



MEMORANDUM

DATE: April 8, 2019

TO: Planning Commission

FROM: Barry Miller, Consultant  
Kevin Jackson, Planning Director

SUBJECT: Design Guidelines Update

RECOMMENDATION:

Open the public hearing on the revised Piedmont Design Guidelines, receive public comment, provide recommendations to staff, and continue the hearing to May 13, 2019. A resolution recommending adoption of the Guidelines by the City Council will be presented at that time.

INTRODUCTION:

Since 1988, the City of Piedmont has maintained Design Guidelines to ensure that new construction and remodeling is attractive, safe, and harmonious with its surroundings. The Guidelines are an essential tool in the Design Review process and are an important resource for staff, the Planning Commission, the City Council, architects, contractors, and local property owners.

The project to update and reformat the City of Piedmont Design Guidelines is the fifth and final phase of policy updates undertaken in response to the adoption of the General Plan in 2009 and the Housing Element in 2011. The first four phases were related to revisions of City Code Chapter 17 (the Zoning Ordinance) and were completed between 2012 and 2017. Specifically, Action 28.E in the Design and Preservation Element of the 2009 General Plan calls for the City's Design Guidelines to be updated.

An update of the 1988 Design Guidelines has been drafted to modernize the document, respond to current construction and design trends, integrate supplements to the original document that have been prepared over the last 30 years, and incorporate guidance for commercial/mixed use and multi-family residential construction. The updated Guidelines carry forward most of the content of the existing Guidelines but reorganize and reformat the material. As noted above, several new topics not covered by the existing Guidelines have been added.

The City Council is the decision-making body for the adoption of Design Guidelines. However, given the document's focus on construction and design, the Planning Commission is the primary vetting body and the Commission's role is to make a recommendation to the City Council. The intent of the April 8 meeting is to introduce the draft Design Guidelines at a public hearing, allow for public comment, and provide Commissioners with a chance to discuss and comment on the Draft. The public review period will continue through a future Planning Commission

meeting, during which a Resolution, including a recommendation to the City Council, will be considered. At a subsequent City Council meeting, the Council will receive the Commission's recommendation and considered the Draft for adoption.

## BACKGROUND:

Piedmont's existing Residential Design Review Guidelines were adopted by the City Council on May 16, 1988. The Guidelines implement General Plan policies related to Community Design and Appearance, as well as Chapter 17 of the Piedmont Municipal Code. They provide an important benchmark for evaluating new construction, additions, and remodels, and the basis for "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 have been an integral part of city planning in Piedmont for the last three decades and have helped the city retain its character.

While still effective on many levels, the existing Guidelines are becoming outdated. They do not address current building trends and are silent on construction types such as multi-family housing and commercial development. They do not reflect recent guidance on topics such as window design and trash enclosures. Even the document itself appears outdated, as it pre-dates graphic design and publication software, and uses hand-drawn sketches rather than photographs.

In April 2018, the City retained a consulting team comprised of Barry Miller and John Schlesinger to complete the project. Their work included an evaluation of the existing Guidelines and review of best practices, a community engagement program (including an on-line survey, stakeholder meetings, and a focus group), an outline and style template for the new guidelines, and preparation of the Guidelines themselves. This work was completed between May 2018 and February 2019.

A two-member Subcommittee of the Planning Commission (comprised of Commissioners Behrens and Ramsey) was appointed to provide guidance to the staff/consultant team. The Subcommittee met seven times between May 2018 and March 2019. The initial meetings included a critique of the existing Guidelines, and addressed design issues and the format of the Guidelines. Later meetings included review of draft chapters as they were produced and revised.

## OVERVIEW OF THE REVISED GUIDELINES

The draft Piedmont Design Guidelines include seven chapters plus a glossary.<sup>1</sup> The contents are organized as follows:

- Chapter 1 (Introduction) – Provides an overview of the document and its objectives, including how to use the Guidelines.
- Chapter 2 (Design Review Process) – Describes the different types of Design Review permits required, and the process associated with each permit. The chapter also lists exceptions to

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<sup>1</sup> An eighth chapter addressing wireless facilities is expected to be added at a future date.

Design Review requirements and documents the submittal requirements for applicants seeking Design Review permits. The City’s story pole procedure also is included, as is the protocol for site visits.

- Chapter 3 (Site Design) – Includes Guidelines for site design, including the siting and orientation of structures on a parcel, and the design of driveways, parking, landscape features, fences, retaining walls, trash enclosures, and other outdoor site features. The chapter begins with a discussion of neighborhood typologies in Piedmont, which helps provide the foundation for Guidelines and standards that reference “neighborhood context.”
- Chapter 4 (Building Design: General) – Provides design principles applicable to all buildings in Piedmont, regardless of occupancy type. The Guidelines apply to single-family homes, multi-family housing, accessory structures, commercial and mixed use buildings, civic buildings, and other structures. Guidelines address exterior building elements, such as facades and architectural details, porches, decks, exterior stairs, roofs, ornamentation, windows, and mechanical equipment. This chapter also identifies green building measures. Chapter 4 begins with a discussion of predominant architectural styles in Piedmont, which provides the context for guidelines and standards that reference design compatibility.
- Chapter 5 (Building Design: Single-Family) – Guides the design of single-family homes. It complements Chapter 4, which applies more broadly to all structures, by focusing only on Guidelines unique to single-family homes. The Guidelines cover building scale and massing, the design of garages, accessory dwelling units, and other accessory structures.
- Chapter 6 (Building Design: Multi-Family) – Guides the design of multi-family buildings. It complements Chapter 4, which applies more broadly to all structures, by focusing only on Guidelines unique to multi-family housing. The Guidelines cover neighborhood context, building scale and massing, architectural style, and garages and driveways. This is a new section of the Guidelines, applicable only to the 25 or so properties in Piedmont where multi-family housing is a permitted use. Piedmont currently has no Guidelines for multi-family housing, and this section fills that gap.
- Chapter 7 (Building Design: Commercial and Mixed-Use) – Guides the design of commercial and mixed-use (commercial and residential) buildings. It complements the Guidelines in Chapter 4, which apply more broadly to all structures. The Guidelines cover neighborhood context, building scale and massing, architectural style, garages and driveways, and signage. This is a new section of the Guidelines, applicable only to the roughly 20 properties in Piedmont where commercial and mixed use development is allowed. Piedmont currently has no guidelines for commercial and mixed use development, and this section fills that gap.
- A glossary of terms is included at the end of the document. The glossary is not intended as an exhaustive list of architectural terms, but rather as a reference for how commonly used terms are used within Piedmont.

