

RESIDENTIAL DESIGN REVIEW GUIDELINES



**CITY OF PIEDMONT
CALIFORNIA**



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RESIDENTIAL DESIGN REVIEW GUIDELINES

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CITY OF PIEDMONT

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INTRODUCTION

The Community Design and Appearance Policies of the General Plan of the City of Piedmont at Page 148 contain the following Design Review Policy: “1. Maintain the design review procedure.” The Design Review Implementation Measure corresponding to Design Review Policy 1 states: “1. Review the adequacy of current standards and criteria in the design review ordinance.”

The City Council, upon the recommendation of the Planning Commission, has determined that application of the standards and criteria set forth in Section 17.17.7 of the Design Review Ordinance will be enhanced by authorizing the Commission to adopt illustrated Design Review Guidelines for residential projects. These Guidelines may be adopted by resolution of the Commission, subject to the prior review and approval by motion of the City Council.

The Design Review Guidelines shall be promulgated by the Planning Commission to persons proposing residential projects subject to Section 17.17. They are not mandatory requirements but may be used by the Planning Commission in reaching decisions requiring the application of the standards and criteria set forth in Section 17.17.7 to residential projects.

The Residential Design Review Guidelines address a total of five categories of physical construction. Within each category, the Guidelines are set forth in bold type and are identified by a Roman numeral and an Arabic number. The Roman numeral identifies the category of physical construction; the Arabic number identifies the sequential order of each Guideline with the category.

The Design Review Guidelines are supplemented by explanatory Comments. Each comment is identified by the Roman numeral/Arabic number of its corresponding guideline; a parenthetical letter identifies the sequential order of each comment relating to a particular Guideline. Where appropriate, the Guidelines and Comments refer to illustrations.

Following these Guidelines is a glossary of terms. Terms which are defined in the Glossary are marked by an asterisk (*) whenever they are initially used in the Guidelines.

Each table addresses one of several categories of construction. The various categories of construction include:

New Construction. Includes the construction of a new residential structure, the reconstruction or major modification of the exterior shell of an existing residence, and the construction of a structure accessory to an existing or new residence excluding garages but including, without

limitation, gazebos, arbors, potting sheds, children's play structures and storage buildings.

Additions/Remodeling. Any addition or remodeling of an existing residence, e.g. room additions, decks, porches and solar greenhouses.

Garages. Any new or existing garage, including any construction on the roof of a garage, provided the garage is visible from a street.

Retaining Walls. Any new or existing wall or structure primarily designed to hold or retain earth.

Fences/Walls*. Any new or existing fence, wall or other structure designed for visual screening or property boundary demarcation.

Each table is organized according to three (3) categories of review factors - Aesthetic Design, Compatibility, and Safety - as defined below:

Aesthetic Design. Relating to the construction from a purely physical perspective, including architectural character, design integrity and scale*.

Compatibility. Relating to the construction according to its impacts on the intended occupants of the structure, and those residents in the vicinity of the structure expressed in terms of privacy*, orientation*, identity*, control*, convenience*, and visual access to significant views*.

Safety. Relating to the construction from the standpoint of public safety, including emergency access, fire protection, physical security, traffic safety and earthquake hazards.

Finally, each of the three above categories of design factors is in turn addressed at three physical scales - Neighborhood, Contiguous Parcels, and On-Site - which are described as follows:

Neighborhood. Relating to the area defined by all houses from within which it is possible to view the construction. Depending on where the construction is located on the lot (e.g. front yard*, rear yard*, side yard*) and the topography of the lot, the neighborhood may consist of many or only a handful of houses.

Contiguous Parcels. Relating to all residential parcels touching the parcel on which the construction is located.

On-Site. Relating to the parcel on which the construction is located.

**PHYSICAL CONSTRUCTION
- CATEGORY I -
NEW CONSTRUCTION**

Aesthetic Design

Neighborhood

Guideline I-1: Where one architectural style* is predominant in the neighborhood, the new residential construction should be compatible with this predominant architectural style. Where no one architectural style is predominant in the neighborhood, the new residential construction should be compatible with the architectural style of the houses near it. The proponent of the new construction shall be responsible for including graphic materials in his/her submission to the City documenting compatibility.

Comments:

- I-1(a): In many of the residential neighborhoods in Piedmont, all or most of the houses reflect one of the vernacular architectural styles which were popular during the pre-World War II period. In other neighborhoods, there is often a mixture of styles. Where a neighborhood is characterized by a predominant architectural style, this guideline requires that the design of a new residence be compatible with the architectural elements which define this predominant style. The phrase “be compatible with” by no means requires that a new residence be a precise copy of the predominant style, but neither does it prohibit this. For example, if the predominant style is two-story Mediterranean Revival, the design of the new residence should emulate the scale and massing of this style and may, but need not, incorporate the distinguishing elements of this style - tile roof, white stucco walls, large picture window in front.
- I-1(b): Where several different styles of vernacular architecture are found in a neighborhood, the emphasis shifts from the neighborhood to the architectural styles of the houses in proximity to the new residence, especially those on either side of it as they face the street. In this situation, this guideline requires that the design of the new residence be compatible with the architectural elements which define the

styles of these nearby houses. This does not mean that the new residence must select the style of one of these neighboring houses and follow it. Instead, the new residence may select an architectural styles that creates a design which relates to its neighbors.

I-1(c): In both conditions, a single predominant style or several styles, the goals of this guideline are harmony and integration. These goals are not, however, intended to preclude creativity, innovation, or the use of modern design styles and elements. If modern styles and elements are used, the new residence should not attempt to call attention to itself or attempt to make a statement any more than other residences in the neighborhood. The new residence should strive to fit into the architectural character of the neighborhood by reflecting the scale and mass* of the existing houses within the neighborhood. The design of the new residence should suggest, and ideally incorporate, either the design elements of the predominant architectural style of the street or of the adjacent houses, as appropriate, and reinterpret them in a modern context.

I-1(d): In either condition, a single predominant style or several styles, the new residence should select one architectural style, or if the new residence incorporates the design elements of two or more different styles to result in a integrated design solution, the different styles should work together with integrity.

Guideline I-2: The siting of the new residence on its lot should be compatible with the siting of the residences along the street on which the new residence fronts. Priority attention should be given to the siting of the new residence with respect to the residences on either side.

Comments:

I-2(a): Nothing in this guideline should be interpreted to relieve a new residence of its obligation to conform to the requirements set forth in Chapter 17 of the City of Piedmont Code. In the event of a conflict, the latter shall prevail.

I-2(b): In the context of Guideline I-2, the phrase “be compatible with” means that the new residence should respect the existing front, side and rear yard setbacks of the houses in

the neighborhood so that the overall character of the neighborhood is maintained in this respect.

I-2(c): If there is a uniform front-yard setback*, the new residence should respect this setback. There must be compelling reasons why the new residence does not conform to the uniform setback. If there exists a range of front-yard setbacks, the setback of the new residence should fall within this range. In either case, uniform or range of front-yard setbacks, the setback of the new residence should ordinarily not be less than the residences on either side, unless a lesser setback will not significantly obstruct or reduce the view of the streetscape available from these existing residences.

For the purpose of Guideline I-2, “uniform” means an approximately equal distance from a common point of measurement, such as the centerline of the street, the curb of the street or the edge of the sidewalk closest to the existing and new residences, or the front property line.

I-2(d): The siting of a new residence with respect to its rear-yard setback should ordinarily not significantly impair access to sunlight or the feeling of openness available to existing residences on either side of the proposed new residence.

Contiguous Parcels

Guideline I-3: See Guideline I-1, Comments I-1(b), (c) and (d), and Guideline I-2, Comments I-2(a), (b) and (c).

On-Site

Guideline I-4: See Guideline I-1, Comments I-1(b), (c) and Guideline I-2, Comments I-2(a), (b) and (c).

Compatibility

Neighborhood

Guideline I-5: A new residence constructed on a steep slope should take advantage of the topography and be designed to reduce the effective visual bulk of the structure and avoid an appearance of excessively large bulk.

Comments:

I-5(a): Structures built on steep slopes, such as are typically found in many areas of Piedmont, stand out prominently when seen from a distance or from below, and cannot be screened effectively by plants until they reach maturity, a process which may take many years.

