guidelines, by updating the references to refer to the new title "City of Piedmont Design Standards and Guidelines."

SECTION 2 – CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

The proposed City Code amendments related to ADUs are statutorily exempt from CEQA pursuant to Public Resources Code section 21080.17 and CEQA Guidelines section 15282(h) which exempts adoption of ordinances to implement Government Code section 65852.2 regarding accessory dwelling units (Public Resources Code section 21065; CEQA Guidelines, 14 Cal. Code of Regs. Sections 15061(b)(3), 15378.) and exempt pursuant to CEQA Guidelines, 14 Cal. Code of Regs. Section 15301 and 15303. In addition, the proposed revisions to Chapter 17 unrelated to Accessory Dwelling units are categorically exempt from CEQA because it can be seen with certainty that there is no possibility that the adoption of proposed amendments to Chapter 17 may have a significant effect on the environment (Public Resources Code section 21065; CEQA Guidelines, 14 Cal. Code of Regs. Sections 15061(b)(3), 15378.) and also exempt pursuant to CEQA Guidelines, 14 Cal. Code of Regs. Section 15301 and 15303.

SECTION 3 – AMENDMENT OF SUBSECTION 17.02.010.B.6

Subsection 17.02.010.B.6 of the City Code is amended to read in its entirety as follows:

"6. ensure excellence of architectural design, and compliance with the Piedmont Design Standards and Guidelines, as approved by the City Council and amended from time to time;"

SECTION 4 – AMENDMENT OF SUBSECTION 17.32.020.B

Subsection 17.32.020.B of the City Code is amended to read in its entirety as follows:

"B. Standards. A design review permit is not required, but a trash enclosure within a street setback will be reviewed at the planning counter for compliance with this chapter and the Piedmont Design Standards and Guidelines (Trash Enclosures). The enclosure must be:

1. located as far away from the street as possible;
2. as small as is necessary to enclose the carts;
3. as low in height as necessary to adequately screen the carts; and
4. designed in compliance with the Piedmont Design Standards and Guidelines."

SECTION 5 – AMENDMENT OF SUBSECTION 17.34.020.C

Subsection 17.34.020.C of the City Code is amended to read in its entirety as follows:

"C. Contents. Plans must clearly set forth the areas and types of existing and proposed landscaping, and their relation to the structure(s) requiring the approval or permit. Landscaping must conform to Piedmont Design Standards and Guidelines as well as any state regulations, including the California Water Efficient Landscape Ordinance (23 Cal. Code of Regulations Division 2, Chapter 2.7)."

SECTION 6 – AMENDMENT OF SUBSECTION 17.36.030.B

Subsection 17.36.030.B of the City Code is amended to read in its entirety as follows:

"B. Exceptions.

1. City Buildings and Facilities. The Director of Public Works may approve the installation of a sign by the City on City-owned buildings and facilities located on City-owned property and within the public rights-of-way provided the sign conforms to the Piedmont Design Standards and Guidelines.

2. Sidewalks. A temporary freestanding sign no larger than four square feet on a side (excluding the frame) may be placed on a City sidewalk or curbside planting strip on Saturdays and Sundays between 12 p.m. and 5 p.m., as long as the sign does not impede pedestrian or vehicular traffic or otherwise constitute a safety hazard.

3. Piedmont Park and Veterans' Memorial Building. A group or individual hosting a permitted event in Piedmont Park or at the Veterans' Memorial Building may place up to two temporary freestanding signs no larger than four square feet on a side (excluding the frame) in Piedmont Park, on the adjacent curbside strips, or on the exterior of the Veterans' Memorial Building during the permitted event and for a period not to exceed 2 hours before the start of the permitted event and 2 hours after the conclusion of the permitted event, as

long as the sign does not impede pedestrian or vehicular traffic or otherwise constitute a safety hazard.

4. Other public property. The Director of Public Works may issue a sign permit to display a sign in the following locations:

a. Across Magnolia Avenue at the intersection of Highland Avenue and Magnolia Avenue.

b. On the fence outside of the Piedmont Corporation Yard.

c. On backstops or fences within or surrounding Coaches Field, Beach Playfield, Hampton Field, Vista Street tennis courts, the City pool, and other City-owned recreation facilities.

It is the City's intent that these locations constitute a non-public forum to promote community events benefiting residents and provide residents with information on non-partisan or noncommercial matters of general community interest. Signs in these locations will serve to notify citizens and visitors of upcoming events that are (i) City-sponsored, (ii) City co-sponsored, (iii) sponsored by any other local governmental or educational entity, (iv) sponsored by a local non-profit, or (v) sponsored by a local business. Signs in these locations must conform to the Piedmont Design Standards and Guidelines and the stated purpose of this division."

SECTION 7 – AMENDMENT OF SUBSECTION 17.36.040.C.2.b.vi

Subsection 17.36.040.C.2.b.vi of the City Code is amended to read in its entirety as follows:

"vi. The design of the sign is consistent with the City's General Plan and Piedmont Design Standards and Guidelines."

SECTION 8 – AMENDMENT OF SECTION 17.38.020 "DEFINITIONS"

a. The definition of Accessory Dwelling Unit in section 17.38.020 of the City Code is amended to read as follows: "*Accessory dwelling unit* means an attached or a detached residential dwelling unit that provides complete independent living facilities for one or more persons and is located on a lot with a proposed or existing primary residence, ~~which may be a single or multi-family dwelling, and has a separate, exterior entrance than that of the primary residence~~. It ~~includes~~ shall include permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the single-family or multi-family dwelling is or will be situated. ~~Permanent cooking facilities include installed cooktops, preparation sink, space for a refrigerator, food preparation counter and storage cabinets.~~ An accessory dwelling unit may also include (1) an efficiency unit, as defined in Health and Safety Code section 17958.1 and (2) a manufactured home as defined in Health and Safety Code section 18007. (Formerly called *second dwelling unit*. See section 17.38.030 for types of accessory dwelling units and permits.)"

b. The definition of Junior Accessory Dwelling Unit in section 17.38.020 of the City Code is amended to read as follows: *"Junior accessory dwelling unit* means a unit that is no more than 500 square feet in size and contained within a single-family residence, with a separate entrance. A junior accessory dwelling unit may include separate sanitation facilities, or may share sanitation facilities with the existing structure, but shall include an efficiency kitchen that provides for a cooking facility with appliances~~, including a permanently installed cooktop, a preparation sink, space for a refrigerator,~~ and a food preparation counter

and storage cabinets that are of reasonable size in relation to the size of the junior accessory dwelling unit."

SECTION 9 – AMENDMENT OF SUBSECTION 17.38.060.B.5

Subsection 17.38.060.B.5 of the City Code is amended to read in its entirety as follows:

"5. Design Criteria. The design of the structure(s) housing the proposed accessory dwelling unit must meet applicable objective design criteria in the Piedmont Design Standards and Guidelines and any additional design standards applicable to accessory dwelling units approved by City Council resolution."

SECTION 10 – AMENDMENT OF SUBSECTION 17.38.060.B.6.a

Subsection 17.38.060.B.6.a of the City Code is amended to read in its entirety as follows:

"a. Parking. When a garage, carport, or covered parking structure is demolished in conjunction with the construction of an accessory dwelling unit or converted to an accessory dwelling unit, the City shall not require the replacement of ~~offstreet~~ off-street parking spaces. (Gov't. Code §65852.2 (a)(1)(D)(xi).)"

SECTION 11 – AMENDMENT OF SUBSECTION 17.38.060.C.2.j

Subsection 17.38.060.C.2.j of the City Code is amended to read in its entirety as follows:

"j. An expansion to an accessory structure of up to one hundred fifty (150) square feet to accommodate ingress and egress for a proposed junior accessory dwelling unit must meet applicable design criteria in the Piedmont Design Standards and Guidelines ~~and any additional design guidelines applicable to accessory dwelling units approved by City Council resolution~~."

SECTION 12 – ADDITION OF SECTION 17.38.075

The City Code is amended to add Section 17.38.075 to read in its entirety as follows:

"**17.38.075 Pre-approved Plans Incentive**

A. The Director may authorize an applicant's use of floor plans and elevations, owned by the City of Piedmont and approved by the City Council, Appendix A of the Piedmont Design Standards and Guidelines, to obtain Planning Division approval of an Accessory Dwelling Unit Permit if all of the following findings are made:

A. The design unit meets the requirements of section 17.38.060.

B. The roofing material and exterior siding material of the proposed unit are the same as that of the primary residence.

C. The plans are the same as those in Appendix A of the Piedmont Design Standards and Guidelines with only a 3 percent variation or less in any one dimension.

If the approval is granted, the applicant must agree to the imposition of a rent restrictions on the unit requiring that any rent for the unit be affordable to households of very low income, and the accessory dwelling unit shall be subject to all the requirements set forth below.

B. Additional requirements. If an accessory dwelling unit permit using City-owned plans in Appendix A of the Piedmont Design Standards and Guidelines is approved, it is subject to the following additional requirements.

1. Rent restriction.

a. Declaration of rent restrictions. The accessory dwelling unit permit constructed using City-owned plans shall be subject to declaration of rent restrictions (in a form provided by the city), which shall be recorded in the county recorder's office, as a declaration of rent restrictions, and will remain in effect for ten years. The ten-year period of rent restriction begins either: (a) on the date of recordation or date of final building inspection, whichever is later; or (b) according to the terms of the recorded declaration.

If, after ten years, the termination of the recorded declaration is not automatic (by its terms), the city will record a document terminating the declaration of rent restrictions, upon the written request of the property owner.

b. Affordable rent certification. An owner who has executed a declaration must submit to the city an accessory dwelling unit affordable rent certification: (i) on an annual basis, by each December 31 and as part of the annual city business license application and renewal; and (ii) upon any change in occupancy of the accessory dwelling unit. The accessory dwelling unit affordable rent certification must be on a form provided by the city and must specify whether or not the accessory dwelling unit is being occupied; the rent charged; the utilities that are included in the cost of rent; the household size of the accessory dwelling unit; the names and ages of the accessory dwelling unit occupants; the gross household income of the accessory dwelling unit household; and other information as determined appropriate by the city."

SECTION 13 – AMENDMENT OF SUBSECTION 17.42.040.D

Subsection 17.42.040.D of the City Code is amended to read in its entirety as follows:

"D. Exterior design modifications (e.g., window and door changes) necessary to meet the health and safety requirements of Chapter 8 Building, Construction & Fire Prevention of this Code conform to the standards of the City of Piedmont Design Standards and Guidelines."