## ORGANIZATIONAL CONVENTIONS

Chapters 3-7 have common organizational features that facilitate use of the Guidelines. Each chapter is divided into topical sections (3.1, 3.2, 3.3, etc.). Each section begins with a list of design standards contained in other City documents---principally the General Plan and Zoning regulations. The standards provide a policy and regulatory foundation for the design guidelines that follow in each section.<sup>2</sup> Sub-sections of the guidelines are organized using a numeric hierarchy (3.01.01, 3.01.02, etc.), allowing sections to be easily referenced in staff reports, findings, and other documents.

The Guidelines themselves are short statements providing direction on particular aspects of construction or site design. Where appropriate, these statements are followed by “Design Comments.” The Comments elaborate on the Guidelines, often using photos of good and bad examples. This is similar to the approach used in the City’s 1988 Guidelines, which used hand-drawn sketches rather than photos to show “dos and “dont’s.” The “YES” photos primarily represent examples from within Piedmont and include many of the City’s Design Award winners over the last 10 years. A few of the “YES” photos (for example those for commercial/mixed use projects) are from cities with projects that would fit within the context of Piedmont. The “NO” photos represent examples from outside of Piedmont, primarily nearby East Bay cities but also cities from outside the Bay Area.

Like the existing Guidelines, the proposed updated Guidelines integrate three primary principles: aesthetic design, compatibility, and safety. Similarly, the proposed Guidelines also address three different geographic scales: neighborhood, contiguous parcels, and on-site. Where appropriate, the Guidelines reference the applicable principle and scale for the topic being addressed. For example, one guideline for mechanical equipment addresses compatibility with neighboring parcels, while another addresses the aesthetic design of mechanical equipment on-site. The three principles and three geographic scales are woven throughout the Guidelines, allowing for a more organic flow than was used in the 1988 document.

The Guidelines rely extensively on graphics to communicate their intent. In addition to photographs, graphics in the document include:

- A series of “process” flow charts illustrating the Design Review process (sec 2.02-2.04)
- Diagrams illustrating how to display and calculate floor area for zoning calculations (sec 3.03.03)
- Diagrams illustrating how to display proposed changes in lot coverage
- Diagrams showing how setback conditions on a street should influence the siting of buildings or additions (sec 3.05.01)
- Diagrams showing siting allowances for accessory and primary structures on single-family lots (sec 3.06.02), multi-family lots (3.06.03), commercial lots (3.06.04), and estate lots (3.06.05)
- Diagrams for driveway and turn-around design (sec 3.07)
- Acceptable locations for trash enclosures (sec 3.10.02)

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<sup>2</sup> One benefit of linking the Guidelines to General Plan and zoning language is the recent SB 35 requirement for “objective” design guidelines for new mixed use and multi-family residential development near transit.

- Window types (sec 4.03.02)

While most of these diagrams are new to the Guidelines document, they have long been used separately to communicate existing standards and guidelines, and do not introduce new requirements.

### MAJOR CHANGES TO THE EXISTING GUIDELINES

As noted earlier, the draft Design Guidelines under consideration are primarily an update to the 1988 Guidelines, as amended over the last 30 years. Appendix A to this staff report provides a “Crosswalk” between the 1988 Guidelines and the proposed Guidelines. While the new document is longer than the 1988 document, the 1988 document has been augmented over the last 30 years by numerous supplements and memos. Accounting for these supplements, the two documents are similar in size and most of the expanded volume in the proposed Guidelines is attributable to the addition of photos, graphics, and the new commercial/mixed use and multi-family sections.

Substantive changes to the existing Guidelines are highlighted below:

- The new Guidelines use a hierarchy that begins with the most general topics, followed by more specific ones. This eliminates a shortcoming of the existing Guidelines, where one needed to hunt for particular guidelines in sections of the document where they did not intuitively appear. For example, many of the “new construction” guidelines in the 1988 Guidelines are regularly applied to remodels and additions, although they do not appear in the “remodels and additions” section of the 1988 document.
- Many of the existing guidelines were transferred without modifications. Others were edited to resolve issues that often arise during review of projects by the Planning Commission or Planning staff. For example, Section 3.05 (Compatibility with Street Right-of-Way) now clarifies how existing setback patterns on a block affect where new construction and additions should be sited (relative to the street). Similarly, Section 3.02 has been added to address the factors to be considered when planned improvements are adjacent to public walkways and parks.
- Chapters 1 and 2 of the Guidelines are largely new to the document, although the contents of these chapters reflect existing practices and policies. Including a more robust introduction and discussion of Design Review processes and submittal requirements provides the context for the Design Guidelines and facilitates use of the document by applicants.
- Section 4.01 on Building Styles has been added to the document, clarifying the determining factors for what constitutes appropriate additions to existing homes.
- As noted earlier in this report, Chapters 6 and 7 of the document address construction types that were not addressed in the prior Guidelines. Although the extent of multi-family and commercial/mixed use development in Piedmont is limited, the absence of standards for these uses has created a gap in the past. Recent state housing legislation makes it important

for the City to close this gap. The new Guidelines also provide more formal design direction on Accessory Dwelling Units (currently only covered through Frequently Asked Questions).

- Minor changes to the submittal requirements for Design Review have been proposed (see Section 2.06). Some of these changes reflect requests by staff and/or the Planning Commission Subcommittee. An initial list of proposed changes was presented at the architect stakeholder meeting on September 25, 2018. This list was revised as a result of their input. In addition, a new submittal form has been created to streamline the intake process and assist applicants with their submittal information.

## COMMUNITY ENGAGEMENT

The City consulted with a range of stakeholders as part of the Design Guidelines update. In September 2018, staff and the consulting team interviewed Gail Lombardy of the Piedmont Historical Society to discuss the effectiveness of the existing Guidelines in preserving the character of Piedmont's older homes. On September 25, 2018, the City facilitated a discussion of the existing Design Guidelines and Design Review process with five local architects. Feedback from these meetings was incorporated into the Draft Guidelines. An informational item on the Design Guidelines, including an opportunity for public comment, was presented to the Planning Commission on September 10, 2018.

In late November 2018, the City emailed a letter with a link to an electronic survey to about 700 Piedmont households (roughly 18 percent of the city). A number of local architects and contractors also received the letter. Recipients included all households who had filed an application for Design Review between July 1, 2016 and June 30, 2018. There were 162 surveys completed, equivalent to a response rate of 23 percent.

Survey respondents included 103 homeowners, 44 architects, 23 contractors, and 27 persons answering "more than one of the above" or "other." About 88 percent indicated their project had been approved, including 27 percent with "minor" changes and 6 percent with "major" changes. Some 62 percent of the respondents indicated their projects were now completed, 20 percent had projects under construction, and 18 percent did not build the project or answered "other."