I-5(b): The intent of Guideline I-5 is to encourage designs for new hillside residences which work with rather than against the topography. New hillside residences should follow the contour of the slope with the form of the building and should avoid large building planes, breaking them up into several horizontal and vertical elements.

Guideline I-6: The new residence should be physically integrated into the neighborhood so that it appears to residents and visitors to the neighborhood that the new residence belongs to and is a part of the neighborhood.

Guideline I-7: The siting and construction of a new residence, including its plantings at mature growth, should make all reasonable efforts to preserve significant views currently available to existing residences. The siting and construction of a new residence, including its plantings at mature growth, should consider views potentially available to residences which may be constructed in the future, and reasonably attempt to preserve these views.

Comments:

I-7(a): This guideline should not be interpreted to suggest the planting of mature landscaping.

Contiguous Parcels

Guideline I-8: The new residence should have an outdoor yard or open space which, if topography permits, is screened from the view of contiguous parcels.

Guideline I-9: The siting of the new residents, the exterior location of its windows, and the exterior location of appliance ventilation and exhaust ports should respect the visual and acoustical privacy of the residences located on contiguous parcels, including their outdoor yards or open spaces,

Comments:

I-9(a): This guideline shall not be interpreted as an outright prohibition of side yard windows. Rather, the design of the windows of the new residence should consider their number, size, placement, glazing treatment and dressing 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 and other appliances should be sensitive to their acoustical impacts on adjacent residences.

On-Site

Guideline I-10: The siting of the new residence and its landscaping should clearly differentiate between the public street space and the private space of the new residence, and give the appearance that its residents control their private space.

Safety

On-Site

Guideline I-11: The siting of the new residence and the interior design of its room 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 the occupants of the new residence.

Guideline I-12: The entryway to the new residence should be observable from the street.

**PHYSICAL CONSTRUCTION
- CATEGORY II -
ADDITIONS/REMODELING**

Aesthetic Design

Neighborhood

Guideline II-1: The scale and mass of the existing residence, once the addition/remodel has been completed, should maintain compatibility with the scale and mass of the existing residences in the neighborhood.

Contiguous Parcels

Guideline II-2: The scale and mass of the existing residence, once the addition/remodeling has been completed, should maintain compatibility with the scale and mass of the existing residences on contiguous parcels and should not overpower or dominate them.

On-Site

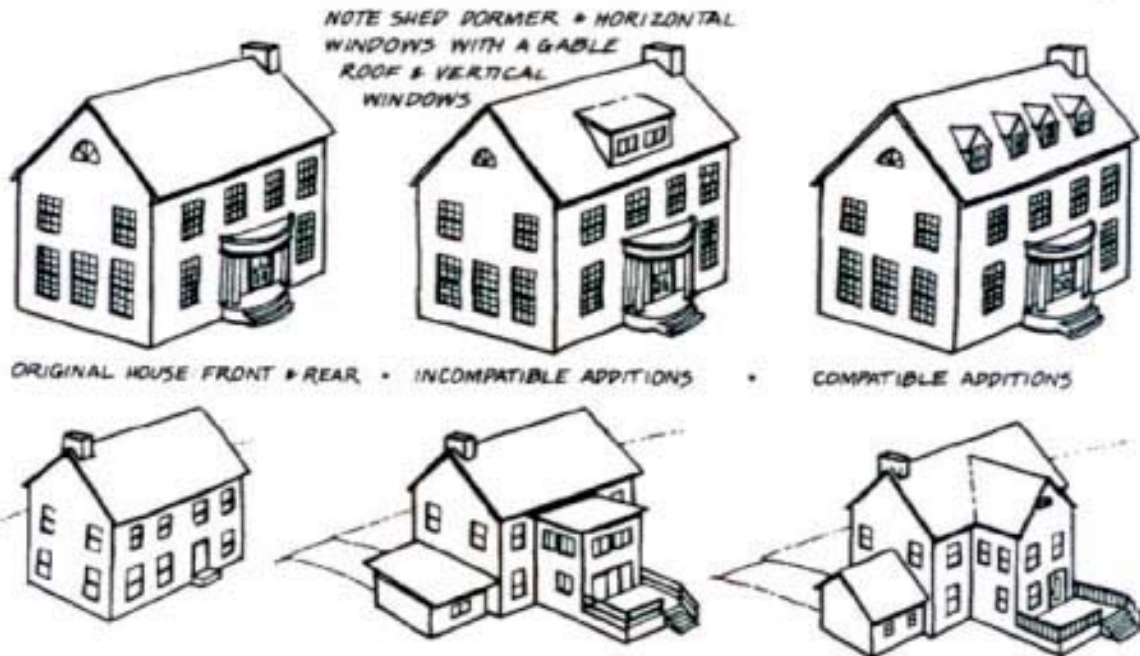
Guideline II-3: The architectural style, scale, and mass of the addition/remodeling should be consistent with the architectural style, scale, and mass of the existing residence.

Comments:

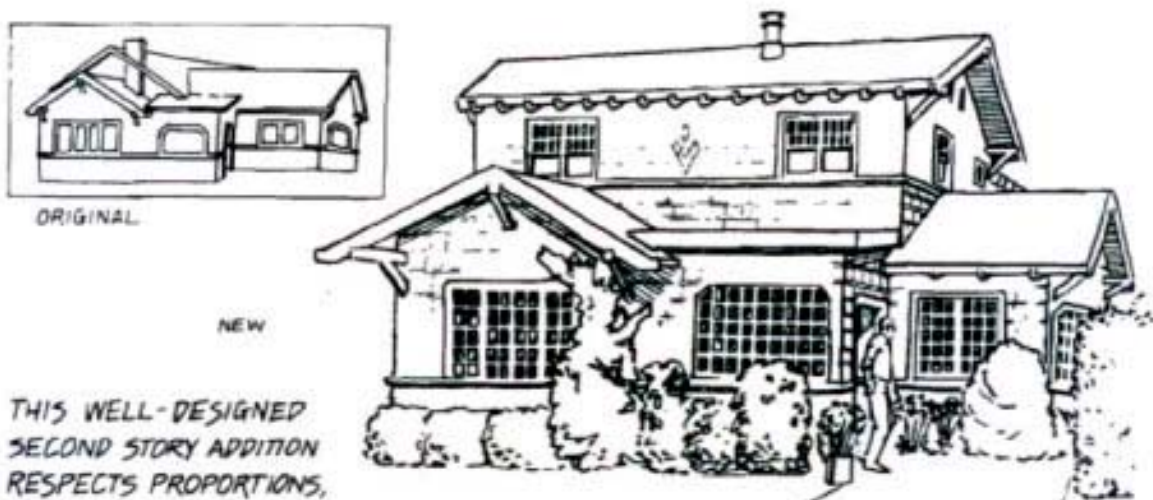
II-3(a): The objective of Guideline II-3 regarding consistency of architectural style, scale and mass is compatibility so that the addition/remodeling cannot be distinguished from the original structure. An addition or remodel which looks tacked on or is immediately apparent to the observer, obviously fails to meet this objective.

II-3(b): Consistency with respect to architectural style is a matter of breaking down the existing residence into its individual components, as listed below, and their respective details, and matching them in the design of the addition. Matching means consistency in design and construction as defined by rhythm, texture, color and materials. Components and details which should be matched include:

FIG. 1



AN ADDITION OR REMODEL SHOULD NOT LOOK "TACKED ON," OR BE IMMEDIATELY APPARENT TO THE OBSERVER.



THIS WELL-DESIGNED SECOND STORY ADDITION RESPECTS PROPORTIONS, MATERIALS AND DETAILS OF THE ORIGINAL. ROOF RAFTER DETAILS AND SHINGLE PATTERNS MATCH, NEW WINDOWS REFLECT (BUT DO NOT REPLICATE) THE OLD. THE SECOND STORY IS BROKEN INTO HORIZONTAL BANDS, ECHOING THE HORIZONTAL LOOK OF THE GROUND FLOOR AND REDUCING THE VISUAL BULK OF THE ADDITION.

Foundation. The appearance of the foundation of the addition, if it will have one, should match the appearance of the foundation of the existing residence 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.