SECTION 14 – AMENDMENT OF SUBSECTION 17.46.080.D.1.d

Subsection 17.46.080.D.1.d of the City Code is amended to read in its entirety as follows:

"d. The proposed design is consistent with the Piedmont Design Standards and Guidelines."

SECTION 15 – AMENDMENT OF SUBSECTION 17.50.020.B.3.a

Subsection 17.50.020.B.3.a of the City Code is amended to read in its entirety as follows:

"a. such modifications comply with objective standards in the Piedmont Design Standards and Guidelines; and"

SECTION 16 – AMENDMENT OF SUBSECTION 17.62.030.B.2

Subsection 17.62.030.B.2 of the City Code is amended to read in its entirety as follows:

"2. Expedited design review by ~~before~~ Director. The applicant for an expedited design review permit under section 17.66.040.B.3 may be required to notify adjacent neighbors as specified in the Design Standards and Guidelines or the application instructions."

SECTION 17 – AMENDMENT OF SUBSECTION 17.62.030.E

Subsection 17.62.030.E of the City Code is amended to read in its entirety as follows:

"E. Schedule of notice requirements. Notice of an application will be given under this chapter as set forth in the following schedule:

| | | **Notice by City at least 14 days before the hearing, measured from the project boundary.** [2] | | | | |
|---|---|---|---|---|---|---|
| | **Notice by applicant 30 days before hearing**[1] | **to adjacent property owners** | **to property owners within 100 feet** | **to property owners within 200 feet** | **to property owners within 300 feet** | **to property owners within 500 feet** |
| **Design review permit** | Variable depending on application. See division 17.66. | | | | | |
| **Ministerial design review** | No public notice. See division 17.67. | | | | | |
| **Variance**<br>Single (other than for height or floor area ratio) | X | | X | | | |
| More than one, or for height or floor area ratio | X | | | X | | |
| **Signs** | X[4] | | X | | | |
| **Landscape plan** | X[4] | | X[4] | | | |
| **Lot line adjustment**<br>Between two lots<br>More than two lots | | | X | | X | |
| **Wireless communication facility permit** | X[4] | | X | | | |

Redline Version of Exhibit A to Attachment A

| | | | | | | |
|---|---|---|---|---|---|---|
| **Accessory Dwelling Unit Permit** | No notice for an ADU permit application is permitted. See division 17.38. | | | | | |
| **Negative declaration or Environmental Impact Report** required | X[4] | | | | X | |
| **Tract map or parcel map** | X | | | | X | |
| **Conditional use permit**, or modification | | | | | | X |
| **Reasonable accommodation**[3] | | | X | | | |
| **Zoning Regulation Amendment** | Publish notice in newspaper of general circulation within the City.[5] | | | | | |
| **Zoning Map Amendment** | Publish notice in newspaper of general circulation within the City.[5] | | | | | |
| **Other applications** | | X | | | | |
| **Appeal, Call for Review** | Subject to Section 17.78.030.A. | | | | | |

[1] See section 17.62.030B.
[2] See section 17.62.030C.
[3] Subject to section 17.76.040.
[4] For an application considered by Planning Commission
[5] Subject to section 17.62.030, subsections A and C."

SECTION 18 – AMENDMENT OF SUBSECTION 17.64.020.A AND 17.64.020.B

Sections 17.64.020.A and 17.64.020.B of the City Code are amended to read in its entirety as follows:

"**17.64.020 Term of approval.**

A. General. An approved conditional use permit, design review permit, accessory dwelling unit permit or variance lapses one year after its date of final approval, or at an alternative time specified as a condition of approval, unless one of the following has occurred:

1. A building permit has been issued, substantial money expended, and construction diligently pursued; or
2. A final inspection has been issued; or
3. The conditional use is established in reliance on the approval.

An applicant is not allowed to proceed with construction if the approval has expired.

B. Administrative extension. The Director will grant one six-month extension for any ~~design review~~ permit or variance approval by the Planning Commission, City Council, or staff, upon written application by the property owner on a form provided by the Director, along with submission of the extension fee, prior to expiration of the original approval. The extension fee is the amount established by City Council resolution."

SECTION 19 – AMENDMENT OF SUBSECTION 17.64.030.A.1

Subsection 17.64.030.A.1 of the City Code is amended to read in its entirety as follows:

"1. Achieve the general purposes of this chapter or the specific purposes of the zoning district in which the site is located, or to make it consistent with the general plan and Piedmont Design Standards and Guidelines;"

SECTION 20 – AMENDMENT OF SECTION 17.66.010

Section 17.66.010 of the City Code is amended to read in its entirety as follows:

"**17.66.010 Intent.**

Design review is intended to: promote orderly, attractive, safe and harmonious development; uphold the aesthetic values of the community; and ensure excellence of architectural design; all as set forth in the Piedmont Design Standards and Guidelines."

SECTION 21 – AMENDMENT OF SECTION 17.66.020

Section 17.66.020 of the City Code is amended to read in its entirety as follows:

"**17.66.020 Implementation.**

A. Piedmont Design Standards and Guidelines. The City Council has adopted the Piedmont Design Standards and Guidelines that are available online and at city hall. The Standards and Guidelines are the criteria for the applicant and hearing body in determining whether a specific project conforms to section 17.66.060, Standards.

B. Director. The Director will prepare:

1. the permit application forms; and

2. public lists for guidance to applicants on which applications are subject to each type of design review.

~~2. the following public lists for guidance to applicants. These lists are based on past and ongoing conventions, and Planning Commission direction as to what is:~~
~~a. a small improvement. These represent exceptions, not requiring design review under section 17.66.030.~~
~~b. a minor modification. Improvements within this category qualify for expedited review under section 17.66.040 B.3.~~

~~Other improvements, which are not listed as small or minor in the above lists, are considered significant and require a design review permit, subject to the notification requirements of division 17.62.~~

SECTION 22 – AMENDMENT TO SECTION 17.66.040

Section 17.66.040 of the City Code is amended to read in its entirety as follows:

Redline Version of Exhibit A to Attachment A

**"17.66.040 Approval authority**

A. Planning Commission.

1. Applicability. The Planning Commission has the responsibility to review a design review permit if the project is:

a. part of an application for a variance or conditional use permit;

b. is valued at $125,000 or more (adjusted for inflation );

c. a site feature greater than 7 feet high and located in a side or rear yard setback, or a site feature of any height located within a 20-foot street setback; ~~or~~

d. a retaining wall greater than 30 inches in height located within a street yard setback or a fence of any height located within a street yard setback; or

e. referred to the Planning Commission by the Director.

However, if any component of a project application requires final approval by the City Council, including a City project, the Planning Commission makes a recommendation and the Council is the final decision-making body. The Planning Commission shall not review any development application that is eligible for ministerial review under State law unless the applicant voluntarily requests discretionary review (See division 17.67).

2. Notice. If a project is subject to Planning Commission approval, the city will give notice:

a. in the same manner required for the underlying application of which design review is a part; or

b. to property owners within 100 feet of the property for a stand-alone design review permit application, including those for nonresidential signs under section 17.36.040.C.2 and landscape plans under section 17.34.020.A.2, except that design review permit applications for a new house shall require notice to property owners within 300 feet of the property. (See division 17.62. In some cases, the applicant provides the notice to other property owners.)

3. Standards. In reviewing an application for a design review permit, the Planning Commission will apply the standards set forth in section 17.66.060, Standards.

B. Director.

1. Applicability. The Director has the authority to approve a design review permit application if the project is not covered by the Planning Commission applicability threshold under subsection A.1 above. The Director may refer an application to the Planning Commission.

2. Notice. The city will give notice of a design review permit application to the adjacent property owners if the proposal represents a significant change. The Director determines what is a significant change. (See section 17.66.020 B.)

3. Expedited review. An application for a minor modification is entitled to expedited review. The Director determines what is a minor modification, and will maintain a list, available to the public. (See section 17.66.020 B.)

4. Ministerial design review permit application. Application for a ministerial design review permit, as provided in division 17.67, shall be reviewed and approved by the Director.

5. Standards. In reviewing an application for a design review permit, the Director will apply the standards set forth in section 17.66.060, Standards.

6. Changes.

a. Conditions of approval. Only the approving hearing body may approve a change to a condition of approval, unless the condition provides otherwise.

b. Plans. A change in the plans will be reviewed by the approving hearing body, except that the Director may approve a change to plans approved by the Planning Commission or City Council if the change does not meet the threshold applicability provisions for review by the Planning Commission (see section 17.66.040 A 1), or is a minor modification. (See section 17.66.020 B.)"

SECTION 23 – AMENDMENT OF SUBSECTION 17.66.060.A

Subsection 17.66.060.A of the City Code is amended to read in its entirety as follows:

"A. The proposed design is consistent with the City's General Plan and Piedmont Design Standards and Guidelines."

SECTION 24 – ADDITION OF DIVISION 17.67

The City Code is amended to add division 17.67 as follows:

## "DIVISION 17.67 MINISTERIAL DESIGN REVIEW PERMIT

Sections:

17.67.010 Intent
17.67.020 Implementation
17.67.030 Permit required
17.67.040 Approval authority
17.67.050 Procedure: Application; Notice; Decision; Decision of Director is final
17.67.060 Standards; Findings

Redline Version of Exhibit A to Attachment A

17.67.010 Intent.

It is the intent of the City in establishing this ordinance to support equitable distribution of affordable housing units across the City; promote and enhance community design and neighborhoods; remove barriers to development and access to housing through clear and objective standards; and facilitate the development of new multifamily housing units.

17.67.020 Implementation.

A. Piedmont Design Standards and Guidelines. The City Council has adopted the Piedmont Design Standards and Guidelines that are available online and at city hall. The Piedmont Design Standards and Guidelines are one of the criteria for the applicant and Director in determining whether a specific project conforms to section 17.67.060, Standards; Findings.

B. Director. The Director will prepare:

**1.** The permit application forms; and

**2.** Information to provide technical assistance to residents and applicants.

C. Voluntary discretionary review. Any applicant eligible for ministerial design review pursuant to section 17.67.030, may submit in writing to the Director a voluntary request to have the design review permit application considered according to the provisions of division 17.66 to receive discretionary design review for the applicant's development proposal.