Key findings of the survey were as follows:

- Respondents had generally positive experiences with City staff during Design Review. 48 percent described their experience as "excellent" and 35 percent described their experience as "good." Only 8 percent reported their experience to be "poor."
- 76 percent of the respondents indicated they consulted the Design Guidelines as part of the Design Review process. Of this total, 31 percent found the Guidelines to be "extremely clear" and 54 percent found them to be "somewhat clear."
- Only 7 percent of the respondents felt that the design suggestions provided by staff were "not constructive."

- More than two thirds of the respondents rated their Design Review experience with the Planning Commission as “good” or “excellent.” About 13 percent rated their experience as “poor.” About 31 percent of the respondents felt their project had been improved as a result of the Design Review process.
- Respondents were asked to rate a series of design factors on a 4 point interval scale (not a concern, slight concern, moderate concern, major concern). The factors identified as being the greatest concerns were preserving views, preserving the historic character of Piedmont homes, homes that appeared too large for the lot, and preserving side and rear yard privacy. The factors identified as being less of a concern were retaining walls, fences and walls in front yards, and the siting and design of carports.
- About 35 percent of the respondents felt the City’s Design Review requirements were “too strict,” while only one percent felt they were “not strict enough.” Just over 50 percent of the respondents felt the requirements were “about right.”

### NEXT STEPS

Because the April 8, 2019 meeting will be the Planning Commission’s first opportunity to review the Guidelines, and the first opportunity for public comment, the Commission is not being asked to take final action at the meeting. A follow-up hearing is tentatively scheduled as part of the regular Commission meeting on May 13, 2019. A Resolution will be provided with the agenda packet for that meeting, including a recommendation that the City Council adopt the Design Guidelines. It is expected that between April 8 and May 13, 2019, the document will be revised in response to Commission comments and direction. Staff is requesting that Commissioners (and members of the public) submit comments on the Draft in writing within the two weeks following the April 8 hearing date (e.g., by April 22) to provide adequate time to revise the document and reprint it prior to the May 13 hearing. If the Commission recommends approval of the document in May, it is expected to be presented to the City Council for adoption in June.

### ATTACHMENTS:

Attachment 1, page 9: “Crosswalk” from existing Guidelines to proposed Guidelines  
 Attachment 2, page 13: Survey Results

Separate Cover: Public Review Draft Design Guidelines, dated March 2019

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**ATTACHMENT 1:**  
**Crosswalk from 1988 Design Guidelines (as amended through 2017)**  
**to proposed 2019 Design Guidelines**

REFERENCE IN 1988 DESIGN GUIDELINES	TOPIC	LOCATION IN PROPOSED GUIDELINES
I-1(a)(b)(c)(d)	Residential style compatibility with neighboring structures (See D&P POLICY 28.2)	Sec. 4.02, 5.01, 7.01
1-2(a)(b)(c)(d)	Siting compatibility of new construction with adjacent construction (See D&P POLICIES 28.1, 28.4)	Sec. 4.02, 5.01, 6.01, 7.01
I-5(a)(b)	Hillside home design to respect topography to reduce effective visual bulk (See D&P POLICY 28.7)	Sec. 4.02, 5.01
I-6	Residential building scale, height, bulk compatibility within existing context (See D&P POLICY 28.1)	Sec. 4.02, 5.01, 7.01
I-7,7(a)	Maintain significant views to existing nearby residences (See D&P POLICY 27.3)	Sec. 3.03, 3.11
I-8	Provide outdoor space to a new residence that is screened from view of contiguous parcels	Sec. 3.06, 3.09
I-9, 9(a)	Respect acoustical and visual privacy of adjacent buildings and yards (See D&P POLICY 28.8, II-7)	Sec. 4.02
I-10	Sustain separation between private yards and public spaces in neighborhoods (See LU POLICY 1.2)	Sec. 3.02, 3.11
I-11	Discourage visual access into homes from street, while providing visual access from home to street.	Sec. 4.02
I-12	The entry to the residence should be visible from the street	Sec. 4.02
II-1	Residential building scale, height, bulk compatibility within existing context (See D&P POLICY 28.1, RDG I-2, I-6)	Sec. 4.02
II-2	Encourage residential additions compatible with and not overpower existing structure (See D&P POLICY 28.3)	Sec. 4.01
II-3(a)(b)(c)(d)	Design of the architectural style and mass of an addition should be consistent with existing building	Sec. 4.01
II-4	When residence undergoing major renovation, garage to be compatible with building when visible from the street	Sec. 5.01
II-5	Reduce the bulk of decks or porches constructed on downslope side of residence by integrating into building	Sec. 4.03
II-6(a)(b)c	Additions or remodels to be compatible with siting of existing residences on street (See D&P Policy 28.4, RDG I-2)	Sec. 4.01

**ATTACHMENT 1:**  
**Crosswalk from 1988 Design Guidelines (as amended through 2017)**  
**to proposed 2019 Design Guidelines**

REFERENCE IN 1988 DESIGN GUIDELINES	TOPIC	LOCATION IN PROPOSED GUIDELINES
II-7	Respect acoustical and visual privacy of adjacent buildings and yards (See D&P POLICY 28.8, RDG I-9)	Sec. 4.02, 5.01
III-1, 1(a)	Ensure siting of detached garage with entrance a short distance from the street is consistent with adj. properties	Sec. 5.02, 6.04, 7.05
III-2	Ensure remodeling or new construction of attached or detached garage is compatible with style of residence served	Sec. 5.02, 6.04, 7.05
III-3	All garages to have an operable door that covers the entrance	Sec. 5.02, 6.04, 7.05
III-4	Remodeling or rehabilitation of an existing attached or detached garage to conform to guidelines for new construction	Sec. 5.02, 6.04, 7.05
III-5, 5(a)	Siting of new attached or detached garage should be visually integrated with neighborhood and respect adj. properties	Sec. 5.02, 6.04, 7.05
III-6, 6(a)	Design of new attached or detached garage should not detract from existing amenities of residence it serves	Sec. 5.02, 6.04, 7.05
III-7	Design of new attached or detached garage should not create unsafe condition to residence it serves or adj. properties	Sec. 5.02, 6.04, 7.05
IV-1(a)(b)	Design of retaining walls should be consistent with character of those in neighborhood and on adjacent parcels	Sec. 3.08
IV-2, 2(a)	Design of retaining walls should be stepped; Max. ht. to be 4 ft. or 6 ft. if terracing is not feasible.	Sec. 3.08
IV-3	Design of retaining wall to be compatible with building it serves. Emphasize entr steps when occurs; unify with garage.	Sec. 3.08
IV-4	Provide planting strip with landscaping and irrig. at toe or top single larger retaining walls or at each wall when stepped.	Sec. 3.08
IV-5, 5(a)	Avoid tunnel effect created by retaining walls	Sec. 3.08
IV-6	Retaining walls adjacent to driveway should not obstruct view of driver exiting (See TE POLICY 12.2, RDG V-9)	Sec. 3.08
V-1	Fences/ low walls to be consistent in character with existing fences in neighborhood and adjacent parcels	Sec. 3.09