Porches. The construction of additional porches or the reconstruction of an existing porch should match any porches which were original to the existing residence. 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. Elements which are inconsistent with the architectural style of the residence should be avoided.

Exterior Stairs. New exterior stairs, or reconstructed existing stairs, should be consistent with the architectural style of the house, 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.

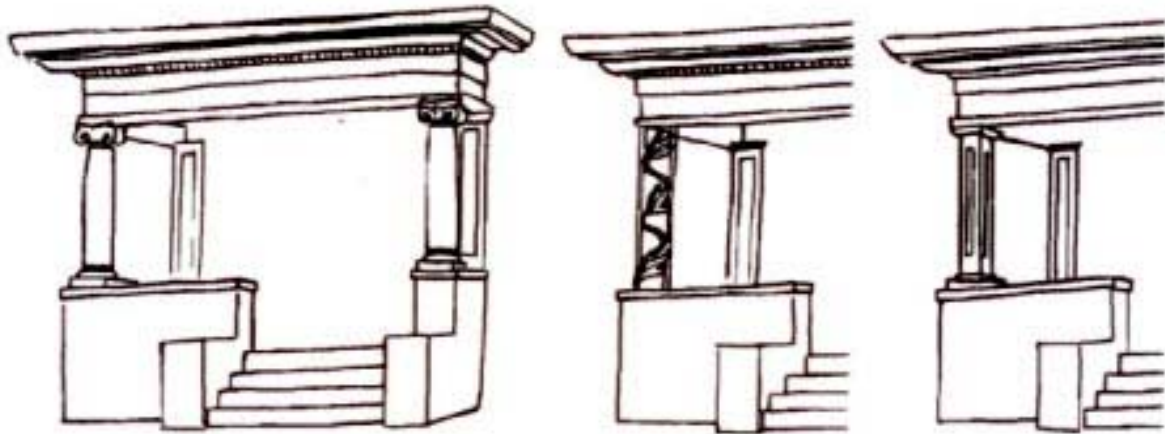
Doors. New or replacement doors should be consistent with the architectural style of the house, but should also be sensitive to maintaining the security of the residence.

Exterior Wall Covering. The siding used on the exterior walls of the addition or remodeled portion of the residence should be consistent with the design integrity of the existing residence. Where the original siding of the residence has been replaced or is covered over with a “modern” siding, e.g. asbestos shingles covering wood shingles, the construction of the addition may offer the opportunity to restore the entire residence to its original siding. Where it is impossible to obtain siding which exactly matches the existing siding, a close substitute should be used.

Ornamentation. 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.

FIG. 2

NEW ELEMENTS SHOULD BE COMPATIBLE WITH THE DESIGN OF THE EXISTING PORCH.

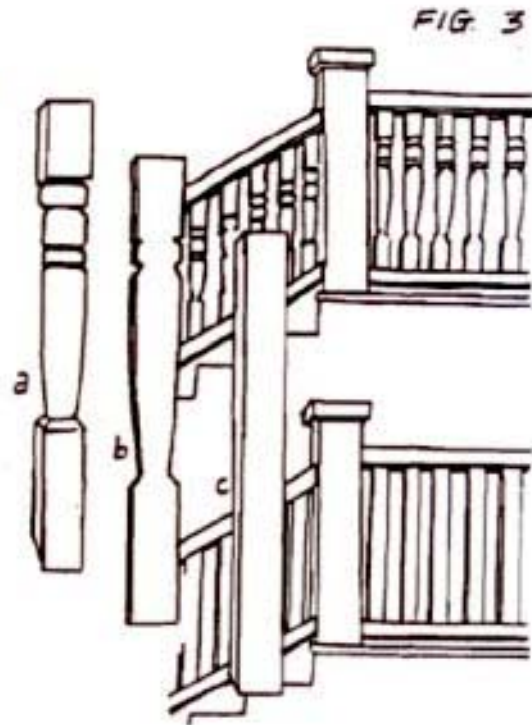


WROUGHT IRON REPLACEMENT COLUMNS ARE INAPPROPRIATE HERE - MASS IS IMPORTANT VISUALLY AS WELL AS STRUCTURALLY. A BETTER ALTERNATIVE WOULD BE TO ADAPT THE DESIGN OF THE FALSE COLUMNS AT THE BACK OF THE PORCH.

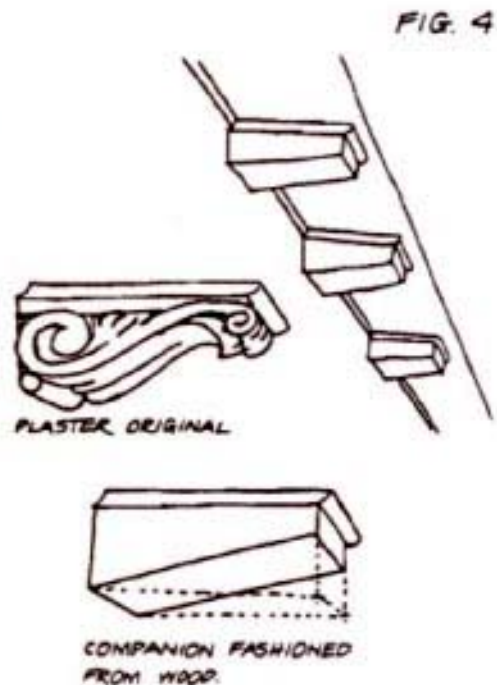


A PORCH ADDED TO A SIDE DOOR: (a) IS INCONSISTANT WITH THE STYLE OF THE HOUSE, (b) ECHOS THE FRONT PORCH.

EXTERIOR STAIRS SHOULD BE CONSISTANT WITH THE ARCHITECTURAL STYLE OF THE HOUSE. THE ORIGINAL STAIR RAILINGS CAN BE REPLICATED. THE ORIGINAL DESIGN (a) CAN BE FOLLOWED IN SIMPLIFIED FORM (b), CUT FROM A FLAT BOARD, OR PLAIN LUMBER OF THE SAME PROPORTIONS MAY BE USED. ORIGINAL SPACING SHOULD BE RESPECTED.

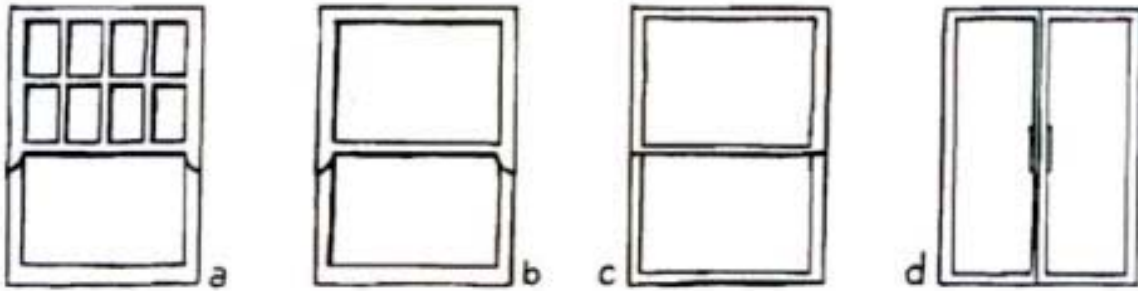


THE ORNAMENTATION AND DESIGN DETAILS ARE IMPORTANT CONTRIBUTIONS TO THE ARCHITECTURAL STYLE OF A HOUSE AND ITS ADDITION. SIMPLIFIED DETAILS (SUCH AS THE BRACKET, RIGHT) MAY BE USED ON AN ADDITION TO MAINTAIN A CONSISTANT APPEARANCE.