17.67.030 Permit required.

A. Permit required. A ministerial design review permit is required for any development application which meets the eligibility criteria of Government Code section 65913.4, including a multifamily or mixed-use development application of four or more new housing units, and development applications consisting of two or more new housing units;

B. The building official will not issue a building permit under chapter 8 of the City of Piedmont City Code until the applicant has obtained the required ministerial design review permit. The city will not allow demolition pursuant to division 17.67 unless the applicant has approval of plans for a replacement structure pursuant to this chapter 17 and has obtained a building permit under chapter 8.

17.67.040 Approval authority.

A. Director.

1. Applicability. The Director has the authority to review and approve a ministerial design review permit application submitted pursuant to section 17.67.030, and any application to amend a previously approved ministerial design review permit, pursuant to State law.

2. Notice. No notice shall be provided for ministerial design review applications submitted pursuant to section 17.67.030.

3. Standards and Findings. In reviewing an application for a ministerial design review permit, the Director shall apply the standards set forth in section 17.67.060, Standards; Findings.

17.67.050 Procedures: Application; Notice and hearing; Decision; Effective date; Appeal

A. Application. An applicant for a ministerial design review permit must submit a complete application, accompanied by plans and materials in the form approved by the Director, and the application fee, which fee shall be established by resolution. The Director may waive in writing submission of items deemed unnecessary to determine compliance with this chapter. An application is considered complete in accordance with section 17.60.020.

B. Notice and hearing. The Director shall review the ministerial design review permit application without notice or public hearing, unless otherwise required by State law.

C. Decision. The Director shall notify the applicant of the decision in writing.

D. Director's decision is final. Permits approved by the Director for ministerial design review permit applications are final.

17.67.060 Standards; Findings

The Director may not approve a ministerial design review permit unless the Director first finds that the design of the project conforms to all of the following standards:

A. The proposed development meets the criteria of Government Code section 65913.4.

B. The proposed development meets applicable design standards as provided in the Piedmont Design Standards and Guidelines, as they may be amended from time to time by the City Council.

C. The proposed development complies with zoning ordinance regulations for the zone in which the project site is located."

SECTION 25 – AMENDMENT OF SUBSECTION 17.78.040.A.2.c

Subsection 17.78.040.A.2.c of the City Code is amended to read in its entirety as follows:

"c. there is a significant error in the application of the Piedmont Design Standards and Guidelines; or

SECTION 26 – AMENDMENT OF SECTION 17.90.010

a. The definition of Street in section 17.90.010 of the City Code is amended to read in its entirety as follows: "*Street* means a public vehicular roadway. It does not include a public alley, or a private roadway. (A list of streets is set forth in the Piedmont Design Standards and Guidelines.)"

b. The definition of Site Feature in section 17.90.010 of the City Code is amended to read in its entirety as follows: "*Site feature* means a subordinate structure that is intended to functionally or decoratively enhance a property and that is primarily used for recreation, decoration or as a

utility feature. A list of site features is set forth in the Piedmont Design Standards and Guidelines. Site feature does not include an accessory structure, primary structure, or built feature listed in Building Code section 5.2.2 subsection 8.02.020.B."

SECTION 27 – AMENDMENT OF SECTION 17.90.020

The definition of Coverage in section 17.90.020 of the City Code is amended to read in its entirety as follows:

"*Coverage* means the percentage of the lot area that is covered. *Coverage* may refer either to (1) all structures and site features including their vertical projections to the ground except eaves, sills, cornices, awnings that project three feet or less from the wall surface, (2) hardscape surfaces, or (3) to both, as may be specified in the context. (See Design Standards and Guidelines.)"

[END OF REDLINE COPY]

**ODDS and ADU Incentives Comments and Edits**

**Compiled March 2022**

---

**Ms. Jane Lin**:

I have gone through the draft and made comments on the PDF. Please see below.

I hope that the LWC Team finds these suggestions helpful.

Generally the approach is good and the team has done some nice work.

-Jane

Page 5 – Does 70% frontage standard adequately allow for variation of projections and recesses and open space?

Page 6 – Part 3., top of page, how was a break of 6 feet arrived at? This is a very deep break recess or projection, the size of a balcony. Suggest allowing breaks with less dimension.

Part 4.c., i. – 30% orientation - this is a hard standard to interpret. What does it mean?

Part B.1.a.c. “porches of decks over a minimum 25 percent of the façade” How is this interpreted?

Part B.1.a.ii. change 25 façade bay to 30 feet façade bay which is typical of structural bay in multifamily development. Suggest that they match.

Page 7, top of page Roof line changes of 8 feet are a full story. Is that necessary? The illustration below shows roughly a change of 2 feet in height can provide the change, which is more typical.

Bay articulation standard seems unnecessarily prescriptive.

Page 8, top of page, omit roof-line balustrade which is not commonly found in Piedmont. Consider allowing roof decks that are completely private and partially or completely enclosed on sides. Is there a way where roof decks are permitted if concealed from ground floor visibility? There are many delightful roof decks that are still designed as private.

Part 3.a., why should buildings not have lobbies serving more than three units. Make the policy distinction clear. This is intended to encourage townhouse type building forms?

Page 9, Part d., Forecourt – consider allowing forecourt to be partially enclosed on three sides, meaning not the entire length of the forecourt.

Page 10, Part 6.d., Common Open Space - Consider adding privacy for adjacent units next to common spaces (with a buffer, perhaps). Increase minimum dimension to greater than 15 feet.

Page 12, Part C., Façade Design – why limit blank walls to 8 feet? What is the basis? Existing Piedmont design elements?

Part 2 EIFS is prohibited in many cities – why does Piedmont allow it? Used on the PUSD High School building. Cost-effective material.

I think stating primary color percentage is fine, but secondary and tertiary seems a little more excessive. Do applicants need to prove the facade coverage?

Page 13 – Parapet Design "…exhibit a combination of steps and/or curves"

Ornamental Features – these ODS standard should specify that security features like window or door bars should have their own standards.

Apply comments above to Zone D, Mixed-use Multifamily standards.

Page 24. For commercial spaces, require a minimum height or depth of the spaces. This is common for many other cities. Perhaps these would be in development standards. But, generally 16 feet minimum clear ground floor would be leasable retail space. Also, depth should be 50 feet minimum for at least 50% of depth.

---

**Mr. David Hobstetter**:

In reviewing the design standard documents I did not have any issues with it with the exception that perhaps I would like to see a little bit more flexibility in allowing good quality modern design in addition to the traditional approach.

---

**Mr. Houlands**:

Per your suggestion, here are my comments on ADU. Hope it helps

With considering neighborhood harmony and minimizing adjacent neighbor impact in mind, lift height limit from 16 to 18 even 20 feet, it not only improves the architectural appearance of an ADU, resulting improve overall existing community beautification, but also improves land use efficiency, reduce the challenges of lot coverage and provide nature living for those loving outdoor space, more home growing veggie option and improve overall healthy living of the community.

As you know a lot of homes in Piedmont were tiny vacation homes back century ago, lift size limitation from 800 sf to 1000 sf before all subject limitations kick in, which provide opportunities to improve living quality as entire community, provide a decent, possible living style people can dream about, reduce average square foot cost, and in resulting improving affordability.

Strongly recommend the City provide standard, good architectural design, pre-approved, ready to build plans to save work and cost for the city residents, most important is that to avoid overwhelmed city building and planning staffs to plan check and simplify inspections, like the city of San Jose, even Stockton, which provides free architecture and structure drawings and is ready to build with a city logo on the plans. That is the way to achieve a common goal for all citizens. With high city local taxes, residents deserve to have some incentives.

Lift some restrictions on size and income qualification, let people decide their lives. It is not a good idea to put too many political restrictions on people's lives. We are all good citizens and caring people, plus this is a free country, sorry, although I don't even know if we still are.

Thank you all for your reading and support.

---

**Mujahid Mahmood**:

I'm glad to see movement on loosening Piedmont's historically restrictive building rules. But ADU restrictions are still too burdensome - specifically, there is an existing restriction on front yard setback that limits ADU placement. This should be removed immediately. Design considerations could still be reviewed to ensure designs elements are in keeping with the neighborhood. We had presented an application for an ADU that built forward by 5-6 feet, had a wonderful design by a prominent Piedmont architecture firm, location chosen for it's specific use (flat entry for elderly parents) - but was denied because of this short sighted restriction. Please either remove this restriction or, at least, be willing to make exceptions to this restriction. Please let me know when the City is more open to this so we can resubmit our ADU plans.

I would recommend re-aligning to the minimal setback requirements per the ADU handbook (4ft, though currently it only places this limit on side/rear setbacks). Could keep design review to ensure overall design is in keeping with the neighborhood. At a minimum be open to approving ADU applications and making allowances for variances regarding front setback (this is currently not the case). I've been told by the City that there is no chance of our proposed plan being approved because of the front setback issue. We went through design review, etc. Very frustrating and costly process to only be denied a permit in the end.

from page 13 of the ADU handbook: “... setbacks must not unduly constrain the creation of ADUs..."

Sincerely, Mujahid Mahmood

---

**Elise Marie Collins**:

I am concerned that the Objective Design Standards are too restrictive. I wonder why there is no modern or modular designs to choose from.

In addition, I have concerns regarding the pre-approved ADU plans. I agree with all the recommendations of PREC experts especially those I have copied below.

I love ADUs, but we need to really study them to understand what part they play in our community. I am personally interested in ADUs that help households that wish to house multiple generations.

I encourage the city to consider developing pre-approved plans that enable modular or kit construction. This is a step many other cities have taken, including the City of San Jose.

I generally support the recommendations for creating incentives to owners to create deed-restricted limitations on rents. These ideas include allowing two-story ADUs or an additional ADU in exchange for deed restrictions.

At the same time, I believe we need accurate data on the effectiveness of ADUs as a path to affordable housing production in Piedmont in order to create more effective policies for the future.

Thank you for considering my input as well as the input of other community members.

Sincerely, Elise Marie Collins

---

**Anita Stapen**:

There is a huge amount of information to absorb in the new housing (programs). I would like to address one of these elements: the development and requirements for ADUs. Because I have no background in these areas, I will limit my comments to general concerns.

We all know that change is coming concerning the types and density of housing in Piedmont and indeed in California. Piedmont is taking a considered and active review process to meet the additional housing units, and I commend all the parties involved as we update the Building laws.

There is a lot of pressure to fulfill the state requirements, and I think the City is opening the door too wide to incentivize ADUs. The State does not allow a design review process for ADUs, but raising overall roof heights or increased area may have a big impact on neighbors' light, views, and privacy. As much as possible, I urge the City to prioritize concern for the impact on neighbors, who in these cases have no recourse if a tall or two-story ADU is built next door, compromising their privacy, light and view.