**ATTACHMENT 1:  
Crosswalk from 1988 Design Guidelines (as amended through 2017)  
to proposed 2019 Design Guidelines**

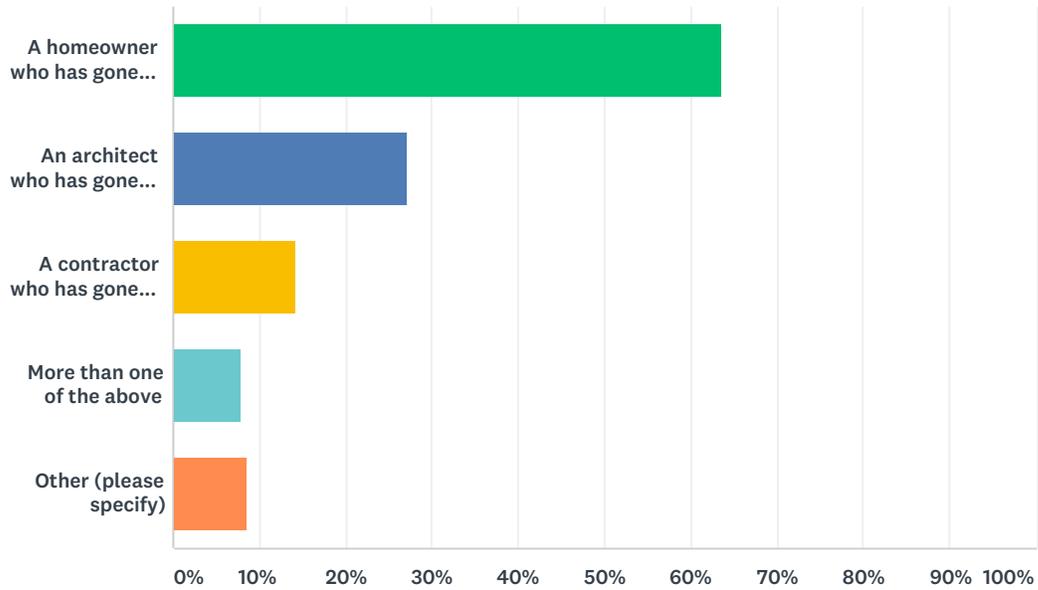
REFERENCE IN 1988 DESIGN GUIDELINES	TOPIC	LOCATION IN PROPOSED GUIDELINES
V-2	Fences/ low walls to be compatible in design to the residence it serves and not call attention to itself.	Sec. 3.09
V-3	Visual prominence should be given to a fence or wall that incorporates an entry to the residence.	Sec. 3.09
V-5, 5(a)(b)(c)	Fences/ low walls should minimize adverse impacts on neighborhood and contiguous parcels	Sec. 3.09
V-6	With the exception of corner lots, fences/ low walls should not be higher than 4 ft. within front yard	Sec. 3.09
V-7	Fences/ walls in side yard should not prevent emergency access between street and side yard of contiguous residence	Sec. 3.09
V-8	Fence/ wall in side yard should not prevent emergency access from street to side yard and rear yard (See RDG V-11)	Sec. 3.09
V-9	Fence/ wall adjacent to garage should not obstruct view of driver exiting driveway (See TE POLICY 12.2, RDG IV-6)	Sec. 3.09
V-10	Fence/ wall on corner lot in side yard adjacent to street should not obstruct view of drivers approaching cross street. See TE POLICY 12.2	Sec. 3.09
V-11	Gate at fence/ wall at side yard should have adequate lock that can be removed by Fire or Police Dept. in emergency (See RDG V-8)	Sec. 3.09
Glossary of Terms	Miscellaneous architectural and planning term definitions	Glossary
<b>Other Guidelines, Protocols, and Measures (as formalized in the Interim Guidelines adopted by the City Council on March 20, 2017)</b>		
<i>Section C.1</i>	<i>Supplemental design guidelines for window replacement</i>	Sec. 4.03
<i>Section C.2</i>	<i>Supplemental design guidelines for window replacement, including submittal requirements</i>	Sec. 4.03
<i>Section C.3</i>	<i>Site visit procedures for Commissioners, Staff, Applicants and Neighbors</i>	Sec. 2.08
<i>Section C.4</i>	<i>Residential driveway and parking standards</i>	Sec. 3.07
<i>Section C.5</i>	<i>Tankless water heater standards</i>	Sec. 4.04
<i>Section C.6</i>	<i>Story poles; When required and procedures</i>	Sec. 2.07

**ATTACHMENT 1:**  
**Crosswalk from 1988 Design Guidelines (as amended through 2017)**  
**to proposed 2019 Design Guidelines**

<b>Other Guidelines, Protocols, and Measures (as formalized in the Interim Guidelines adopted by the City Council on March 20, 2017)</b>		<b>LOCATION IN PROPOSED GUIDELINES</b>
<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
<b>Climate Action Plan</b>		
<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