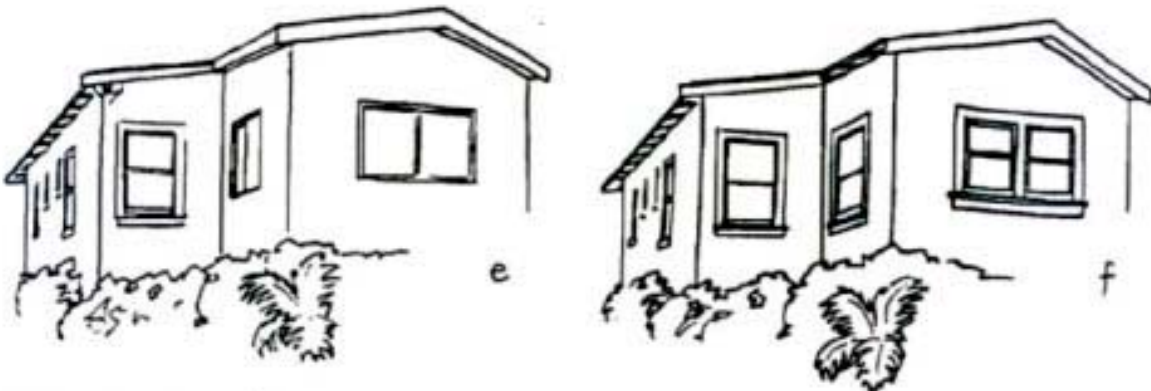


Windows. The type proportion, placement, details and materials of new windows should be compatible with the of the existing windows. Individual elements which should be addressed include the frame and the pattern of the light defined by the muntins. It is not necessary to exactly replicate the pattern of the existing lights, but this pattern should be reflected by the new windows.

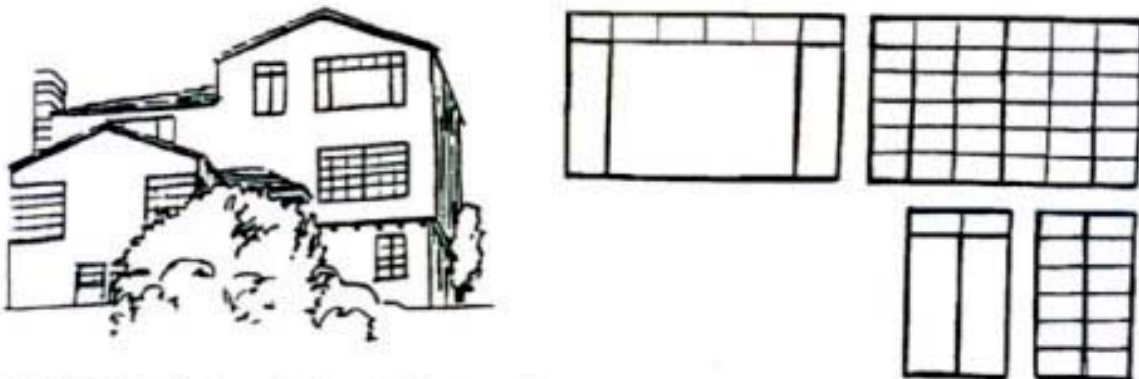
FIG 5



REPLICATION OF ORIGINAL WINDOWS IS PREFERABLE. IF NOT POSSIBLE, PROPORTIONS AND MATERIALS (HERE WOOD) SHOULD BE RESPECTED, AS IN (b). (c) IS METAL AND LACKS SUBTLE BUT IMPORTANT SHADOW LINES. (d) CHANGES PROPORTIONS AND LOOKS AWKWARD.



THE ADDITION IN (e) FAILED TO FOLLOW FRAME OR SASH MATERIALS AND PROPORTIONS, AND TRIM DETAILS. (f) PRESENTS A MORE UNIFIED APPEARANCE.



A SURPRISING MIX OF WINDOWS, SUCCESSFUL BECAUSE NEW WINDOWS RESPECT PROPORTIONS AND RHYTHMS OF THE ORIGINALS

Roof. If the addition will have a roof, it should be consistent with the design integrity of the existing residence. 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, rake or 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.

II-3(c): Consistency with respect to scale and mass means that the addition or remodeling should be carefully integrated into the three-dimensional form and proportional relationships of the existing residence.

II-3(d): Consistency of scale and mass between the addition/remodeling and the existing residence is a question of balance. The mass and scale of the former should not overpower or dominate the latter, yet at the same time it should not appear as an appendage or something which was “tacked on”.

Guideline II-4: When a residence is undergoing a major addition/remodeling, consideration should also be given to the exterior appearance of the garage, if it is visible from the street, to maintain architectural compatibility.

Guideline II-5: 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.

Comments:

II-5(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 of Guideline II-5 is to avoid such designs and to encourage their replacement with designs 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.

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, by painting the support structure a color to blend in with the house, or by enclosing the superstructure in order to visually integrate it with the house.

Compatibility

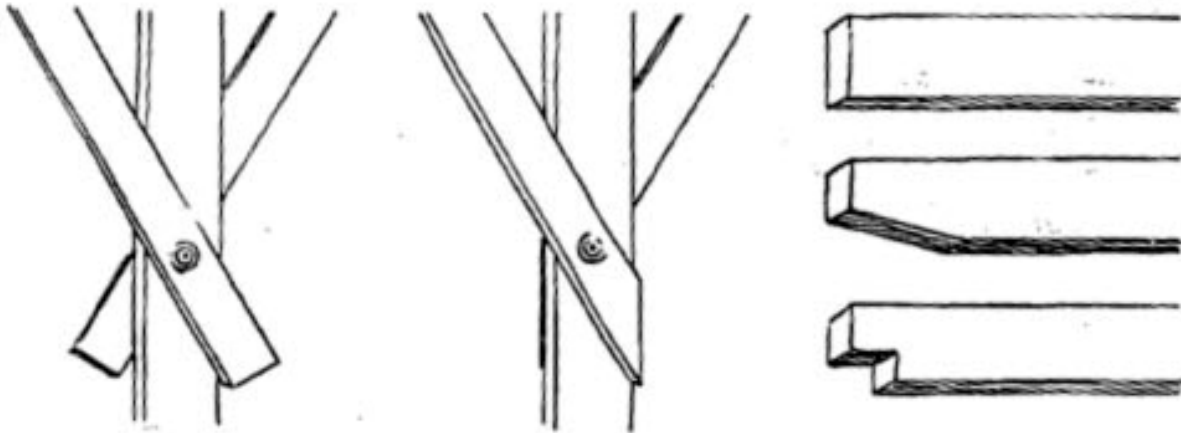
Neighborhood

Guideline II-6: The siting of the addition/remodeling on a lot should be compatible with the siting of the existing residences along the street on which it fronts. Priority attention should be given to the siting of the addition/remodeling with respect to the residences on either side.

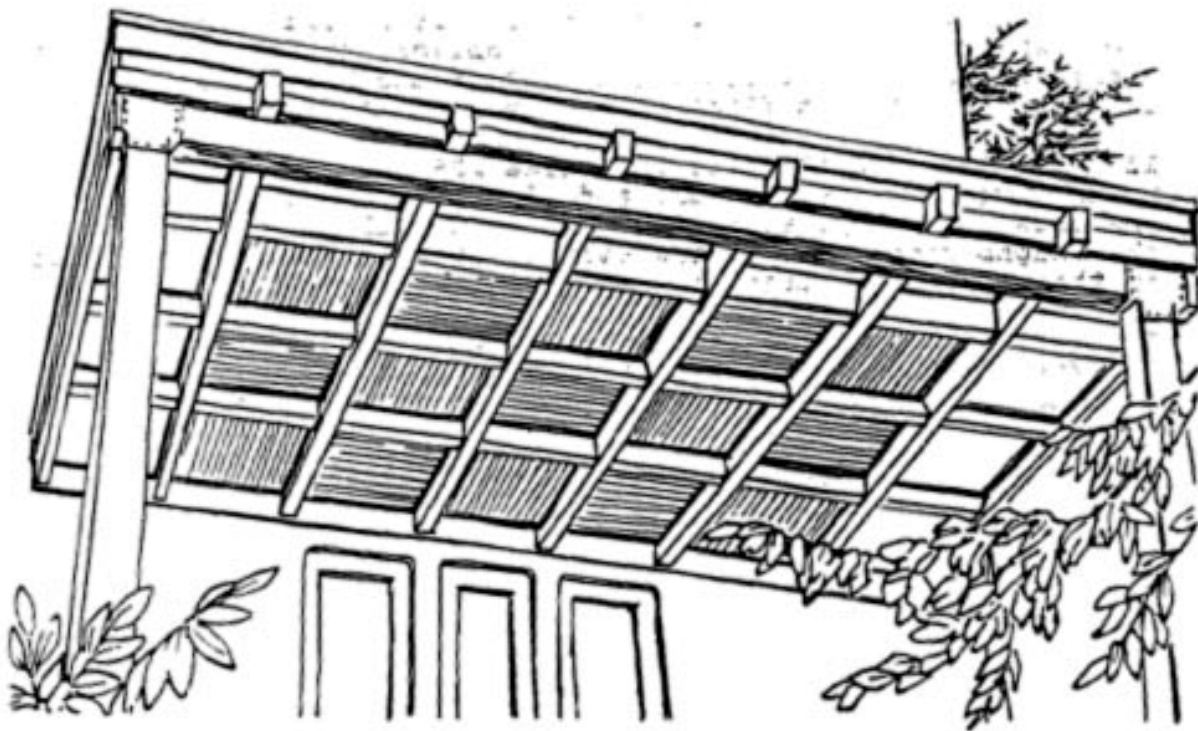
Comments:

- II-6(a): Nothing in this guideline should be interpreted to relieve an addition/remodeling of its obligation to conform to the requirements set forth in Chapter 17 of the City of Piedmont Code. In the event of a conflict, the latter shall prevail.
- II-6(b): In the context of Guideline II-6, the phrase “be compatible with” means that the addition/remodeling should respect the existing front, side and rear-yard setbacks of the houses in the neighborhood so that the overall character of the neighborhood in this respect is maintained.

FIG. 6



DECK CROSSBRACES LOOK MORE FINISHED WHEN CUT FLUSH WITH POSTS. PROJECTING BEAM ENDS MAY BE GIVEN A DECORATIVE CUT TO REMOVE THE "LUMBER YARD LOOK."



FLOORBOARDS LAID IN A BASKET-WEAVE PATTERN AND DECORATIVE PROJECTING BEAM ENDS MAKE THIS DECK ATTRACTIVE EVEN FROM BELOW.

II-6(c): If there is a uniform front-yard setback in the neighborhood, the addition/remodeling should respect this setback. There must be compelling reasons if the new addition/remodeling does not conform to the uniform setback. If there exists a range of front-yard setbacks, the setback of the addition/remodeling should fall within this range. In either case, uniform or range of front-yard setbacks, the setback of the addition/remodeling should ordinarily not be less than the residence on either side, unless a lesser setback will not significantly obstruct or reduce the view of the streetscape from these existing residences.

Contiguous Parcels

Guideline II-7: The siting of an addition/remodeling, the exterior location of its windows, and the exterior location of appliance ventilation and exhaust ports should respect the visual and acoustical privacy of residences located on contiguous parcels, including their outdoor yards and open spaces.

Comments:

II-7(a): This guideline shall not be interpreted as an outright prohibition of side yard windows. Rather, the design of the windows of the addition/remodeling should consider their number, size, placement, glazing treatment and dressing 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, and other appliances should be sensitive to their acoustical impacts on adjacent residences.

Safety

Guideline II-8: See Guidelines I-11 and I-12.

PHYSICAL CONSTRUCTION - CATEGORY III - GARAGES

Note: These guidelines apply only to existing or new garages which are or will be visible from a street.

Aesthetic Design

Neighborhood and Contiguous Parcels

Guideline III-1: The siting of a new detached garage on a parcel and its relationship to the residence it serves should be consistent with the other garages in the neighborhood and on contiguous parcels. The design of the new garage shall not encourage parking which blocks all or part of a sidewalk.

Comments:

III-1(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 the extent permitted by topography, the siting of a new garage and its physical relationship to the residence should conform to that of other garages in the neighborhood.

On-Site

Guideline III-2: The remodeling/rehabilitation of an existing detached or attached garage and the construction of new detached or attached garage should be compatible with the architectural style of the residence it serves so that there is a feeling of unity.

Comments:

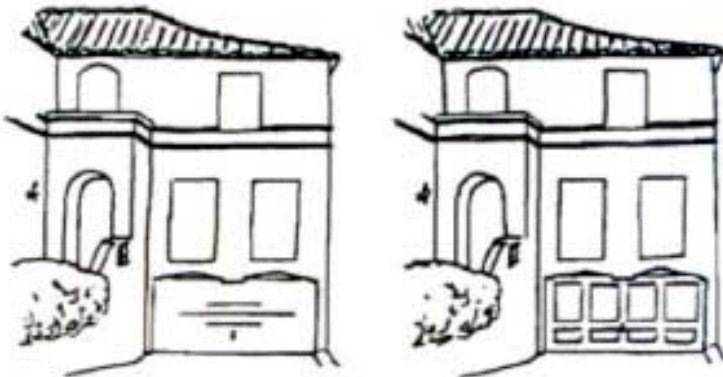
III-2(a): Many older Piedmont residences have detached garages which were built either at the time of construction of the residence or shortly thereafter. The designs of these older garages usually demonstrate architectural consistency with the residences. The detached garage incorporates some of the design details of the residence, such as a matching roof type, exterior sheathing and window detail.

FIG. 7



WHEN TOPOGRAPHY DICTATES THAT THE GARAGE OF A RESIDENCE IS THE DOMINATE FEATURE AT EYE LEVEL FROM THE STREET, IT IS IMPORTANT FOR THE GARAGE TO HAVE VISUAL INTEREST AND HELP DEFINE THE ARCHITECTURAL STYLE OF THE HOUSE.

THE HORIZONTAL SHAPE OF THE MODERN GARAGE DOOR IS AT ODDS WITH THE LARGELY VERTICAL WINDOW AND DOOR SHAPES WHICH FORM THE "VISUAL UNITS" OF A HOUSE. MOLDINGS CAN REDEFINE THE DOOR INTO MORE COMPATIBLE SHAPES.



THE DRIVEWAYS AND GARAGES DOMINATE THE VIEW, ABOVE. IN ADDITION, THE FLAT ROOF, ABOVE RIGHT, IS AN INAPPROPRIATE STYLE.

THIS NEW GARAGE FACES SIDWAYS, REDUCING THE PROMINENCE OF ITS DOOR AND DRIVEWAY, AND ALLOWING PLANTINGS TO PARTIALLY SCREEN THE WALL NEAREST THE STREET. HOUSE ROOFLINES AND SHINGLE SIDING HAVE BEEN MATCHED.

More recent Piedmont homes have attached garages and, where attention has been given to design, a garage can help define the architectural style of the residence. This architectural consistency results in a strong feeling of unity between the residence and its garage so that the latter contributes, instead of detracts, from the overall architectural character of the neighborhood. The intent of Guideline III-2 is to perpetuate this architectural consistency. Architectural unity should be preserved in any remodeling/rehabilitation work and should be a deliberate part of the design process.

Guideline III-3: All garages, both detached and attached, should have an operable door which completely covers the vehicular entrance to the garage.

Guideline III-4: The remodeling/rehabilitation of an existing detached or attached garage and the construction of a new detached or attached garage, when combined with the construction of a habitable space, should conform to the guidelines for new construction.

Compatibility

Neighborhood and Contiguous Parcels

Guideline III-5: The siting of a new detached or attached garage on a parcel should be visually integrated with the neighborhood and respect the amenities enjoyed by residences located on contiguous parcels.

Comments:

III-5(a): The intent of Guideline III-5 is that the design of a new detached or attached garage is sensitive to view, access to sunlight, a feeling of openness and other related amenities presently enjoyed by neighboring residences, especially those located on contiguous parcels. Ideally, the design of the new garage will totally avoid adversely impacting these amenities. Guideline III-5 recognizes that 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.

On-Site

Guideline III-6: The siting of a new detached or attached garage on a parcel should minimize any adverse impacts on the residence which it serves.

Comments:

III-6(a): The design of a new detached or attached garage should avoid, when possible, detracting from the existing amenities of the residence which it will serve, such as converting a yard into a garage, blocking a view, or reducing a sense of openness.

Safety

Contiguous Parcels and On-Site

Guideline III-7: The design of a new detached or attached garage should not create an unsafe condition with respect to residences located on contiguous parcels or to the residence which it serves.

Comments:

III-7(a): The design of the 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.

**PHYSICAL CONSTRUCTION
- CATEGORY IV -
RETAINING WALLS**

Aesthetic Design

Neighborhood and Contiguous Parcels

Guideline IV-1: The design of retaining walls should be consistent with the character of retaining walls in the neighborhood and on contiguous parcels.