Related to this concern is the question of how many ADUs can be built in a given part of town? Will the City have a limit on ADUs per 10 block area, for example? Or some other measure? I haven't seen any data on how many ADUs have been built, or are being planned, or a mechanism to spread out the ADUs evenly over town.

Another issue is that many people would like to build ADUs not for additional housing stock, but to offer to friends and relatives who visit. How will this issue be addressed? Will the City require that new ADUs must be rented at low or very low market rates? What is the mechanism to regulate that?

In the pressure to create housing, Piedmont is overriding longstanding and very important aesthetic and privacy considerations that will negatively impact both the overall milieu, and impact neighbors. As we adapt to changes, I hope you keep these issues in mind and develop guidelines to minimize the impact of ADUs.

Sincerely, Anita Stapen

---

**Irene Cheng**:

I am writing to offer comment on Piedmont's draft Multi-Family Design Standards and ADU Incentives. The statements below represent my views as an individual, as an almost decade-long resident of Piedmont, and as a professional architectural historian and tenured professor of architecture.

The draft Multi-Family Design Standards are, in my view, conservative and overly restrictive. Many of the measures impose excessive costs on new multifamily development, placing burdensome obstacles in the way of new construction, and particularly new construction of affordable housing. They are also out of line with best practices in architectural design today, which operate under the guiding principle that each era should produce an architecture appropriate for its time rather than create faux-historicist built forms. The historicist perspective often equates ornament and variety with "good" or "appealing" design, but requirements for curved parapets, recesses, and brackets are no guarantee of beautiful architecture. In fact, they often lead to just the opposite.

By law, design standards must be objective not subjective. By this measure, there is no justification for "promoting development in a general Mediterranean architectural style" as the draft standards claim to do on page 3. Piedmont is fortunate to have architecture in a variety of styles, including Arts & Crafts, Mediterranean, Colonial Revival, modern, and contemporary. Why should the city elevate one style over another? Doing so suggests a conservative cultural and aesthetic attitude rather than an embrace of diversity and openness to change. Moreover, although the politics of architectural style is a complex and nuanced subject, recent research has explored the troubling racial politics underlying the popularization of Spanish Colonial Revival architecture (a variant of "Mediterranean") in early-20th-century southern California, a period of white Anglo migration and settlement. (See Phoebe Kropp's California Vieja: Culture and Memory in a Modern American Place, University of California Press, 2008.) This complex cultural history is just one more reason not to enshrine one style over any others. Instead, I hope the City will adopt objective design standards that concern themselves with universal concerns such as light, air, density, and privacy, while leaving aside subjective and culturally fraught questions of style and aesthetics.

I urge the City and its consultants to revise the proposed standards to ensure that new housing can feasibly be built, and that our city's architecture reflects an embrace of the present and future rather than remaining unduly tethered to a singular version of the past.

Yours truly, Irene Cheng, PhD, Architectural History, Columbia University, M.Arch, Columbia University

---

**Cynthia Kroll**:

Here are a couple of concerns I would like to see considered:

1) Will ADUs and JADUs add affordable housing to the city? How will this be ensured, to avoid them becoming simply Airbnb's or granny flats? How will building requirements take this into account (eg. high cost of new building vs manufactured units)?

2) What about parking? There are already neighborhoods grappling with parking congestion and overflows from nearby districts. Is the plan considering the parking needs generated by a) ADUs, b) changing a SF lot into a 2 plex or 4 plex, or c) building larger apartment buildings in our more commercial areas. It would be nice for the neighborhoods to know these things are being taken into consideration. That doesn't mean every ADU needs a garage, but what about ensuring the lot has

enough parking area in a driveway before allowing still more driving adults to be added? Will approaches to parking requirements depend on proximity to transit, so we don't assume just because Piedmont is seen as a transit accessible high opportunity area that transit is a realistic option in all parts of the city.

3) I would like to see as much new housing as possible added to the Grand Ave area and the Highland commercial area, so that we are not accommodating all of our RHNA through ADUs and JADUs.

Thanks, Cynthia Kroll

---

**Will Adams**:

Thank you all for the work you are doing on the housing mandate! The work done to date is impressive. Cleary the issue is complicated and interconnected to virtually all planning requirements, not the least of which, is preserving (and even improving) the beauty and charm of this place.

My comments center around two main concerns: cars and urban design.

1. Cars: Adding the required 575 (+-) units in Piedmont could, at 1.5 cars/unit, add ultimately 860 + cars to the city. I think any viable city expansion solution requires, for aesthetic, cost, congestion and parking reasons, a creative, innovative approach to reducing the number of and expenses associated with cars. This is part and parcel of 1a below.

1a. Parking: at $45,000/structured parking space, $68,000 (1.5 cars/unit) will be added to the average unit's building cost. Unfortunately this is the exact opposite of what is needed for affordable and low cost housing. I found the thinking in the following report a good outline of issues with a number of possible mitigations: https://www.vtpi.org/park-hou.pdf Also, there are some thoughts in Piedmont Post Sept 21, 2021, p. 21; Feb 10, 2021 p. 23. I wonder why the draft section on parking reduction only applies to non-residential use? Do you know if it has ever been a condition of lease or sale that vehicle ownership be limited? I would hope that with the state mandated huge, fast changes that are a part of getting new housing built, we could add new reasonable conditions that differ from current formulas.

2. Urban Design: because of its location and (assumed) availability, the Civic Center Subarea test site is certainly the most important development parcel in the Civic Center. Currently, it contains the essential Mulberrys and its parking lot, which, however lacking, function as the chief public outdoor space, certainly the most active, of the center. The building shown in the site massing study is nicely done, but I think the associated urban design needs development. Some sort of small replacement plaza should be incorporated into the plan (complementing/relating to the city hall plaza across Vista). Where do I sit to drink my coffee I just bought? Where is the student backpack pile located? Where do I park my bike? I also wonder if more of the parking could be buried behind even a minimum of additional commercial space at the sidewalk level. Although I think the addition of residential (and increased commercial) in this area will improve the center (and city) by adding activity and vitality, maybe this is not a good test parcel because of it's unique prominence and required urban design/civic duty to the center of town. Whatever is done it needs to be an integral part of an overall urban design concept. See P.Post Dec 10, 2020 p.22. I understand that this is only a test and not a design proposal, but worry it could become one (a fixed design proposal).

2a. ADU's: the ADU work looks very impressive and appropriate. It's not clear to me though how exactly it works. The siting of the units can make all the difference. How is this regulated/determined without a design review process? Also I imagine there are a fair amount of ADU's possible within larger houses, maybe with small modifications—same question as above. There doesn't seem to be any mention of parking for ADUs in the draft, either for new units or vacated garage conversions….bringing us back to 1a above.

3. Building Costs: who knows, but the residential $195/sf figure seems very low.

I hope these thoughts are in some way helpful.

---

**Garrett Keating**:

Below are my comments on the draft document, "Multi-family Design Standards and ADU Incentives".

Is difficult to assess the need for the ADU incentives in the draft without an analysis of the existing ADU program in Piedmont. That analysis would include the number ADUs that have been permitted, the number that are actually rented, the size of the added ADU and the number that are rented to low/very low-income tenants. Given all the analysis that went into other aspects of the report, it is surprising that so little has been done of existing and proposed ADU in Piedmont.

The impacts of ADU on neighborhoods is another analysis missing from the report. Piedmont has a long tradition of preserving the light, views and privacy of new development on neighboring properties but the report makes no acknowledgement of that. To the contrary, the report ignores these variables when proposing garage conversions, structures that are usually in close proximity to the property line.

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

Suggesting that a residential unit within 4 feet of the property line is consistent with Piedmont's residential "fabric" demonstrates an ignorance of Piedmont's neighborhoods, particularly Zone A.

The only two controls that Piedmont has on ADU are building height and design compatibility and these controls should be preserved. Do not consider any increase in allowable ADU height at this time. Instead, incentivize ADU in other ways, most notably through increasing the allowed square footage of ADU and the raising of the FAR. The draft proposes modest increase in these two parameters but square footage and FAR should be expanded further before the city proposes height increases that impact neighbors. If at all, these incentives rightfully impact the ADU applicant and not the privacy and light of neighboring properties. Raising the height limit on ADU is an attempt to shoe-horn in units of

sub-optimal housing while horizontal expansion would create better housing. If a height incentive is to be considered, then limit it to 18 feet for rent-restricted units only.

Incentivizing ADU development to increase available housing in Piedmont is an accepted community goal. But so is preservation of the city's residential character and some of these ADU incentives are a real threat to that. Absent any analysis of the efficacy of the existing ADU program or a projection of how these incentives will help achieve the RHNA target, limit the current incentives to horizontal expansion only. With SB 9 and tax incentives, the city has other resources with which to incentivize additional and affordable housing.

Finally, one recommendation needs clarification. The report raises the possibility, not the requirement, of a 6 – 8 ft setback when a height limit of 20-22 feet is allowed and suggests this will mitigate impact on neighboring properties. That statement needs a lot more valid planning analysis.

Garrett Keating

---

**Mr. Randolph Wu**:

As Piedmont plans for multi-family and mixed-use project design in the next housing cycle, consideration should be given to integrating net zero energy housing designs into Piedmont's traditional building design standards. There is an important intersection between affordable multi-family housing and climate change. Higher density multi-family housing built near mass transit not only can be compliant with Reach Code standards but designed as net zero energy housing. This will be affordable and not reliant on the utility grid. Allowing architects, builders and homeowners to maximize renewable energy though nontraditional roof designs should be a high priority in Piedmont. Continuing improvements in solar panel efficiency and dramatic cost reductions in battery storage systems will make net zero energy housing feasible and cost effective for affordable multi-family housing projects in the next RHNA cycle.

There are two proposed standards (repeated in both the multi-family and mixed use building standards) that should be amended to enable cost effective, solar energy production:

*Building Design Standard B.2. Roof Form and Design*

An exception should be created for solar roofs or Building Integrated Photovoltaic (BIPV) roof designs. Net zero energy housing will require roof designs that will maximize solar energy production. This may not conform to traditional roof forms and designs in Piedmont, but it will help us reduce carbon emissions. This exception should be added as B.2.**e** as follows: "**Solar roofs and other Building Integrated Photovoltaic (BIPV) roof designs are exempt from these standards if needed to achieve a net zero energy result on site.**" It is important to tie this exception to net zero energy on site as otherwise the homeowner may use more energy than is produced on site and defeat the overall purpose to add housing with zero emissions.

