



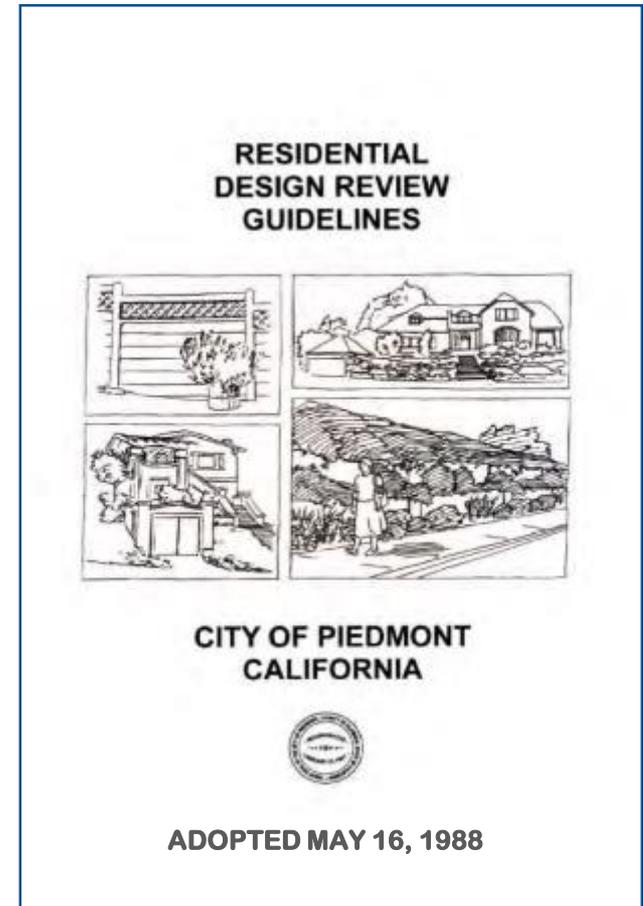
# Piedmont Design Guidelines Update

*Planning Commission Hearing  
April 8, 2019*



# CONTEXT

- Design Review Permits are required for most construction in Piedmont
- Existing Guidelines adopted in 1988 – many supplements since then
- 2009 General Plan called for an update (Action 28.E)
- Existing Guidelines have worked well, but need to be modernized, updated, and expanded to cover all building types



# PROCESS



- Started in April 2018
- Reviewed best practices and current issues
- Audited existing Guidelines
- Explored format and organizational options
- Met with stakeholders
- Conducted mail-in survey
- Photos, photos, photos!
- Drafted and vetted Guidelines with Subcommittee
  - *Existing Guidelines 2.0*
  - *New Guidelines*

# EXISTING GUIDELINES

- Address single family construction only
- Five Construction Types
- Three geographies
- Three review principles

- New Construction
- Additions and Remodels
- Garages
- Fences and Walls
- Retaining Walls

- On-Site
- Contiguous Parcels
- Neighborhood

- Aesthetic Design
- Compatibility
- Safety

*Since 1988, the Guidelines have been supplemented by numerous "policies" addressing specific project types—Tankless water heaters, trash enclosures, windows, etc.*

# REVISED GUIDELINES

1. Introduction
2. Design Review Process
3. Site Design
4. Building Design - General
5. Building Design –  
SF Dwellings
6. Building Design –  
MF Dwellings
7. Building Design –  
Commercial and Mixed Use

Now in color

Over 220 photos

Many diagrams

# 1. INTRODUCTION

1. Introduction and Objectives of the Guidelines
2. Relationship to General Plan and Zoning
3. How to use the Guidelines
  - *Organization*
  - *Format*

## DESIGN STANDARDS

Connect each guideline to the General Plan or Zoning, making them more defensible and objective.