Comments:

- IV-1(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. An excellent example of this is along Oakland Avenue, where the wall in front of each residence has its own characteristic design, yet overall the appearance is one of continuity achieved by a uniform wall height and the sense of common design features.
- IV-1(b): In situations where retaining walls are being introduced for the first time or where walls are used but there is no unified design theme, a new or reconstructed wall should establish a design theme which may be followed by subsequent retaining wall projects.

On-Site

Guideline IV-2: 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 make terracing unfeasible. 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.

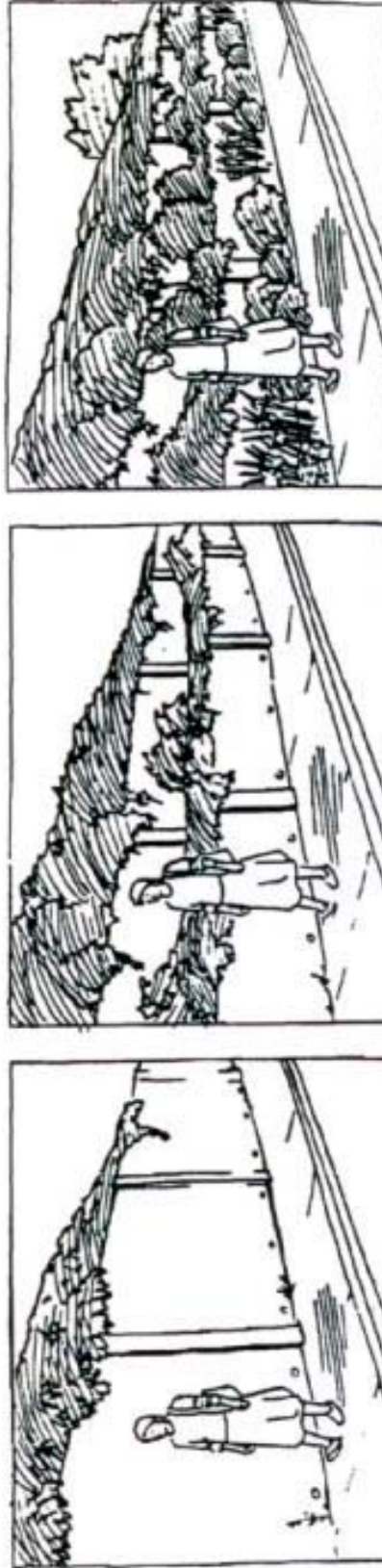
FIG. 8



RETAINING WALLS CAN PROVIDE A STRONG VISUAL ELEMENT WHICH UNIFIES A NEIGHBORHOOD. FOR EXAMPLE, OAKLAND AVENUE HAS AN ELEGANTLY UNIFIED SERIES OF STUCCO WALLS TOPPED BY

A COURSE OF BRICKS, AND STUCCO GARAGES SHARING SUBTLY PEAKED ROOF OPENINGS. OWNERS' PLANTING TREATMENTS GIVE PERSONALITY.

FIG. 9



RETAINING WALLS SHOULD BE CONSTRUCTED IN A STEPPED OR TERRACED FASHION. OBTRUSIVE, MONOLITHIC STRUCTURES SHOULD

BE AVOIDED. A PLANTING STRIP AT THE TOP OF THE WALL SCREENS AND SOFTENS ITS APPEARANCE.

Comments:

IV-2(a): The intent of Guideline IV-2 is to encourage the construction of retaining walls which are divided into a series of less visually-prominent monolithic structure. Guideline IV-2 recognizes that 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 will apply.

Guideline IV-3: 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. As shown in, when a retaining wall is adjacent to a garage, the two should have unified design. 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.

Comments:

IV-3(a): The intent of Guideline IV-3 is that retaining walls present a unified appearance along 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; represents several illustrations of how his may be accomplished.

Guideline IV-4: Where a single large retaining wall is used, its design should incorporate either 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. The design of stepped or terraced retaining walls should incorporate planting strips to allow for the planting of screening vegetation at each level.

FIG. 10

RETAINING WALLS SHOULD RELATE TO THE ARCHITECTURAL DESIGN OF THE RESIDENCE, AND TO AN ADJACENT GARAGE IF ONE IS PRESENT, SO THAT TOGETHER THEY ALL PRESENT A UNIFIED APPEARANCE.



Comments:

IV-4(a): A toe planting strip is preferred because the vegetation it supports is generally a more effective visual screen than overhanging vegetation.

Compatibility

Neighborhood and Contiguous Parcels

Guideline IV-5: 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.

Comments:

IV-5(a): The intent of Guideline I-5 is to prevent and creation of this “tunnel effect” by lowering the height of a retaining wall to four feet - the approximate eye level of a person in an automobile.

Safety

On-Site

Guideline IV-6: A retaining wall located adjacent to a driveway should not obstruct the view of a driver exiting a driveway.

PHYSICAL CONSTRUCTION - CATEGORY V - FENCES/WALLS

Aesthetic Design

Neighborhood and Contiguous Parcels

Guideline V-1: The design of fences/walls should be consistent with the character of existing fences/walls in the neighborhood and on contiguous parcels.

On-Site

Guideline V-2: The design of a fence/wall should be compatible with the architectural style of the residence which it serves and should provide visual interest and variety. A fence/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 (Figure 11 shows several types of fences/walls and the architectural styles appropriate to each).

Guideline V-3: When a fence/wall contains an entry to the residence, its design should give visual prominence to the residence and direct attention to the entry.

Compatibility

Neighborhood and Contiguous Parcels

Guideline V-5: A fence/wall should minimize any adverse impacts on the neighborhood and on residences located on contiguous parcels. The quality of design reflected by the fence/wall should be directly related to its visual prominence.

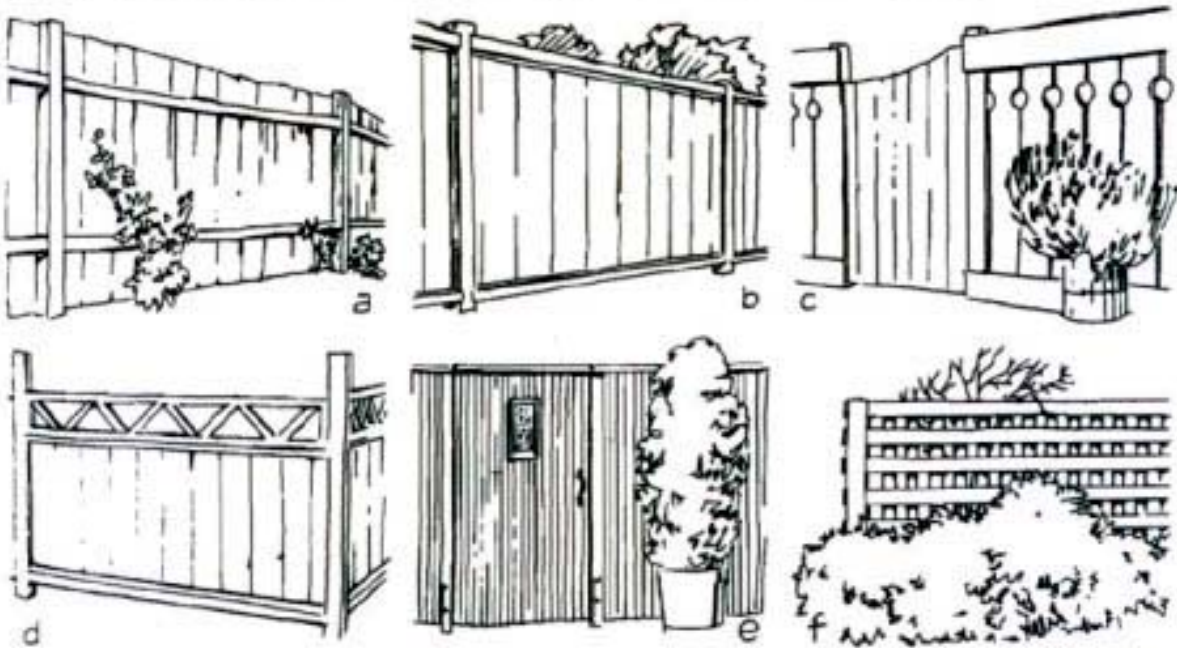
Comments:

V-5(a): The intent of Guideline V-5 is that the design and siting of a fence/wall be sensitive to the potential to deprive neighboring residences - especially those located on contiguous parcels - of views, access of sunlight, a feeling of openness, and other related amenities which they presently enjoy. Ideally, the design of the fence/wall

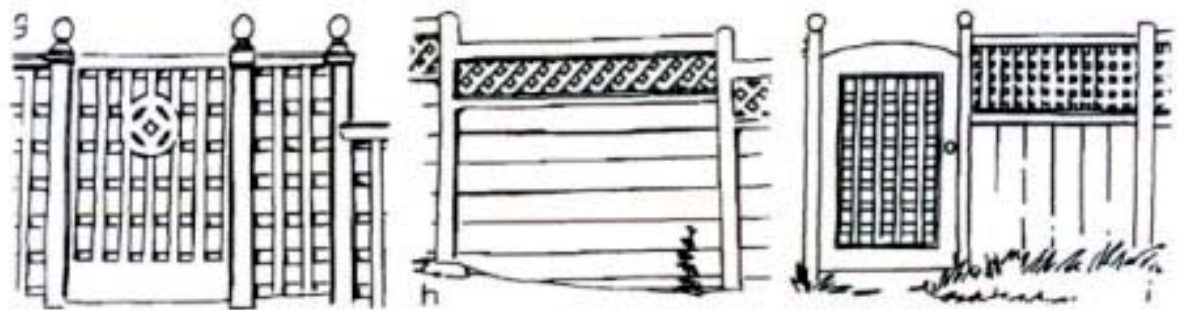
FIG. 11

THE DESIGN OF A FENCE/WALL SHOULD BE COMPATIBLE WITH THE ARCHITECTURAL STYLE OF THE RESIDENCE IT SERVES.

THE STANDARD BACK YARD FENCE (b) HAS A RAGGED APPEARANCE, EVEN ON ITS BETTER SIDE. THE SAME 1"X8" BOARDS, FRAMED WITH 2"X4"s AND MOLDING STRIPS, LOOK POLISHED FROM EITHER SIDE (b); VARIATIONS AROUND (c, d, e).

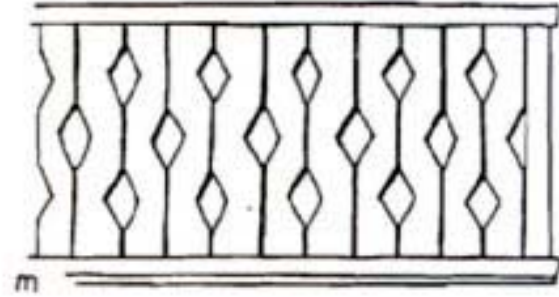
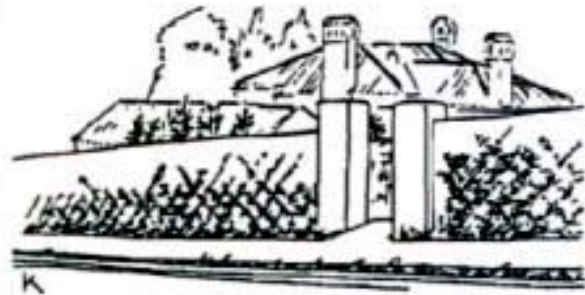
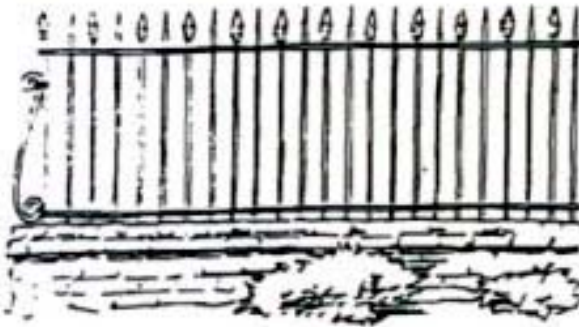


THE COARSER LATTICE GRIDS BLEND WELL WITH A CRAFTSMAN (BROWNSHINGLE) HOUSE (f) OR GIVE AN ENGLISH COUNTRY GARDEN AIR (g). THE FINER GRIDS LOOK MORE FORMAL (h, i). WROUGHT IRON IS OFTEN ASSOCIATED WITH ENGLISH AND SPANISH STYLE ARCHITECTURE, BUT CAN BE HARSH WITHOUT CAREFUL USE OF PLANTS. (j).

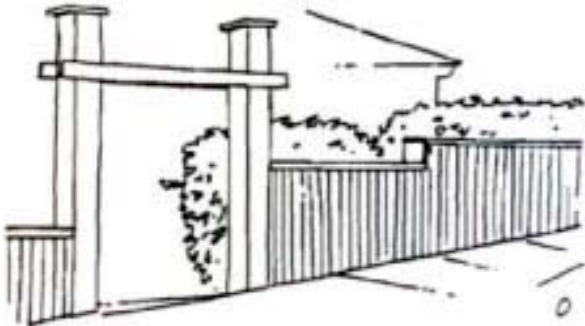
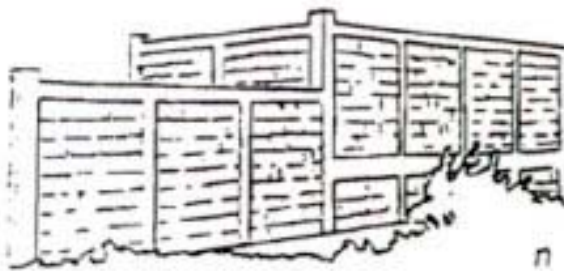


STUDY OF THE MASS, MATERIALS AND ARCHITECTURAL DETAILS OF A HOUSE CAN LEAD TO A HARMONIOUS FENCE/WALL DESIGN. WALL PILLARS ECHO CHIMNEYS (CON'T.)

AND PORCH PILLARS (l). THIS WINDOW BALUSTRADE (m) WAS EXTENDED INTO A FENCE. A SHINGLE WALL PROVIDES PRIVACY ON THE SIDE OF A BROWNSHINGLE



HOUSE (n) A CONTEMPORARY WALL STEPS UP THE HILL (o); ITS GATE HAS A JAPANESE FLAVOR.



recognizes that this may not always be possible, and it will frequently be necessary to weight the desire of a homeowner to construct to fence/wall against its impacts on neighboring residences.

V-5(b): Guideline V-5 also intends that greater attention should be devoted to design and siting of fences and walls subject to public view. Accordingly, fences in front yards should reflect the highest design standard. A rear-yard fence which will be seen by fewer people than will view a front yard fence need not have the same quality of design. However, nothing in Guideline V-5 is intended to discourage high-quality designs for all fences/walls, which are welcomed and encouraged in all situations.

V-5(c): The visual and other impact of fences/walls should be mitigated by siting on the lot, variation in height (e.g., “stepping down” a side-yard fence as it approaches the street), and appropriate use of vegetation.

On-Site

Guideline V-6: With the exception of corner lots, fences/walls greater than four feet (4') in height should not be located within the front yard of a residence. If a residence located on a corner lot has no other private yard, it should be permitted to construct a fence/wall within the front yard and the side yard along the side street of a corner lot in order to create a private yard.

Safety

Contiguous Parcels

Guideline V-7: A fence/wall located in a side yard should not obstruct emergency access between the street and the side and rear yards of a contiguous residence.

On-Site

Guideline V-8: A fence/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.

Guideline V-9: A fence/wall located adjacent to a driveway should not obstruct the view of a driver exiting a driveway.

Guideline V-10: A fence/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.

Guideline V-11: A gate in a fence/wall located in 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 (see Guideline V-8).

GLOSSARY OF TERMS

ARCHITECTURAL STYLE - The visible and permeating design character of a building, defined by its forms and the details within that form. When a particular architectural style is identified and associated with a certain region of historic period, it is sometimes referred to as a vernacular style. The City of Piedmont shares with neighboring East Bay cities the distinctive, vernacular architectural styles typical of the period from the turn of the century to World War II.

CONTROL - The quality of encouraging a sense of empowerment of the ability to direct influence.