*Building Design Standard B.8.a. Equipment Screening*

The second sentence which reads: "If solar panels are mounted on a flat roof and cannot be parallel to the roof surface, building parapets . . ." should be clarified. This sentence may be read to require a parallel mounting of solar panels on a flat roof unless it is physically impossible or "cannot" be done. This would be unfortunate as solar arrays in Piedmont should face south with a 38 degree tilt or angle to maximize annual solar energy production. A requirement for parallel or flat mounting will reduce energy production by as much as 10%. While this may not be intended, the standard should not suggest there is a requirement for parallel or flat mounting. This sentence should be amended to read: "If solar panels are mounted on a flat roof and **are tilted or angled to maximize solar energy production**, building parapets . . ." Tilted or angled solar arrays can be screened by a parapet from public ROW viewing. This seems to be the primary intent of B.8.a. (Please note that even a low parapet can create shade around the roof perimeter during the winter months and reduce the roof area that may be used for solar panels.)

Piedmont's building design standards should enable affordable multi-family housing and climate change initiatives.

Thank you for considering my comments.

Randy Wu

---

**Ms. Susan Miller Davis**:

Thanking Randy for weighing in and providing his expertise.

---

**Ms. Diana Edgerton**:

Can this affordable housing be restricted to Piedmont teachers and Piedmont City employees? A 2-bedroom apartment cannot accommodate a family. Currently, Piedmonters pay high taxes to support our own Police, Fire, other city services, etc. and, particularly, our excellent schools. How will these renters pay their fair share for these services?

---

**Ms. Mary Louise Morrison**:

I live on Moraga Ave. It already has buildings two deep.

Why not build in the land near the corporation yard, where the goats cleared the grass?

I just lost two oak trees - one 150 years old because of building over roots. Once you start housing in the old trees you are setting up either direct or indirect deforestation.

Street parking is impossible on Moraga and there really is no good public transit for Piedmont, especially for the elderly.

At this time in my life , I vote for the trees and high rises in the center of Piedmont so all Piedmont shares the consequences.

Mary Louise Morrison

---

**Mr. Alexander Czarnecki**:

I write to you today as the CEO of Cottage Technologies to encourage the Committee to implement a program for designer-owned preapproved ADU plans, in order to encourage the production of additional housing units in Piedmont through faster, cheaper, and more streamlined ADU creation.

As Piedmont looks to promote ADUs, a well-structured preapproval program provides several important incentives at once: 1) a less daunting experience for homeowners, 2) time savings, and 3) cost savings.

1. Streamlined process. Cottage supports a preapproved ADU program like those in San Jose and Cupertino, that allow designers and architects to submit non-site-specific ADU plans for preapproval and then work directly with homeowners throughout the course of their projects. We would also support a program that lets site-specific projects be concurrently processed for preapproval, similar to the program recently started in Fremont. Designer-owned preapproved plans, in contrast to city-owned preapproved plans, create a more streamlined experience for homeowners. In the latter type of program, homeowners must still seek out general contractors, consultants, and other professionals on their own, and challenges can occur when requests for information arise or the homeowner desires small modifications to the plans. In designer-owned plan programs, ADU experts are able to walk homeowners through the process from start to finish and assist homeowners through minor design changes, unforeseen site conditions, handoffs to contractors, and more.

2. Reduced turnaround time for permitting ADUs. In many municipalities, it can take over a year for a homeowner to receive a permit for and build an ADU, at a time when having additional rental income or a safe place to house elderly family members is more important than ever. And as rental prices rebound post-pandemic, an adequate supply of affordable rental units for local workers is critical to ensuring that cities and their economies can thrive upon reopening. An upfront guarantee of a fast permit process will help Piedmont more quickly meet the needs of its residents.

3. Reduced costs. Selecting a preapproved plan not only guarantees homeowners a faster permit turnaround time, but could also offer cost savings to both homeowners and Piedmont through less time spent in review. And when designers are able to offer homeowners an ADU cost estimate that includes both city fees and construction pricing for a preapproved plan, homeowners can rest easier knowing that their project will be within their budget and can pass some of these savings on to ADU occupants.

Fear of a cumbersome and costly permit process should not be a hindrance to homeowners looking to expand Piedmont’s housing supply by building an ADU. An end-to-end, cost-effective preapproved ADU program would go a long way in broadening access to affordable housing opportunities for the elderly, local workers, and more. We’re excited by Piedmont’s engagement on this issue, and we look forward to

continuing to work with you and the community's homeowners.

Sincerely, Alexander Czarnecki, Founder & CEO, Cottage Technologies

---

**PREC Housing Committee**:

Attached please find feedback from the Piedmont Racial Equity Campaign Housing Committee on the draft Multifamily Design Standards and ADU Incentives.

Please contact us if you have any questions about our comments. Thank you!

Yours truly,

Irene Cheng
irene.cheng@gmail.com

Sarah Karlinsky
sarah.karlinsky@gmail.com

On behalf of the PREC Housing Committee

--/:/--

The members of the Piedmont Racial Equity Campaign Housing Committee have reviewed the draft "City of Piedmont Multifamily Design Standards and ADU Incentives." We appreciate the opportunity to review this important document. We have several specific comments, detailed below, but also an overall preliminary suggestion: Since the City is currently engaged in a thorough review of its Housing Element policies, and will probably revise its zoning regulations after that process is complete, we are concerned that many of these recommendations may soon be obsolete. For example, if Zone C is amended to allow for more density, in order to make multifamily housing feasible, the requirement that entrances serve no more than three units may no longer make sense (p.8). That is just one example. For that reason, we recommend that the City consider keeping these objective design standards in draft form for now, and come back to them after the Housing Element update is complete. It seems unnecessary to adopt detailed objective design standards that would be in place for only a little more than a year.

If the City decides to move forward with the standards, below are our comments on the draft document:

Part 2: Objective Design Standards
The proposed standards are overly prescriptive with regards to architectural design and style and will lead to excessive and unwarranted expense in multifamily construction.

Many of the provisions will increase the cost of multifamily housing without ensuring high quality design. The standards may also restrict developers from being able to utilize modular design construction strategies. While we appreciate the desire for new buildings to match the character of the existing building stock, we believe the standards hew to an overly narrow definition of architectural character, especially given the rich diversity of architecture that exists in Piedmont.

Overall, we recommend reducing the number of prescriptions and requirements to ensure that multifamily housing development will be viable. We encourage the City to solicit further feedback from local affordable housing developers and architects to understand the feasibility and impact of the design standards on affordable housing development.

Note: We understand that the City and LWC will be studying further changes to the zoning requirements for Zones C and D (such as potentially increasing allowable density, FAR, and building height, and reducing parking requirements) as part of the Housing Element process. Therefore, we are limiting our comments to feedback on the draft Objective Design Standards. In the proposed guidelines for Division 17.24 Zone C: Multi-family Residential:

1. A1a. Remove requirement for front and street side facade setback (mirroring the proposed standards for Zone D). Keep requirement for interior and rear facade setback when abutting Zone A. (p. 5)
2. B1a.i. Revise requirement that buildings have two of the following: bay windows, frequent recesses, or porches/decks--to requiring just one of these features. (p.6)
3. B1a.ii. Eliminate requirement that building facades longer than 45 feet incorporate a change in roof parapet, form, or building height (p. 7)
4. B1b. Eliminate requirement that balconies and porches be integrated into recesses or overhangs on at least one side of the porch or balcony. (p. 7)
5. B2b. Regarding the requirement that the pitch of the roof must be 3:12 to 5:12 ratio: Please clarify that flat roofs are permitted. (p. 8)
6. B2d. Eliminate prohibition on roof decks (p. 8 and 11)
7. B3a.i. Delete requirement that shared entrances may serve no more than three units. (p. 8)
8. B3b. Eliminate prohibition on external stairs to upper units. (p. 8)
9. B3c-d. Reduce prescriptions on frontage types. (p. 9) Note that the terrace frontage is inconsistent with accessible design standards. To be accessible, entrances should be level at grade.
10. B4. Eliminate requirement that ground floor finish floor elevation be 24 inches above sidewalk. This is not consistent with accessible design standards. (p. 10)
11. B5b. Revise requirement that windows be recessed from outer wall surface. (p. 10) This is not aligned with current window design and installation practices.
12. B5c. Eliminate prohibition on vinyl windows. This entails significant additional cost.
13. B5g. Eliminate requirement for “residential signifiers” (such as window bays or doors with balconies) every 10 horizontal feet. (p. 10)
14. B6c. Delete minimum requirement for private open space. (p.10) Consider increasing per unit amount of shared open space instead.
15. B7d.ii. Change maximum width of entrance to shared parking facilities to 20 feet. (p. 11)
16. C1a. Increase limit on blank walls from 8 feet to 16 feet (p. 12)
17. C2a. Why are facade materials limited to stucco stone, brick or EIFS? Why not allow wood and fiber cement siding? (p. 12)

18. C2c. Eliminate maximum percentages of secondary and tertiary colors or otherwise make building color requirements less prescriptive. (p. 12)

19. C2e. Why specify change in exterior building must occur a minimum of 8 feet beyond an outside corner? (p. 12)
20. C2i. Why are roof materials limited to composition shingle, spanish tile, or cool roof membrane in grey? Why not allow standing seam metal roofs, concrete roof tiles, or solar roofs? Also, standard white cool roof membranes should be permitted in areas where they are not visible. (p. 13)
21. C3a. Delete requirement that structural elements visible on exterior frame building apertures and modules. (p. 13)
22. C3b. Eliminate requirement that parapets exhibit a combination of steps and curves (p. 13)
23. C3d. Eliminate requirement that downspouts be concealed within building walls. (p. 13)
24. C3f. Reduce or eliminate requirement that buildings exhibit two of the following ornamental features for 15 percent of each facade: patterned accent titles, carved insets, stucco or tile decorative vents, decorative chimney top. (p. 13)
25. D2b.i. Revise requirement that landscape be planted maximum of 1 foot on center, or clarify if this is intended for ground cover, since shrubs can be planted farther apart. (p. 15)

