

City of Piedmont
CITY COUNCIL AGENDA REPORT

DATE: June 3, 2019

TO: Mayor and Council

FROM: Paul Benoit, City Administrator

SUBJECT: Consideration of a Resolution Adopting Revised Design Guidelines for the City of Piedmont

RECOMMENDATION

Approve the attached resolution (Attachment 1) adopting revised Design Guidelines for the City of Piedmont, and repealing the Interim Design Guidelines adopted on March 6, 2017.

BACKGROUND

Piedmont's Residential Design Review Guidelines were initially adopted by the City Council on May 16, 1988. The Guidelines have been an integral part of city planning in Piedmont for the last three decades and have helped the city retain its character and maintain property values. Piedmont's Design Guidelines provide an important benchmark for evaluating new construction, additions, and remodels, and are the basis for the "findings" necessary for many project approvals. Division 17.66 of the City Code requires a Design Review permit for most construction activities and further establishes that such permit may not be issued unless the design conforms to the Design Guidelines. The Guidelines also implement General Plan policies related to Community Design, as well as Piedmont Municipal Code Chapter 17 Planning and Land Use.

While effective on many levels, the existing Guidelines have become outdated. They do not address current building trends and are silent on construction types such as accessory dwelling units, multi-family housing and commercial development. The document itself pre-dates modern graphic design and publication software and relies on hand-drawn sketches rather than photographs.

During the 1990s and 2000s, a number of supplemental documents were prepared to address design issues not covered by the 1988 Guidelines (window replacement, trash enclosures, etc.). These documents were assembled along with the 1988 Guidelines into a set of "Interim Guidelines" adopted by the City Council on March 6, 2017 and amended on June 19, 2017. The Interim Guidelines were intended as a placeholder until new Guidelines were prepared.

In April 2018, the City retained a consulting team comprised of Barry Miller and John Schlesinger to assist staff in updating the Guidelines. Barry Miller, a fellow of the American

| Other Guidelines, Protocols, and Measures (as formalized in the Interim Guidelines adopted by the City Council on March 20, 2017) | | LOCATION IN PROPOSED GUIDELINES |
|--|---|--|
| <i>Section C.7</i> | <i>Trash enclosures locations and standards</i> | Sec. 3.10 |
| <i>Section C.8</i> | <i>List of streets in the City of Piedmont</i> | Sec. 3.04 |
| <i>Section C.9</i> | <i>Corner obstruction regulations diagram</i> | Sec. 3.06 |
| <i>Sec. C.10</i> | <i>Example of graphic calculations for lot coverage and building square foot calculations</i> | Sec. 3.03.03 |
| <i>Sec. C.11</i> | <i>Zone A standards for locations of structures, including graphic</i> | Sec. 3.06.02 |
| <i>N/A</i> | <i>Zone C standards for locations of structures, including graphic</i> | Sec. 3.06.03 |
| <i>N/A</i> | <i>Zone D standards for locations of structures, including graphic</i> | Sec. 3.06.04 |
| <i>Sec. C.12</i> | <i>Zone E standards for locations of structures, including graphic</i> | Sec. 3.06.05 |
| <i>Sec. C.13</i> | <i>Frequently asked questions and answers re: ADU regulations, Sec. 17.38</i> | Not included in guidelines |
| <i>Sec. C.14</i> | <i>List of site features, Sec. 17.90.010</i> | Sec. 3.13 |
| <i>Sec. D.1</i> | <i>Small improvements that do not require a Design Review Permit</i> | Sec. 2.05 |
| <i>Sec. D.2</i> | <i>Minor modifications that qualify for an Expedited Design Review Permit</i> | Sec. 2.02 |
| Climate Action Plan | | |
| <i>CAP 2.0 Obj. BE-1</i> | <i>Reduce residential energy Use</i> | Sec. 4.05 |
| <i>CAP 2.0 Obj. BE-3</i> | <i>Increase renewable energy to 100% by 2030</i> | Sec. 4.05 |