## DESIGN GUIDELINE

Narrative providing guidance on a particular design topic, noting the relevant geographic scale (*on-site, contiguous parcels, neighborhood*) and issues (*aesthetic design, compatibility, safety*)

## DESIGN COMMENT

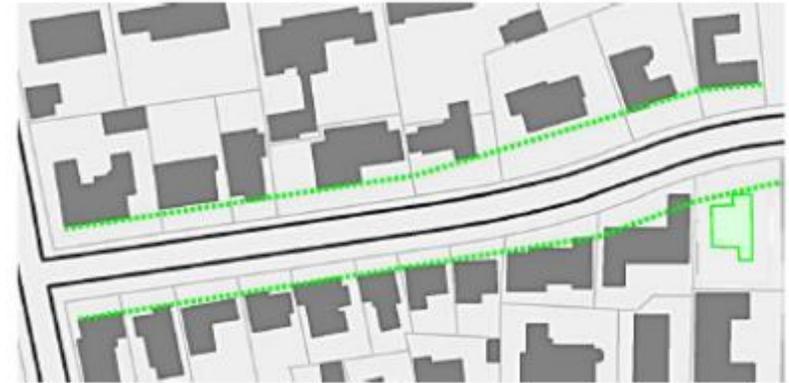
Elaborates on the Guideline, often with photographs of good and/or bad examples

# 2. THE DESIGN REVIEW PROCESS

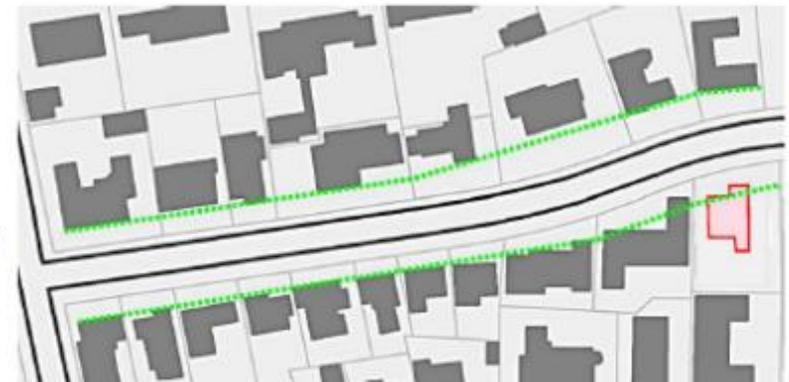
- Designed as a “how to” guide for applicants
  - Includes diagrams showing the permitting and review process
  - Lists exceptions to DR requirements
  - Submittal guidelines and checklist
  - Story pole procedure
  - Site visit procedure
- Minor changes to Submittal Requirements proposed based on Subcommittee discussions
  - Some of these were modified after feedback from Architect’s Focus Group
    - ✓ *Show “existing” and “proposed” floor plans and elevations on the same sheet, or a contrasting outline to show proposed changes, where possible*
    - ✓ *Include photos on the large-format drawings or on 8.5 x 11 sheets*
    - ✓ *Provide staff w discretion to recommend a 3-D model (or graphic) when needed*

# 3. SITE DESIGN

- Neighborhood Typologies
- Placement/ orientation of structures on a site
  - *View protection and privacy for adjacent sites*
- Relation to public realm
- Setbacks from the street
- Location of primary and accessory structures on a site
  - *New language for Zones C and D*



Yes



No

# 3. SITE DESIGN

- Parking, driveway, and turnaround standards
- Retaining walls
- Fences and walls
- Trash enclosures
- Landscape and hardscape design
- Exterior lighting
- Location of site features (e.g., outdoor ovens, spas, pergolas, fountains, etc.)