### Q1 Thanks for asking! I am: (Please check all that apply)

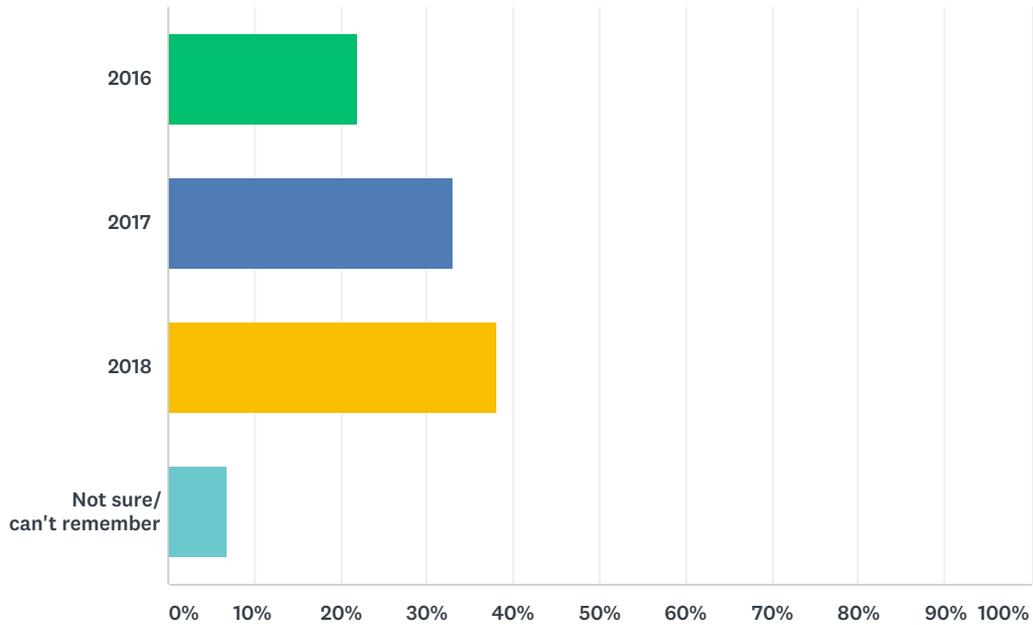
Answered: 162 Skipped: 0



ANSWER CHOICES	RESPONSES	
A homeowner who has gone through Design Review in Piedmont	63.58%	103
An architect who has gone through Design Review in Piedmont	27.16%	44
A contractor who has gone through Design Review in Piedmont	14.20%	23
More than one of the above	8.02%	13
Other (please specify)	8.64%	14
Total Respondents: 162		

## Q2 When did you apply for Design Review approval?

Answered: 160 Skipped: 2



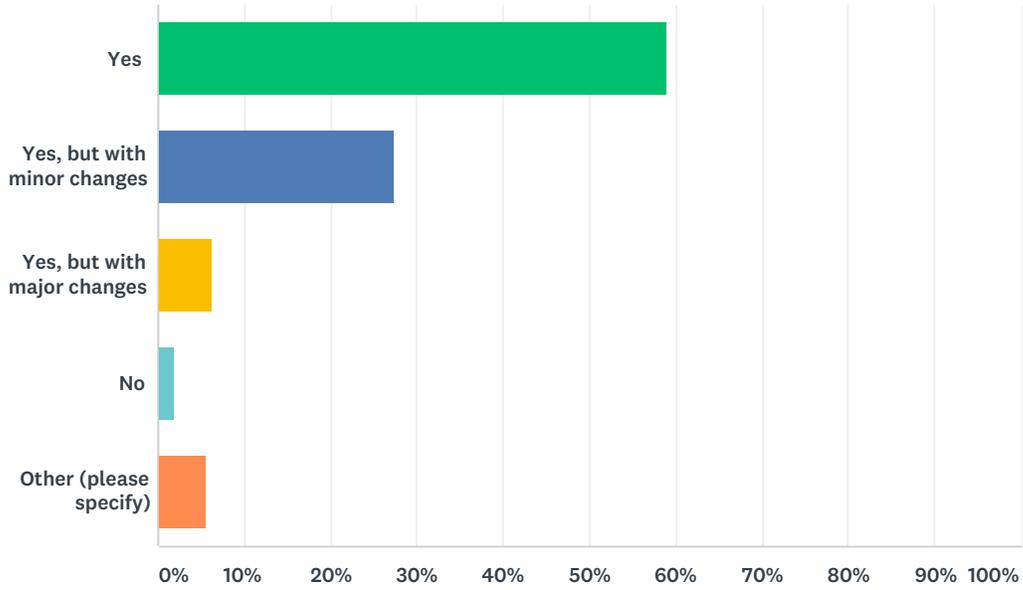
ANSWER CHOICES	RESPONSES	
2016	21.88%	35
2017	33.13%	53
2018	38.13%	61
Not sure/ can't remember	6.88%	11
TOTAL		160

**Q3 What type of project was proposed/ built? (please describe in a few words)**

Answered: 161 Skipped: 1

## Q4 Was the project approved?

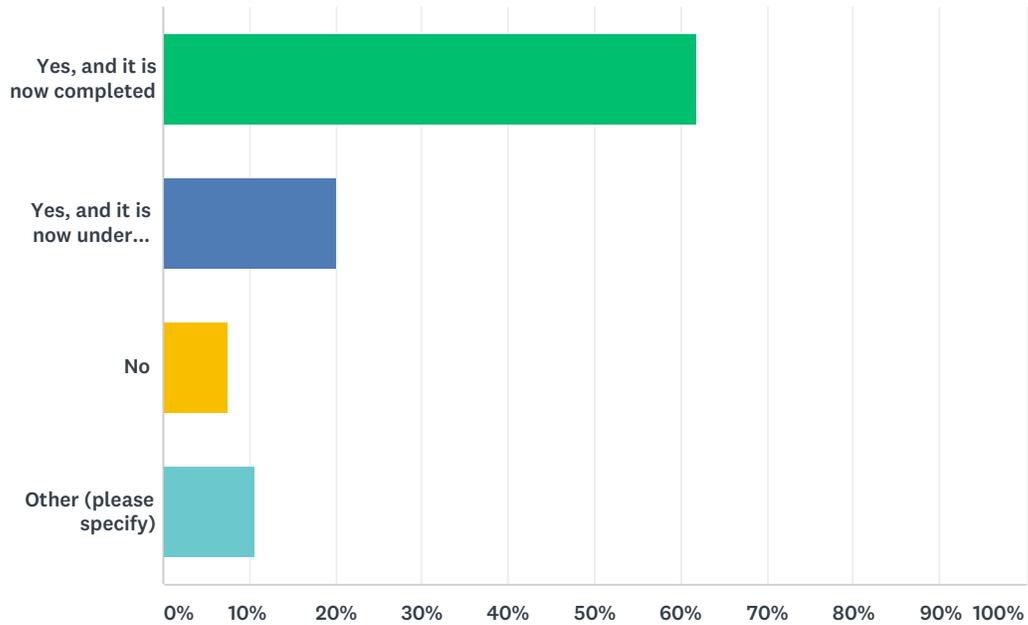
Answered: 161 Skipped: 1



ANSWER CHOICES	RESPONSES	
Yes	59.01%	95
Yes, but with minor changes	27.33%	44
Yes, but with major changes	6.21%	10
No	1.86%	3
Other (please specify)	5.59%	9
<b>TOTAL</b>		<b>161</b>