CONVENIENCE - The ease of operation or use.

FENCE/WALL - A free-standing, self-supporting vertical screen device used to provide privacy, visual or otherwise, and no applied load.

IDENTITY - the quality of encouraging a sense of association, belonging or unity.

MASS - The three-dimensional form of a building, which is usually a composite of several simple forms, such as cubes, rectangular solids, cylinders, pyramids and cones. The arrangement of simple forms into a complex composition in a building is generally described as the “massing” of forms.

ORIENTATION - The quality of relating or “fitting-in” with the environs.

PRIVACY - The sense of seclusion from the visual or acoustical observation of others.

RHYTHM - The description of the relationship of building to each other, the relationship of buildings to each other, or the relationship of the individual components of a building to each other. Rhythm itself is defined in terms of proportion, balance, and emphasis:

Proportion address the ratio of dimensions between buildings or the elements of a single building. At the streetscape level, proportion is defined by the relationship of houses and streetscape elements (landscaping, lighting standards, etc.) to each other, and depends on such factors as lot size, setbacks from the street and adjacent buildings, and the mass and scale of the individual houses. The sense of proportion of an individual house is defined by the ratios of the structure’s height to the width of its street frontage, the ratio of the highest point of the structure to the height(s) of its other level(s), and the width of the street frontage to the overall width of the structure.

Balance operates at the levels of the streetscape as well as an individual house, and it described a condition of equilibrium and stability. Balance may be achieved by a symmetrical design in which its various elements identically correspond in size, shape and relative position on opposite sides of dividing line or central axis (see Figures 12 and 13). Balance may also be achieved by an asymmetrical design in which the elements on either side of a dividing line or central axis are not identical but nonetheless, when perceived as a whole, display equilibrium.

Emphasis describes the condition in which individual houses along a street, or individual elements of a single house, direct attention to themselves. Emphasis relates closely to balance; the rhythm of a symmetrically-balanced street or house can be upset by a house which improperly uses emphasis to create symmetry.

SCALE - The measurement of the relationship of one object or thing to another object or thing. The scale of a building can be described in terms of its relationship to another building or group of buildings, or to a human being. The relationship of a building, or the portions of a building, to a human being is called its relationship to “human scale”.

SETBACK - An open space resultant from the placement of structures with respect to streets, normally constituting the front yard, but also including the side yard of a corner lot.

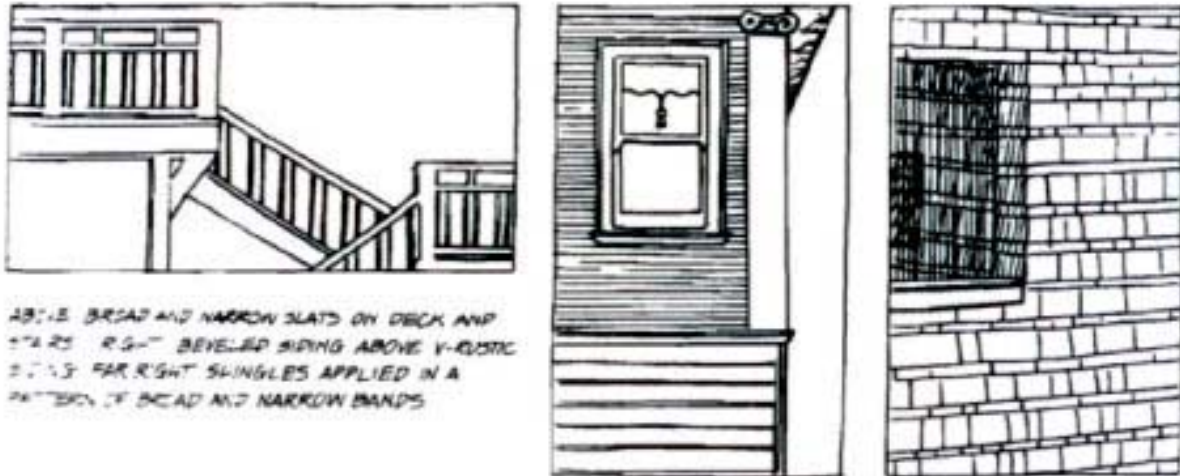
SIGNIFICANT VIEW - A distant vista or panoramic range of sight of Piedmont, neighboring areas or the San Francisco Bay. Significant views include, but are not limited to, skylines, bridges, distant cities, geologic features, hillside terrains and wooded canyons or ridges.

TEXTURE - refers to variations in the exterior façade of a house and is created by the exterior sheathing, the patterns inherent in the sheathing material or the patterns in which the material is placed. Planting also has a texture defined by the size and density of a plant’s leaves. A building’s texture may vary from rough (wood shingles) to smooth (clapboard or stucco siding). Planting texture may range from coarse (large leaves carried openly on the branching system) to fine (small leave carried densely on the branches).

YARD - an open space between property line and nearest point of any structure on that lot, including eaves, sills, cornices or other architectural projections.

YARD, FRONT - a yard extending across the full width of the lot measured between the front property line and the nearest point of any structure on that lot, including all eaves, sills, cornices or other architectural projections. The “front yard” of a corner lot is the yard abutting to the shorter street frontage.

FIG. 12



ABOVE BROAD AND NARROW SLATS ON DECK AND
1 1/2" 2 1/2" BEVELED SIDING ABOVE WINDOW
2 1/2" 3" FAR RIGHT SHINGLES APPLIED IN A
PATTERN OF BROAD AND NARROW BANDS

RHYTHM DESCRIBES THE RELATIONSHIP OF BUILDINGS TO EACH OTHER OR THE RELATIONSHIP OF THE INDIVIDUAL COMPONENTS OF A BUILDING TO EACH OTHER. HERE, VARIOUS SURFACE TREATMENTS CREATE A "VISUAL MUSIC" OF CONTRASTS AND HARMONIES.

FIG. 13



RHYTHM/BALANCE: AN ASYMMETRICAL ARRANGEMENT OF WINDOWS IS BALANCED WITH A SHADOW PATTERN IN A BLANK WALL AREA.

YARD, REAR - a yard extending across the full width of the lot measured between the rear property line and the nearest point of any structure on that lot, including all eaves, sills, cornices or architectural projections.

YARD, SIDE – a yard on either side of the lot, extending from the front line of any building, etc., to the rear line thereof, the width of which is measured between the interior side property line of that lot and the nearest point of any structure on that lot, including all eaves, sills, cornices or other architectural projections.

APPENDIX A: DESIGN REVIEW DOCUMENTATION REQUIREMENTS

New Construction, Additions/Remodeling and Garages

Design Review applications for new construction, additions/remodeling and garages shall be accompanied by the following documentation (documents submitted to the City for other purposes may be used to meet any or all of these requirements):

1. A site plan (plot plan) - scale 1" = 10' or 1/8" = 1' showing the location of all existing and proposed buildings, structures and paved areas on the property, with all property lines and setbacks dimensions clearly marked. This site plan must not exceed 24" x 36" unless a larger size is approved in advance by the City Planner, and must be prepared by a professional in camera-ready form.

2. Exterior elevations - scale 1/4" = 1' unless an alternative scale is approved in advance by the City Planner, showing the proposed construction from the north, east, south and west showing its relationship to existing structures, details and finish materials of the proposed construction and all significant dimensions. The elevations must not exceed 24" x 36" unless a larger size is approved in advance by the City Planner, and must be prepared by a professional in camera-ready form.

3. One set of color or black-and-white photographs or slides showing the relationship of the site of the proposed construction to the block on which it is located and to the residences (if any) located on lots immediately adjacent to the site. These photographs/slides must be accompanied by a scaled map which shows the vantage points from which the photographs/slides were taken. The City's topographic map may be used for this purpose.

Retaining Walls and Fences/Walls

Design Review applications for retaining walls and fences/walls shall be accompanied by the following documentation (documents submitted to the City for other purposes may be used to meet any or all of these requirements):

1. A site plan, as described above, except that it need not be prepared by a professional.
2. Elevations, as described above, except that they need not be prepared by a professional.
3. One set of color or black-and-white photographs or slides showing any existing retaining walls or fences/walls located either on-site or on adjacent sites to which the proposed construction will either be physically attached or will relate visually.