In the proposed guidelines for Division 17.26 Zone D: Commercial and Mixed-Use:
1. A2a. Eliminate requirement that building facades longer than 65 feet incorporate a change in roof parapet, form, or building height (p. 18)
2. B1a.ii. Eliminate requirement that building facades longer than 65 feet incorporate a change in roof parapet, form, or building height (p. 18)
3. B1b. Eliminate requirement that balconies and porches be integrated into recesses or overhangs on at least one side of the porch or balcony. (p. 19)
4. B1d. Eliminate requirement for articulation of building massing at corners. (p. 19)
5. B2b. Regarding the requirement that the pitch of the roof must be 3:12 to 5:12 ratio: Please clarify that flat roofs are permitted. (p. 19)
6. B2c. Eliminate requirement for brackets, rafter tails, or beams on roofs with deep eaves (p.20)
7. B5b. Revise requirement that windows be recessed from outer wall surface. (p. 22) This is not aligned with current window design and installation practices.
8. B5h. Eliminate requirement for “residential signifiers” (such as window bays or doors with balconies) every 10 horizontal feet. (p. 22)
9. C2a. -Why are facade materials limited to stucco stone, brick or EIFS? Why not allow wood and fiber cement siding? (p. 24-25)
10. C2c. Eliminate maximum percentages of secondary and tertiary colors or otherwise make building color requirements less prescriptive. (p. 25)
11. C2i. Why are roof materials limited to composition shingle, spanish tile, or cool roof membrane? Why not allow concrete tile, solar or standing seam metal roofs? (p. 25)
12. C3b. Eliminate requirement that parapets exhibit a combination of steps and curves. (p. 25-26)

13. C3f. Eliminate requirement that buildings exhibit two of the following ornamental features every twelve horizontal feet: patterned accent titles, carved insets, stucco or tile decorative vents, decorative chimney top. (p. 26)

Part 3 Test Massing Studies
The Zone D test massing and financial feasibility studies offer interesting and helpful analysis. However, the costs estimated in the analysis are far too low. The study assumes a land cost of $240/sf and a construction cost of $195/sf. In the East Bay, residential construction starts at $400/sf. Since only one of the three test cases LWC evaluated was deemed financially feasible (and barely so), it seems that none of the test projects would be feasible. This suggests that the City will need to consider higher densities, allowable heights, reduced parking requirements, and other measures to make housing development in Zone D feasible. The financial feasibility analysis needs to be revised with higher construction costs based on credible recent sources, so that the City and LWC can develop policy recommendations that are more likely to succeed in spurring multifamily residential development. We also recommend that an analysis be done on financial feasibility using all of the state authorities pertaining to density bonuses and streamlining for affordable housing development. Finally, we note that the estimated cost of parking is too low, and that the assumption of a parking ratio of 1.5-1.7 is too high. As the City studies moves forward on its Housing Element and related zoning amendments, we encourage a shift to developing parking maximums rather than minimums, as other cities are beginning to do.

Part 4 ADU Recommendations
Regarding the pre-approved ADU plans. In addition to the plans supplied here, we encourage the city to consider developing pre-approved plans that enable modular or kit construction. This is a step many other cities have taken, including the City of San Jose.

We generally support the recommendations for creating incentives to owners to create deed-restricted limitations on rents. These ideas include allowing two-story ADUs or an additional ADU in exchange for deed restrictions.

At the same time, we believe we need accurate data on the effectiveness of ADUs as a path to affordable housing production in Piedmont in order to create more effective policies for the future. We want to better understand whether the city's past deed-restricted ADU program (in which deed-restrictions were exchanged for parking requirement waivers) or the current affordable ADU incentive (allowing for an increase in area to 1000-1200 sf in exchange for low and very-low-income rent restrictions) succeeded in creating housing units that were rented out at affordable rates during the 10-year deed-restricted term, and after the 10-year term.

We are concerned that incentivizing ADUs at the expense of other forms of small-site housing production may reinforce some of the challenges to affordability in a city like Piedmont--for example, by gradually diminishing the stock of smaller homes and creating larger, higher-price homes out of reach to more and more homebuyers, while not significantly increasing the affordable rental housing stock (if the created ADUs are not rented out). Anecdotal evidence suggests that a fair number of ADUs built in Piedmont are not used as housing. The City collects business taxes on rental receipts and should be able to share how many ADUs in the city are being rented out. We urge the City to transparently share data on the rate of ADU production and rentals, so that it can craft effective housing production policies moving forward.

**10/21/2021 SB 2 Community Workshop Notes**

**Small Group Break-out Session Reports**

**Reported by Ellen Greenberg** – clarification that the zoning map was an image of the existing zoning map. Important to confirm that there are no planned rezoning. Thoughtful comment about architectural style. Is it appropriate to lean into traditional styles? Irene referenced recent contemporary designed development on Piedmont Avenue near Mountain View Cemetery. Useful reference and example of high-quality design. We need to understand how the design standards could influence the cost of development and our ability to achieve affordability aims and affordability objectives under state law.

**Reported by David Bergman** – a lot of time with the concept of objective design standards. Intelligent question about why they need to be there. Circulate this information widely throughout the community. How is the objective standards process different from the current process. Concern about ODS being too prescriptive. Team is struggling with this question under state law. One can always go to a voluntary process as an alternative to the ODS process. Why are we only showing four stories in the site testing illustrations?

**Reported by Stefano Richichi** –Wanted more time to discuss. Residents and others had difficulty finding the public review copy of the objective design standards. Make the presentation available online. Dismayed that Zone D building envelope is subject to the existing street yard setback. Several liked the "stepbacks" to make buildings less imposing.

**Reported by Arleta Chang** – Discussion about not having a front setback for multifamily. Examples in presentation are similar to Piedmont Avenue which do not have street yard setbacks. These buildings are built right to the front property line.

**Additional comments by Maria Morga** – Height limits for Zone C and D properties that are adjacent to and close to single-family residences. Are stepbacks appropriate in these cases? Consider a difference in the height maximums between Zone C and Zone D. Consider a distinction between Grand Avenue and Civic Center height standards for Zone D.

**Reported by John Malick** – Want to point out that as a developer, the prices and rental rates are no where near the cost of construction and rental rates needed to convince someone to build in Piedmont. Min $350 per s.f. $3.50 per s.f. for normal rental market housing. $3.50 per s.f. for a 9 x 20 parking space also. Feasibility analysis is off by 75% (too low). Willing to share an appraisal/proforma that is necessary to get a bank to loan.

**Reported by Mary Davis** – Questions about why the specific styles for ADUs. These are predominant styles in Piedmont. The pre-approved ADU styles do not preclude residents from building other designs so long as they meet the normal requirements (that do not specify style). Comment that ADU standards should be dependent on whether or not the ADU is visible from the street. Concerns about privacy. Concerns that current setbacks are insufficient and that the standards could include more measures to maintain privacy. Incentive to encourage renting ADUs out.

**Reported by Ian Dunn** – Where do we get these plans? When can I get them? Clarify how the height of ADUs is measured. Adapt for hillside sites. How much customization is permitted? Dimensions, roof orientation, etc? Contemporary or Modern prototype? If there are state-approved ADUs, include these are resources in the ADU incentives doc.

**Reported by Mark Hogan** – Do we really need to match the style of the existing residence? Does the pre-approved ADU need to match the existing house? Current standards are too rigid. PG&E metering and new meter is a burden. Question about is anyone looking at manufactured housing? Prototypes looks expensive to construct. How to maintain affordability longer than 10 year deed restriction? More Modern design options.

**From:** Jane Lin
**To:** Piedmont Is Home
**Subject:** Comments for Objective Design Standards
**Date:** Sunday, November 20, 2022 11:16:46 AM
**Attachments:** Comments for ODS_JLin.docx

---

**[EXTERNAL]** This email originated from an **external source**. Please use judgment and caution when opening attachments, clicking links, or responding.

To the Planning Department,

Please see my comments for Objective Design Standards in the attachment.

Thank you,
Jane Lin

**From:** Jane Lin
**To:** Pierce Macdonald
**Subject:** Fwd: Multifamily Objective Design Standards (MODS)
**Date:** Thursday, June 08, 2023 11:37:48 AM
**Attachments:** image004.png
image003.png
image001.png

**[EXTERNAL]** This email originated from an **external source**. Please use judgment and caution when opening attachments, clicking links, or responding.

To the Planning Commission and Senior Planner Pierce Macdonald,

My name is Jane Lin. I am a member of the Piedmont Housing Advisory Committee. I am writing about the adoption of the Piedmont Multi-family Objective Design Standards (MODS) that is set for a hearing on July 10, 2023. I have been following the development of the MODS since the beginning of the process. I am particularly interested in this aspect of housing policy because my professional work includes preparing multi-family objective design standards for other municipalities including the Cities of Emeryville, Albany, San Leandro, and Union City. I am writing in support of the MODS prepared for the hearing.

The process that was used to prepare the MODS included public meetings and a public comment period. Staff made a comprehensive effort to involve public voices, the expertise of citizens, and work with those who have concerns. I have always thought of MODS as one of our best chances for input at a local level on the character of new housing. I submitted a detailed letter during the public comment period with general support for the MODS, but also some more detailed criteria that could be considered. I have reviewed the changes with staff and have found the changes to be responsive to my comments. The MODS are inline with other nearby jurisdictions and reasonably flexible while upholding common characteristics of building design present today. I am glad to see that the decisions about design criteria are backed by the intention to make developing housing less onerous and, in some cases, less expensive.

There may be others who find the MODS to be conservative, highly technical, and perhaps a bit hard to understand. I want to reassure those who are worried that these MODS will be too limiting; creativity can still be considered if applicants opt out of ministerial review (if applicable) with a discretionary review to consider alternative designs.

What you see before you is a good start given the process to date. This definition of *good housing design* is likely to evolve over time. There will inevitably be some standards that are tested as projects come forward and apply them in the future. I am hopeful that the future discussions of design criteria will consider changing taste and technology so that these standards remain relevant and provide more options to the design preferences of the

neighborhoods.

Please adopt the MODS so that housing project review can be streamlined.

Thanks,
Jane

-Lin

---------- Forwarded message ---------
From: **Pierce Macdonald** <pmacdonald@piedmont.ca.gov>
Date: Wed, Jun 7, 2023 at 10:35 AM
Subject: Multifamily Objective Design Standards (MODS)
To: Jane Lin

Hello Jane,

Please find below the link to the staff report prepared for the draft Piedmont MODS:

https://www.piedmontishome.org/event/planning-commission-meeting-3-c7992-6mm37i-t42dl-kwzk8-g8c65-dtf26

On pages 4 to 6, you can find the revisions that were made to the first draft and the recommended revisions to the current, second draft that are supported by staff.

These recommendations incorporate comments received from members of the public, including your comment letter. The Planning Commission may direct staff to make additional changes.