## Q5 Was the project built?

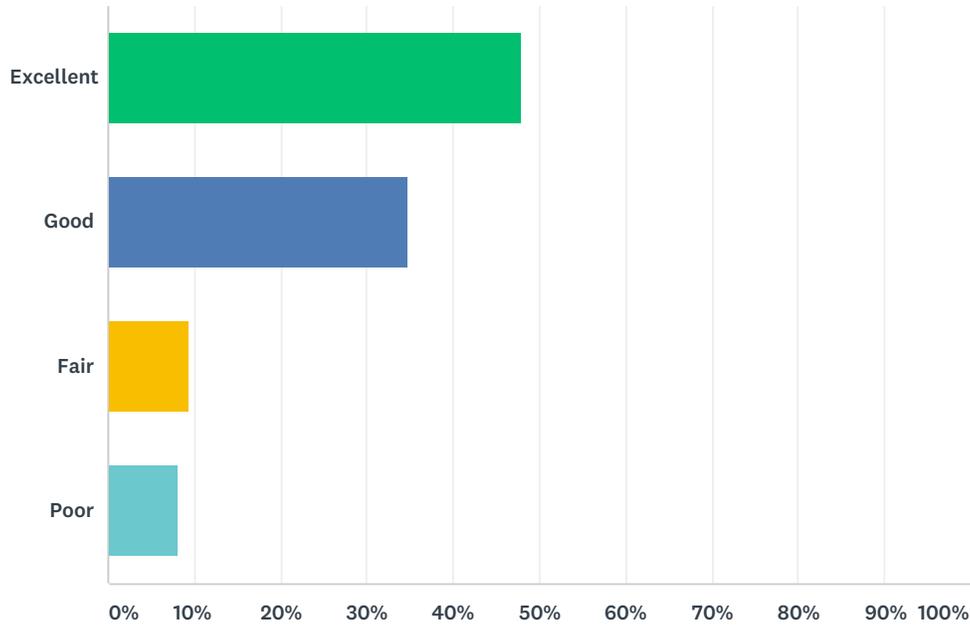
Answered: 160 Skipped: 2



ANSWER CHOICES	RESPONSES	
Yes, and it is now completed	61.88%	99
Yes, and it is now under construction	20.00%	32
No	7.50%	12
Other (please specify)	10.63%	17
TOTAL		160

## Q6 How would you rate your overall experience with City staff during this process?

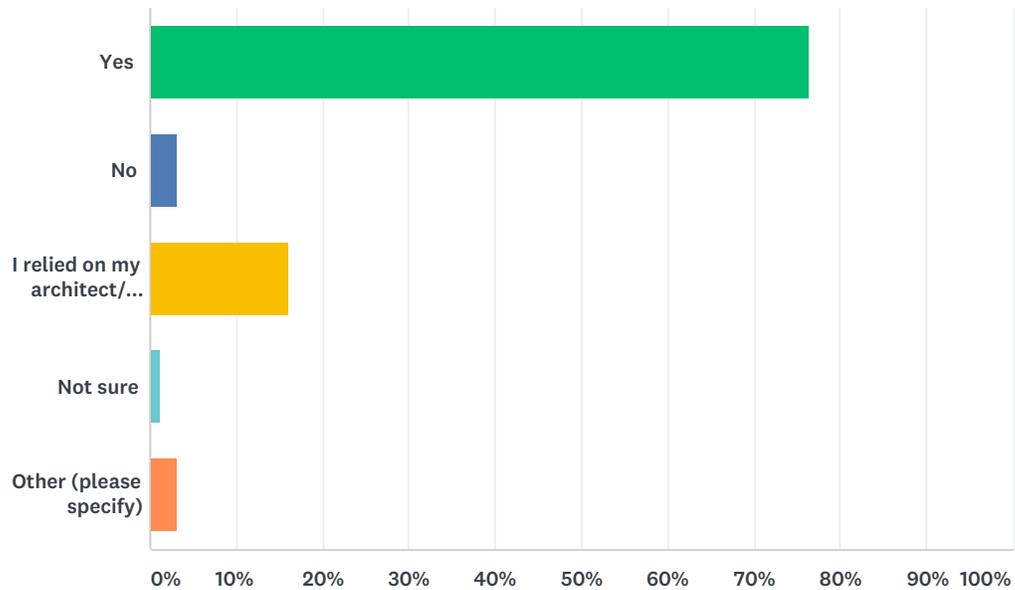
Answered: 161 Skipped: 1



ANSWER CHOICES	RESPONSES	
Excellent	47.83%	77
Good	34.78%	56
Fair	9.32%	15
Poor	8.07%	13
TOTAL		161

## Q7 Did you consult the City's Design Guidelines prior to submitting your application?

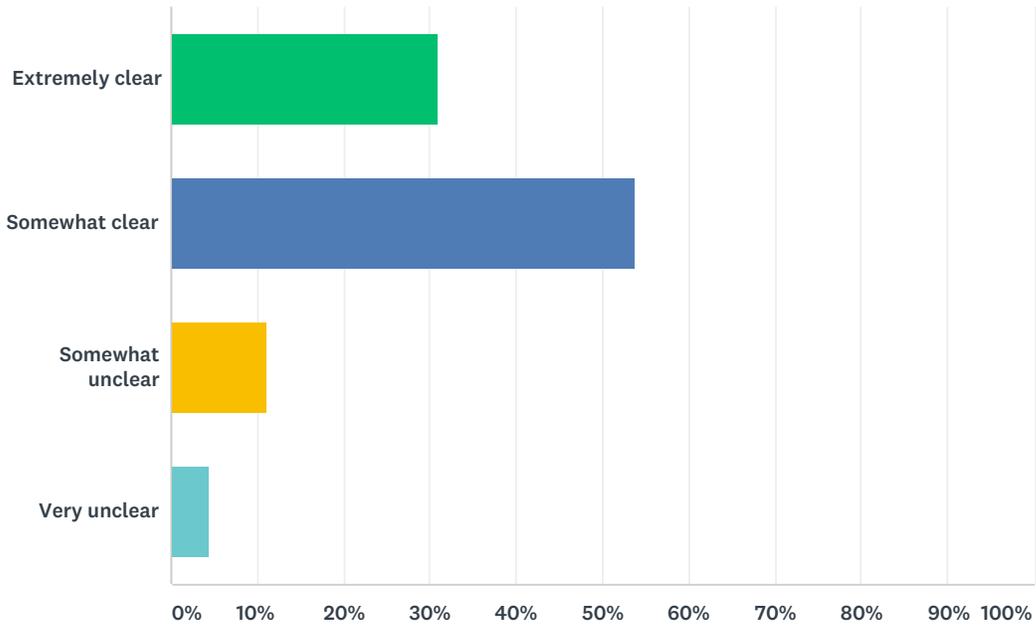
Answered: 161 Skipped: 1



ANSWER CHOICES	RESPONSES	
Yes	76.40%	123
No	3.11%	5
I relied on my architect/ contractor to do this	16.15%	26
Not sure	1.24%	2
Other (please specify)	3.11%	5
<b>TOTAL</b>		<b>161</b>

Q8 If you answered yes to Question 6, did you find the guidelines to be:

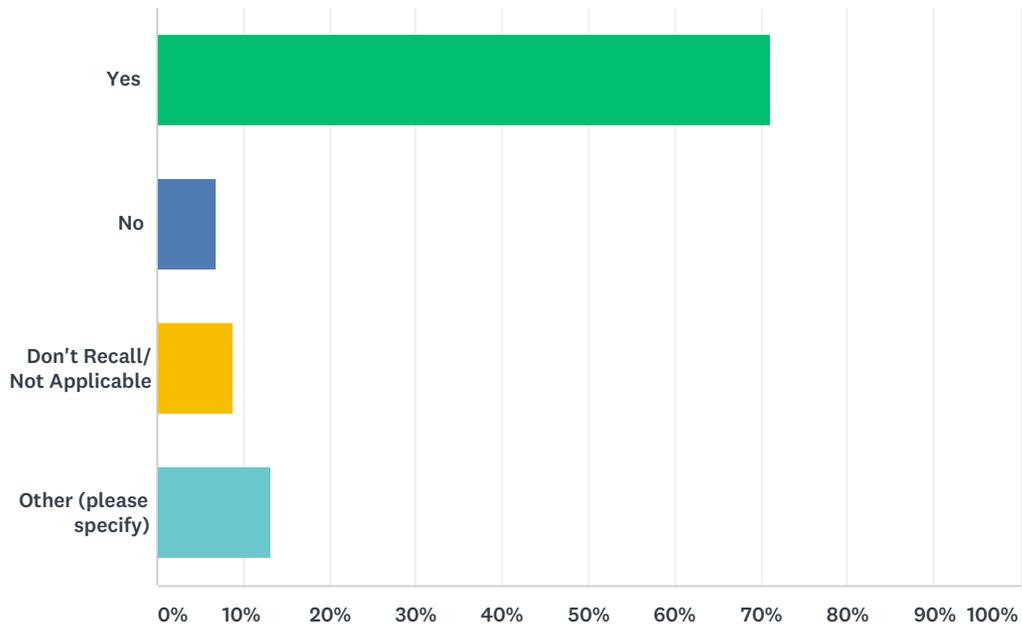
Answered: 136 Skipped: 26



ANSWER CHOICES	RESPONSES	
Extremely clear	30.88%	42
Somewhat clear	53.68%	73
Somewhat unclear	11.03%	15
Very unclear	4.41%	6
TOTAL		136

### Q9 Were the suggestions and information provided by staff (during the approval process) constructive and understandable?

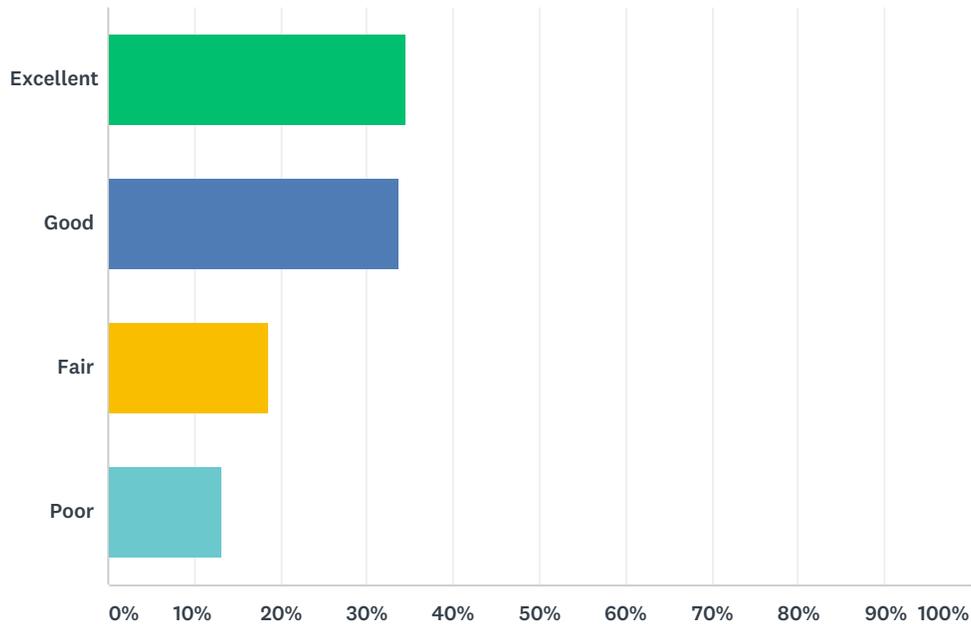
Answered: 159 Skipped: 3



ANSWER CHOICES	RESPONSES	
Yes	71.07%	113
No	6.92%	11
Don't Recall/ Not Applicable	8.81%	14
Other (please specify)	13.21%	21
<b>TOTAL</b>		<b>159</b>

**Q10 If your application was reviewed by the Planning Commission, please rate your experience with the Piedmont Planning Commission during the design review process.**

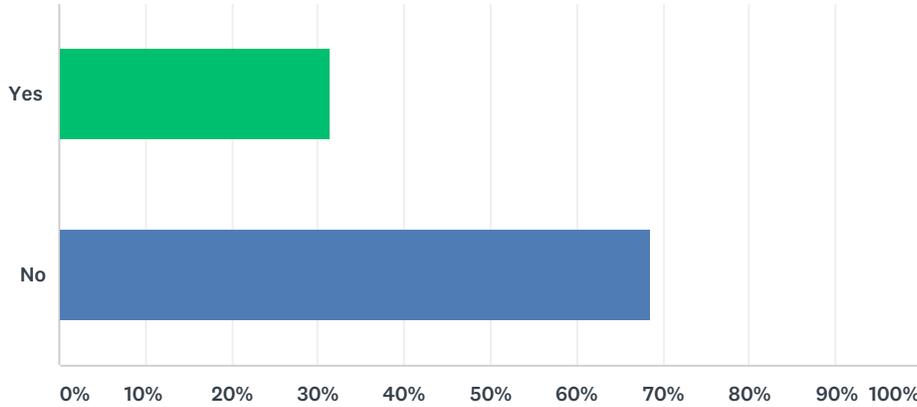
Answered: 113 Skipped: 49



ANSWER CHOICES	RESPONSES	
Excellent	34.51%	39
Good	33.63%	38
Fair	18.58%	21
Poor	13.27%	15
TOTAL		113