## DESIGN COMMENTS:



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



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

*Example of Chapter 3 design comments (retaining walls)*

# 4. BUILDING DESIGN - GENERAL

- Guidelines apply to all buildings, regardless of occupancy type
- Profiles of +/- 20 architectural styles that are prevalent in Piedmont, providing a benchmark for “compatibility”
- Compatibility of additions
- Mixing or changing styles
- Guidelines for building elements
- Windows
- Mechanical Equipment
- Green building features (new)



## **ELEMENTS COVERED:**

Foundations  
Porches  
Decks  
Balconies  
Exterior Stairs  
Doors  
Exterior Wall Material  
Roofs  
Ornamentation

*Content primarily  
carried forward  
from 1988  
Guidelines, but  
updated with  
photos*

# 5. BUILDING DESIGN – SINGLE FAMILY

- Guidelines for SF homes, to be used in tandem w/ Chapter 3
- Scale and mass
  - Compatibility w/ adjacent sites
  - On-site Compatibility
- Garages
- Accessory Dwelling Units
  - New content, adapted from FAQs
- Other accessory structures



# 6. BUILDING DESIGN – MULTI-FAMILY



*“...the focus of the multi-family guidelines is to accommodate diverse housing types while recognizing the constraints of small parcels and respecting Piedmont’s architectural heritage and character”*

- New Guidelines
- Based on best practices, recognizing Piedmont’s limited multi-family opportunities
- Describes context (25 Zone C parcels)
- Emphasis on visual compatibility with adjacent low-density areas and architectural styles
- Also addresses garages and driveways

# 7. BUILDING DESIGN – COMMERCIAL AND MIXED USE

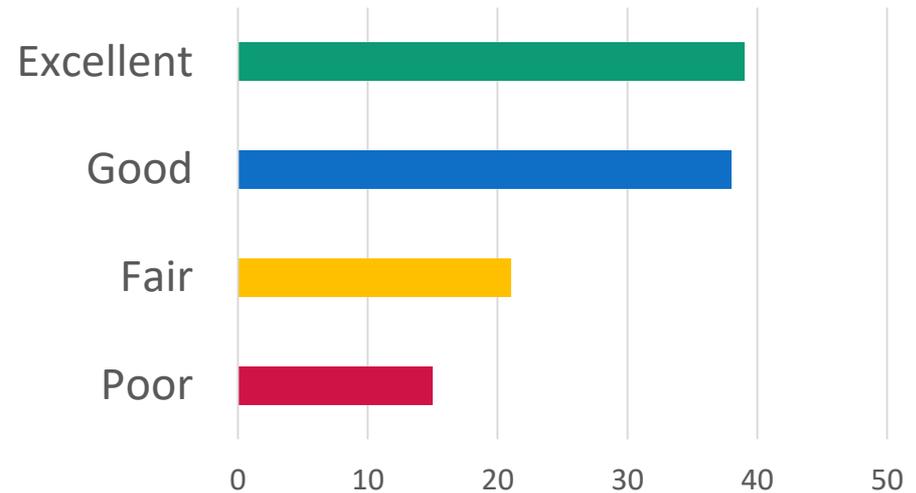
- New Guidelines
- Based on best practices, recognizing limited mixed use/commercial opportunities in Piedmont
- Describes context (Civic Ctr and Grand Ave parcels)
- Street frontage amenities
- Scale and massing
- Aesthetic design considerations
- Garages and driveways
- Signage



# DESIGN REVIEW SURVEY

- 700+ invited to participate
- 162 surveys completed (23%)
- 83% indicated good or excellent experiences with staff in the Design Review Process
- 76% used the Guidelines—31% found them to be “extremely clear” and 54% “somewhat” clear
- 31% felt that Design Review improved their projects
- 50% felt the requirements were “about right” in strictness
- Greatest design concerns were view protection, historic character, excessively large homes, and privacy

*“Q 10: Please rate your experience with the Piedmont Planning Commission during the design review process”*



# NEXT STEPS

- Open public hearing and consider comments
- Discuss Draft Guidelines/ provide direction to staff
- Continue hearing to May 13
- Revisions to be made in late April, as needed
- Resolution to be presented at next meeting
- Council will ultimately adopt the Guidelines



# Thank You

## *Piedmont Design Guidelines Update Questions and Comments*

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