Please let me know if you have any questions.

Sincerely,

**Pierce Macdonald**

**Senior Planner**

**City of Piedmont**

**120 Vista Avenue, Piedmont, CA 94611**

**pmacdonald@piedmont.ca.gov | (510) 420 - 3063**

Effective February 28, 2022, the Piedmont Planning & Building and Public Works Departments will be open for counter service, including unscheduled inquiries via walk-in, telephone and email, during the following hours:

- Monday through Thursday: 8:30 a.m. to 5 p.m. (open including the lunch hour)
- Friday: Closed to members of the public.

Receive Planning & Building Department news emails by subscribing at:

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

Piedmont is Home

Irene Cheng
Sunnyside Avenue
Piedmont, CA 94611

November 22, 2022

City of Piedmont
Planning Department
120 Vista Avenue
Piedmont, CA 94611

**Re: Comments on City of Piedmont's Multi-family Objective Standards**

Dear Piedmont Planning Department:

I am writing to offer feedback on Piedmont's latest draft Multifamily Objective Design Standards (MODS). I am a resident of Piedmont, design professional, and professor of architectural history at the California College of the Arts. My academic specialization is nineteenth-century American architecture, including Arts and Crafts design, but I have a deep appreciation of a range of architectural styles.

I appreciate the numerous changes that have been made in the current draft, incorporating feedback that I and others gave the City last fall. The current document is improved from the previous version. However, I continue to find the current MODS overly restrictive, complicated, aesthetically conservative, and stylistically subjective. Many of the measures impose excessive costs on new multifamily development and are so out of line with best practices in present-day multifamily housing design that they would likely discourage market-rate development, and effectively make the construction of affordable housing meeting the MODS impossible.

However, my primary objection to the MODS is that they will not contribute to creating high-quality design and, in fact, are likely to produce just the opposite. As someone who has practiced or taught architectural design for twenty years, I can attest that excessive requirements for variation in facade treatment, rooflines, and other ornamental treatments often lead to over-complicated, cacophonous, and unsightly architectural design. The MODS seem targeted to create one particular style of architecture: The faux-Mediterranean-historicist Il Piemonte building on Piedmont Ave is the favored model. In contrast, most of the guidelines would disallow a more modern style of architecture such as the Amador apartments just up the street. Both of these works of architecture are high-quality and within Piedmont's orbit–and hence contextual. Within its borders, Piedmont has examples of both historicist

(Mediterranean, Craftsman, and more) and modern/contemporary architecture. So why is one style being favored in the new “objective” design guidelines?




Il Piemonte (left) and the Amador (right) - two mixed-use multifamily buildings on Piedmont AVe.

To return the MODS to an objective basis, I ask that the City remove or revise the following standards, which are aesthetically arbitrary and unnecessary:

B.1. (p.6 and 18-19) Eliminate or reduce requirements for window bays or recesses to enable more modern, less cluttered facade designs.

B.1.a.ii and B.2.a.iv. (p.6, 18-19) and C.3.b. (p.26) Delete the requirement for changes in roof parapet height, roof form or building height. Roofs should be allowed to have clean, straight lines without decorative jogs. This standard has no objective basis and essentially disallows modern building styles.

B.5.d. (p.10 and 22) Remove requirements that 50 (in multifamily) or 100 percent of residential (in mixed-use developments) windows must have divided lite design. Divided lites are not consistent with modern architectural styles. There is no objective basis for this requirement.

C.3.e. (p.13-14) and C.3.cii (p.27) Delete the requirement that buildings exhibit TWO ornamental features for “over 15% or more of each facade.” Requiring buildings to have patterned accent tiles, carved insets with grilles, stucco or tile motifs, or terra-cotta tile chimney top will produce schlocky ornamented facades.This standard has no objective basis and will actually have a very negative design impact, in my view.

In addition, I strongly recommend revision of the following standards:

A.1.a. (p.5 and 17) Remove requirement for 5 foot stepback along front and street side facade to allow for more continuous facade designs, up to 4 stories. Stepback above four stories may be fine.

A.4.a and b. (p. 6 and 17) Change the prohibition on balconies and decks abutting single-family uses in Zone A on upper story facades or roofs, and the requirement that they be oriented toward street yards. This will bar roof decks from most of the most promising multifamily sites in Piedmont, most of which abut single-family parcels in Zone A. Roof decks are desirable features, and will help multifamily buildings meet the open space requirements specified elsewhere in the MODS. We should not make them effectively impossible to incorporate.

B.3.c. (p. 8) Do not require recessed forecourts, or reduce dimensions.

B.4. (p. 10) Eliminate requirement for ground floor finish floor elevation to be 18 inches above the sidewalk elevation. This will make it more expensive to meet accessibility requirements.

B.1.a.c. (p. 18) Reduce specification for porches or decks over a minimum of 25 percent of the facade to 15 percent. The 25% guideline may be hard to meet, especially given the restrictions on decks in other parts of the document.

B.2.a.v. (p. 7 and 19) The standard allows roof decks that are enclosed, “provided the deck and deck occupants are not visible from the right-of-way or adjacent single-family property within 300 feet.” This requirement will disallow roof decks in a large proportion of parcels. For example, most of the mixed-use parcels on Grand Ave abut properties on Olive that sit high above Grand. It may be impossible to put a roof deck on a building on Grand that is not visible to neighbors on Olive Ave. The same condition exists on Linda Ave, with respect to neighbors on Sunnyside Ave. See comment to A.4. above.

B.2.e. (p.19) Please remove limitation on roof decks to a maximum of 30 percent of a building footprint. See comments to A.4 and B.2.a.v. above.

C.2.a.(p. 12 and 25) Add fiber cement siding as an allowed primary cladding material. Fiber cement siding (for example, Hardie board) is commonly used on small multifamily buildings in our area, and is higher quality than EIFS, which is listed as an allowed primary cladding material.

As the City moves forward to encourage multifamily housing production, it is important that we get these design guidelines right. I urge the City to revise the MODS to be truly objective and able to give rise to high-quality, urbanistically sensitive architecture in a variety of styles. Thank you.

Yours truly,



Irene Cheng

**Pierce Macdonald**

**From:** Lisa Joyce
**Sent:** Tuesday, November 22, 2022 10:17 AM
**To:** Pierce Macdonald
**Subject:** Re: Multi-family Objective Design Standards

**Follow Up Flag:** Follow up
**Flag Status:** Flagged

**[EXTERNAL]** This email originated from an **external source**. Please use judgment and caution when opening attachments, clicking links, or responding.

Thanks Pierce.

One question of clarification when you get a chance - I know that affordable housing cannot be subjective to design review - so my comment about that would not apply. But are these standards to apply to any multi-family housing proposed in the city? And would those be subject to design review? How might projects that have some of both be handled?

Thanks also to you and your colleagues for all the work you have done on the housing element. I have appreciated the out reach efforts and find the website very informative.

Have a Happy Thanksgiving ~

Lisa

Lisa Joyce **Architecture**
Grand Avenue
Piedmont, CA 94610

On Nov 22, 2022, at 9:01 AM, Pierce Macdonald <pmacdonald@piedmont.ca.gov> wrote:

Thank you, Lisa. We will review your comments.

**From:** Lisa Joyce
**Sent:** Monday, November 21, 2022 6:03 PM
**To:** Piedmont Is Home <piedmontishome@piedmont.ca.gov>
**Subject:** Multi-family Objective Design Standards

**[EXTERNAL]** This email originated from an **external source**. Please use judgment and caution when opening attachments, clicking links, or responding.

Over the past several weeks I have looked at the proposed standards several time. Each time I come away with the same reaction - they are overwhelming and excessively detailed.

As both a resident of Grand Avenue (where multi-family housing might - and should - be developed) for 33 years and as an architect who specialized in multi-family affordable housing early in my career, I am very interested in the proposed standards. Design standards are difficult to develop as they can be followed to the letter and still result in mediocre or even bad building design because excessive standards squelch creativity. (Kind of like telling Picasso he can only paint in the style of Da Vinci!)

In a nutshell, the design standards as written work against both good design and reasonable construction costs. The following are just a few examples of this:

Mitigate against good design by being overly prescriptive
The guidelines seem to be based on one successful building type; in reality there are many. These guidelines hamper the ability of the architect to develop an appropriate overall design that suits the site, the client, and the future occupants. While Piedmont's housing stock is mostly traditional in style - there can be successful multi-family housing built that is modern in style.

Discourage development of affordable housing by increasing costs both in design time and construction
Some of the provisions show a lack of understanding of how buildings are built. For example, the requirement to have all windows recessed at least 2" from the face of the finish requires significant additional labor to achieve. Incorporating these numerous requirements will also add cost for design time AND the work of city staff to confirm they are all met.

Apply standards to future residents of these dwellings that do not apply to current Piedmont residents
For example, there is a requirement that roof decks, if provided, must not allow "...the deck or the deck occupants to be visible from ….adjacent single-family property within 300 feet." Yet throughout Piedmont there are many decks visible to the adjacent single-family properties. Due to our local topography, some of the decks are often so close neighbors can reach across to each other!

I looked back at both the work of my former partner, Sam Davis (who has both won awards for and written books about affordable housing design) as well as the recent work of other award-winning Bay Area housing architects such as David Baker Architects and Michael Pyatok Architects. Most of the attractive and successful projects these renowned architects have designed would not meet the design guidelines as written.

In my experience designing affordable housing, we presented our projects to the local government bodies and explained and defended our design work. Adjustments and compromises were made to assure the goals of the city and the local neighborhood were also met. Can these standards be streamlined, knowing the designs will ultimately be subject to design review?

I suggest that the city invite some local architects with multi-family and affordable housing design experience to provide their insight on what might constitute reasonable design guidelines to achieve the City's goals but not hamper good design or increase construction cost unnecessarily.

Thanks for the opportunity for input.

Lisa Joyce

---

Lisa Joyce **Architecture**
Grand Avenue
Piedmont, CA 94610

**From:** Stefanie Pruegel
**To:** Piedmont Is Home
**Subject:** multifamily buildings: Recycling and composting enclosures/structures
**Date:** Wednesday, October 12, 2022 8:11:51 AM

---

[You don't often get email from stef@gigantic-idea.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification ]

[EXTERNAL] This email originated from an external source. Please use judgment and caution when opening attachments, clicking links, or responding.

Please make sure the new multifamily design codes include provisions for useful and functional recycling and composting infrastructure.