## Q11 Do you feel that your project improved as a result of the Design Review process?

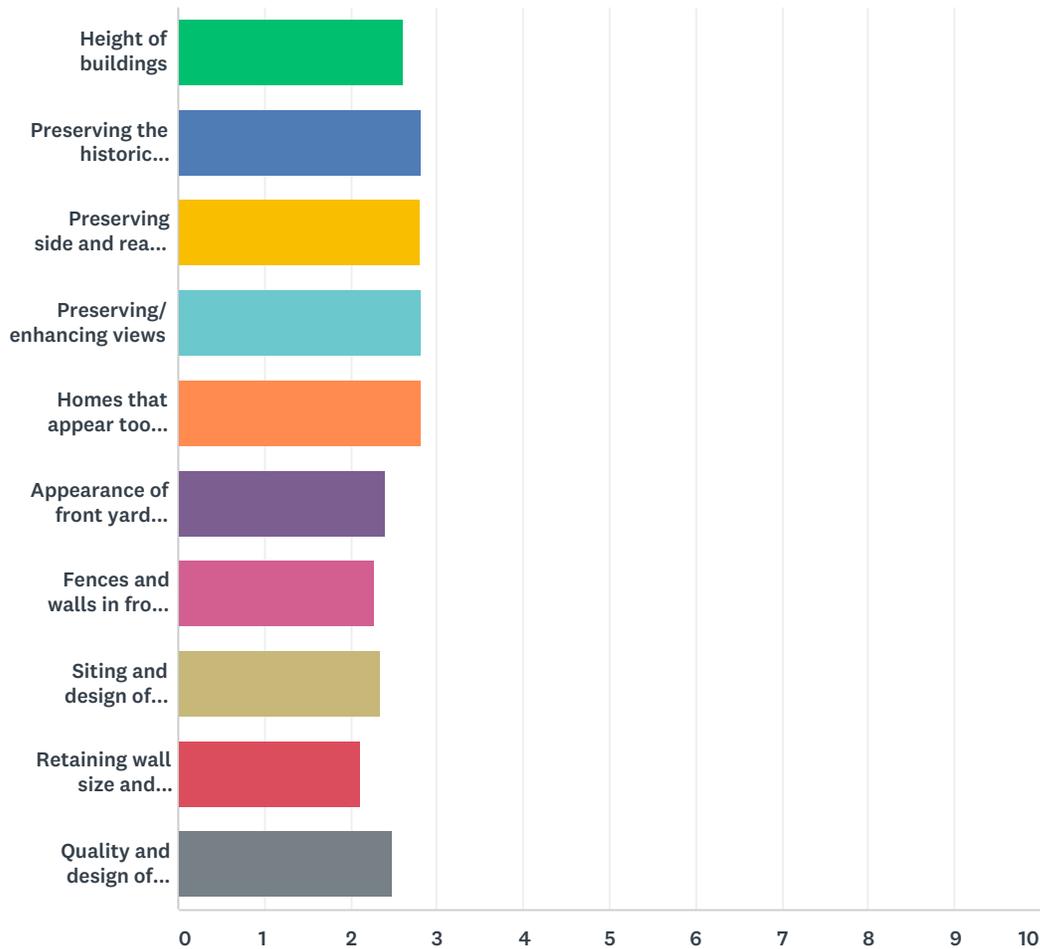
Answered: 153 Skipped: 9



ANSWER CHOICES	RESPONSES	
Yes	31.37%	48
No	68.63%	105
TOTAL		153

## Q12 On a scale of 1 to 4, with 4 being a major concern and 1 being not a concern, how would you rate each of the following design issues in Piedmont?

Answered: 158 Skipped: 4



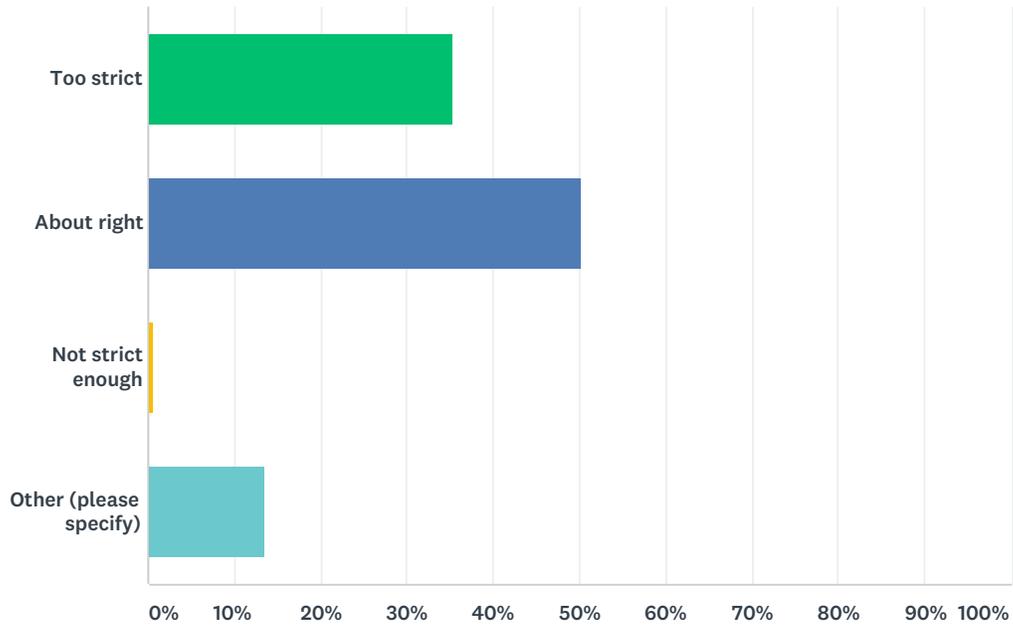
	NOT A CONCERN	SLIGHT CONCERN	MODERATE CONCERN	MAJOR CONCERN	TOTAL	WEIGHTED AVERAGE
Height of buildings	23.61% 34	20.83% 30	26.39% 38	29.17% 42	144	2.61
Preserving the historic character of Piedmont homes	17.20% 27	18.47% 29	28.66% 45	35.67% 56	157	2.83
Preserving side and rear yard privacy	12.90% 20	19.35% 30	42.58% 66	25.16% 39	155	2.80
Preserving/ enhancing views	14.01% 22	15.29% 24	43.95% 69	26.75% 42	157	2.83
Homes that appear too large for the lot	15.58% 24	20.13% 31	30.52% 47	33.77% 52	154	2.82
Appearance of front yard landscaping	20.38% 32	32.48% 51	33.76% 53	13.38% 21	157	2.40

Attachment 2: Online Survey  
November 2018 to January 2019

Fences and walls in front yards	23.38% 36	35.06% 54	31.82% 49	9.74% 15	154	2.28
Siting and design of garages and carports	25.48% 40	29.30% 46	30.57% 48	14.65% 23	157	2.34
Retaining wall size and location	26.28% 41	40.38% 63	28.21% 44	5.13% 8	156	2.12
Quality and design of windows	18.99% 30	32.91% 52	28.48% 45	19.62% 31	158	2.49

### Q13 Overall, do you find the City's Design Review standards to be:

Answered: 161 Skipped: 1



ANSWER CHOICES	RESPONSES	
Too strict	35.40%	57
About right	50.31%	81
Not strict enough	0.62%	1
Other (please specify)	13.66%	22
TOTAL		161