Under SB 1383 and the Alameda County ty Organics Reduction & Recycling Ordinance (see link below), multifamily properties are required to separate and compost all food scraps and other organic materials, and recycle properly. Multifamily buildings are far behind on doing a good job on this, often because infrastructure is terrible, requiring residents to walk all the way down to a dark scary basement to empty their compost pails into green bins while trash chutes on each floor are for garbage only, encouraging people to not separate and just landfill everything. There are much better designs out there but they have to be REQUIRED to be put into all new multifamily buildings. I would be very interested to know how Piedmont's rules for MF buildings handle this.

www.stopwaste.org/rules

Thank you,
Stefanie Pruegel

EAST BAY FOR EVERYONE

July 24th, 2023

Kevin Jackson
Director of Planning & Building
120 Vista Avenue
Piedmont, CA 94611

RE: Piedmont's Draft Objective Design Standards dated June 2023

Mr Jackson:

East Bay for Everyone is a network of people fighting for the future of housing, transit, tenant rights, and long-term planning in the East Bay. We write to give comment on the June 2023 draft of Piedmont's Objective Design Standards.

**Building Sites + Applicability**

The City of Piedmont has a limited number of sites that fall under Zone C and Zone D zoning, and there are therefore a limited number of sites for which these development standards can be applied. Among these sites, most are quite small by multi-family standards, while the Objective Design Standards imply much larger buildings. The standards are often out of scale for the "missing middle" style development that would be most appropriate for the typical Piedmont multifamily site.

**Restrictive Design Standards**

Contrary to HCD guidelines, the Objective Design Standards produced are extensive and restrictive to variety in development. Due to their length and rigidness, the Design Standards as presented would produce repeated and monotonous development patterns. Design Standards should be loosened to provide reasonable flexibility while ensuring the overall aesthetics of a project will match the City of Piedmont's desired look.

These Objective Design Standards also do not adequately allow for minor variances or deviations to be approved at the staff level, particularly with regards to site constraints. As written, the standards imply a flat site, particularly with regard to project frontages and entrances which do

not provide enough flexibility to appropriately grade a sloped site, while maintaining ADA accessibility. Design Standards should include allowances for deviation from the code in the case of sloped sites, allowing Design Professionals and Planning Staff to design sensible and code-compliant entrances.

**Cost-Escalating Requirements**

Several of the Design Standards listed in the document add measurable cost increases to proposed developments, which are often counter to the contextual development patterns of the City:

*Facade Articulation* - While horizontal articulation of facades is a typical and productive standard, articulations every 10 feet of horizontal wall is an excessive standard, producing many corners, each adding cost to a project for structure, building envelope, and trim. Additionally, this modulation creates problematic floor plans, where interior rooms are either limited to 10' widths, or contain oddly shaped, non-rectangular rooms. Facade articulation requirements should be minimized to a larger module.

*Facade Ornamentation* - Requirements that 15% or more of the facade be ornamented is high, and even many beloved historic buildings do not meet this threshold. These minimums should be reduced or removed altogether.

*Vinyl Windows* - Vinyl windows present a cost-conscious and energy efficient option for fenestration. Vinyl windows are common on multi-family projects across the State and Country, and their profiles do not deviate significantly from other, more costly materials like wood and fiberglass.

*Simulated Divided Lites* - These are additional features which add costs to the fenestration of a project. Additionally, the Design Standards as written require the most expensive version of simulated divided lites, with the requirement for interior, exterior, and inter-pane grilles.

*Undergrounding of Electrical Service* - The requirement to provide electrical service via underground conduit rather than through overhead lines contradicts the patterns of development across much of the City of Piedmont. Undergrounding utilities can add significant costs to a project, particularly for "missing middle" scaled multi-family projects, which are the most likely development pattern on the stock of developable sites in Piedmont. Carve outs should be made for smaller projects to maintain above ground electrical service connections where existing homes are served in this manner.

**Non-measurable Standards**

Several of the Design Standards written veer away from HCD requirements to be objective and “measurable” such that different designers and reviewers will interpret them precisely and in the same way. Vague standards leave room for interpretation and provide a possible avenue for a compliant development application to be rejected.

*Residential Signifiers* - While the Design Standards require that one from a list of four design strategies be used, the scope and extent of these strategies is not adequately defined. Section should be rewritten to provide more clarity as to how many bay windows or balconies should be provided.

*Lighting Standards* - Each category of lighting standard (entrance, facade, and low-level) is written vaguely and open to interpretation by reviewing authorities. These standards should be rewritten to provide a measurable standard with which to comply

Thank you for taking into consideration our comments on this draft version of the Piedmont Objective Design Standards. We look forward to continuing to engage with the City of Piedmont in this process.

Signed,

The 2500 members of East Bay for Everyone

Aug 14, 2023

City of Piedmont
120 Vista Ave
Piedmont, CA 94611

**By Email:** jlong@piedmont.ca.gov, kjackson@piedmont.ca.gov

**CC:** cityclerk@piedmont.ca.gov, largue@piedmont.ca.gov

**Re:** Multifamily Objective Design Standards & Accessory Dwelling Unit Incentives

Dear Planning Commissioners,

The California Housing Defense Fund ("CalHDF") submits this letter to remind the Commission of its obligation to abide by all relevant state laws when considering the Multifamily Objective Design Standards & Accessory Dwelling Unit Incentives, Item 4 on tonight's agenda. Specifically, the Council must comply with the Housing Crisis Act of 2019 (SB 330) and other state housing laws. The proposed standards, as currently drafted, do not adhere to these laws: many of them fail to articulate objective standards.

SB 330 bars cities from "[i]mposing or enforcing design standards [...] that are not objective." (Gov. Code § 66300, subd. (b)(1)(C).) In addition, the Housing Accountability Act (HAA) renders non-objective standards unenforceable. (See *California Renters Legal Advocacy and Education Fund v. City of San Mateo* (2021) 68 Cal. App.5th 820, 839-44 (overturning city's denial of housing project based on design guidelines requiring "a transition or step in height" where a building is more than one story taller than its neighbors on the grounds that it was not objective).) SB 330 and the HAA define "objective" as "being uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant or proponent and the public official." (Gov. Code § 65589.5, subd. (h)(8); Gov. Code § 66300, subd. (a)(7).)

Unfortunately, one provision in the Draft Standards falls short of this requirement:

- Section 6.05.01(D)(1)(c)(i): "Retaining walls shall provide visual interest through the use of form, texture, detailing and planting. When a retaining wall contains an entry stairway to the residence, the design of the wall shall include features that emphasize the entryway, plantings or design features that match those of the primary building"

The phrases "provide visual interest" "emphasize the entryway, plantings, or design gestures that match those of the primary building" are not objective. "Visual interest" is not clearly defined, and what counts as "emphasis" or "match[ing] the primary building" is in the eye of the beholder. An applicant cannot know ex ante and with certainty whether their proposed design will satisfy the ordinance, and thus the ordinance is unenforceable on this point.

- Section 7.07.01(D)(5)(b)(ii): Lighting fixtures shall: "Exhibit the same architectural style, design, and character as the primary building." Compatibility within a style is not an objective standard, as it cannot be applied uniformly. Architectural styles, and their materials and design details, are subjectively defined and therefore cannot be enforced by the City.

CalHDF appreciates Piedmont's effort to establish objective design standards. We remind the City, however, that it must take care to follow the law in doing so. The current Draft needs revisions before it can be finalized and implemented in accordance with state law.

CalHDF is a 501(c)3 non-profit corporation whose mission includes advocating for increased access to housing for Californians at all income levels, including low-income households. You may learn more about CalHDF at www.calhdf.org.

Sincerely,

Dylan Casey
CalHDF Executive Director

Courtney Welch
CalHDF Director of Investigations and Enforcement

Via email to Planning Commission, Planning Staff, and City Council
August 14, 2023

Dear Members of the Piedmont Planning Commission, City Council, and Planning Staff,

We are are writing on behalf of the members of the Piedmont Racial Equity Campaign Housing Committee to provide feedback on the City of Piedmont's Multifamily Objective Design Standards (MODS) and ADU Incentives, which are being considered for adoption by the Planning Commission this evening. We enthusiastically support the City's efforts to create new policies that can help incentivize new housing production in Piedmont, particularly affordable housing. Some of the concerns we raised in our letter on an earlier draft of the MODS, in November 2021, still apply to the current version.

Multifamily Objective Design Standards

Regarding the MODS, we continue to believe the standards as currently drafted are too prescriptive, and will unnecessarily raise the cost of multifamily housing construction, without ensuring high-quality design. We urge the City to:

- Follow through on its stated intention to treat the MODS as a living document, and commit to a timeline to assess the ongoing impact of the standards on affordable and multifamily housing production in the city.
- Reach out to local architects with experience in affordable multifamily housing design, to get feedback on whether the proposed standards are aligned with current best practices, and whether any of the standards will lead to excessive costs.
- Review the standards for their appropriateness for the smaller size lots that constitute the majority of parcels in Zones C and D. Many of the standards seem written for much larger lots than exist in Piedmont.

ADU pre-approved plans and affordability incentives

Regarding the pre-approved plans for ADUs and related affordability incentives, we appreciate the City's efforts to incentivize affordable units, especially considering that the City is relying on ADUs to meet a significant portion of its low-income RHNA targets.

However, we believe that these incentive programs need to be designed to encourage homeowners to actually rent out their ADUs. As the policy is currently written, a homeowner could utilize one of the city's pre-approved plans in exchange for a 10-year deed restriction, but choose not to rent out the unit. We suggest the City explore policies focused on incentivizing rental of ADUs, not just their construction. For example, the City could provide a forgivable loan for the value of its pre-approved plans, and forgive a portion of the loan each year that the homeowner demonstrates that the ADU has been rented out to an income-eligible household at an affordable rent.

We also continue to believe that ADU incentive programs need to be monitored for effectiveness. We ask the City to commit to reporting yearly on how many ADUs have been created under the pre-approved plan / deed restriction program, and–crucially–how many ADUs are actually being rented out under existing and new deed restriction programs.

The City collects business taxes on rental receipts and should be able to share how many ADUs in the city are being rented out. We urge the City to transparently share data on the rate of ADU production and rentals, so that it can craft effective housing production policies moving forward.

We want to thank the City's leaders and staff for all your hard work to create new housing opportunities in Piedmont, to work toward fair housing goals and the creation of racially and economically integrated neighborhoods, and to do our community's part in solving the regional housing crisis.

Yours truly,
Irene Cheng and Deborah Leland
On behalf of the PREC Housing Committee