



# CITY OF PIEDMONT GENERAL PLAN

Adopted  
April 6, 2009

---

## Acknowledgments

### **CITY COUNCIL**

*Abe Friedman, Mayor*  
*Dean Barbieri, Vice Mayor*  
*John Chiang*  
*Margaret Fujioka*  
*Garrett Keating*

### **PLANNING COMMISSION**

*Bobbe Stehr, Chair*  
*James Kellogg*  
*Jonathan Levine*  
*Melanie O. Robertson*  
*Clark Thiel*  
*Michael Henn (Alternate)*

### **CITY ADMINISTRATOR**

*Geoff Grote*

### **PUBLIC WORKS DIRECTOR**

*Larry Rosenberg*

### **CITY PLANNER**

*Kate Black*

### **CONSULTING PROJECT MANAGER**

*Barry J Miller, AICP*

### **CONTRIBUTING STAFF**

*John Tulloch*  
*Kevin Jackson*

---

# Table of Contents

## 1 Introduction

Background ..... 1-3  
How to Use the General Plan ..... 1-4  
How this Plan was Prepared ..... 1-6  
Organization of the Plan..... 1-8  
Implementing and Amending the Plan ..... 1-10

## 2 Framework

Setting..... 2-2  
History ..... 2-4  
Community Profile ..... 2-8  
Guiding Principles ..... 2-14

## 3 Land Use Element

Existing Land Uses..... 3-2  
Future Land Use Plan ..... 3-9  
Goals, Policies, and Actions ..... 3-18  
    *Goal 1: Residential Character* ..... 3-18  
    *Goal 2: Commercial and Mixed Use Areas* ..... 3-20  
    *Goal 3: Public, Institutional, and Open Space Lands*..... 3-22  
    *Goal 4: Special Sites* ..... 3-24  
    *Goal 5: Coordination with Oakland*..... 3-25  
    *Goal 6: Planning Administration* ..... 3-25

## 4 Transportation Element

Road Network..... 4-2  
Public Transit and Carpooling..... 4-12  
Walking and Bicycling ..... 4-17  
Parking..... 4-22  
Traffic Safety..... 4-24  
Goals, Policies, and Actions ..... 4-25  
    *Goal 7: Mobility and Choice*..... 4-25  
    *Goal 8: Traffic Flow*..... 4-26  
    *Goal 9: Public Transit and Carpooling* ..... 4-28  
    *Goal 10: Walking and Bicycling* ..... 4-29  
    *Goal 11: Parking*..... 4-31  
    *Goal 12: Safe Streets*..... 4-32

---

## 5 Natural Resources and Sustainability Element

Earth Resources .....	5-2
Water Resources .....	5-5
Air Resources .....	5-10
Plant and Animal Resources .....	5-13
Sustainability .....	5-15
Goals, Policies, and Actions .....	5-20
<i>Goal 13: Natural Features</i> .....	5-20
<i>Goal 14: Urban Forest</i> .....	5-21
<i>Goal 15: Air and Water Quality</i> .....	5-23
<i>Goal 16: Sustainable Development</i> .....	5-24
<i>Goal 17: Resource Conservation</i> .....	5-26

## 6 Environmental Hazards

Geologic Hazards .....	6-2
Wildfire .....	6-7
Flooding .....	6-10
Hazardous Materials .....	6-12
Emergency Preparedness .....	6-13
Noise .....	6-15
Goals, Policies, and Actions .....	6-22
<i>Goal 18: Geologic Hazards</i> .....	6-22
<i>Goal 19: Wildfire and Flooding Hazards</i> .....	6-24
<i>Goal 20: Hazardous Materials</i> .....	6-26
<i>Goal 21: Emergency Preparedness</i> .....	6-27
<i>Goal 22: Noise</i> .....	6-29

## 7 Parks, Recreation, and Open Space

Parks .....	7-2
Recreation .....	7-9
Other Open Space .....	7-10
Looking to the Future .....	7-11
Goals, Policies, and Actions .....	7-14
<i>Goal 23: Park Planning and Management</i> .....	7-14
<i>Goal 24: Park Operations</i> .....	7-17
<i>Goal 25: Recreational Programming</i> .....	7-19
<i>Goal 26: Joint Use of City and School Facilities</i> .....	7-20

---

## 8 Design and Preservation

Urban Form .....	8-2
Public Realm .....	8-5
Design Review .....	8-10
Historic Preservation .....	8-13
Goals, Policies, and Actions .....	8-20
<i>Goal 27: City Identity and Aesthetics</i> .....	8-20
<i>Goal 28: Residential Architecture</i> .....	8-23
<i>Goal 29: Yards and Landscapes</i> .....	8-26
<i>Goal 30: Archaeological Resources</i> .....	8-28
<i>Goal 31: Historic Preservation</i> .....	8-29
<i>Goal 32: Preservation Advocacy and Awareness</i> .....	8-31

## 9 Community Services and Facilities

City Facilities .....	9-3
Public Safety.....	9-4
Education.....	9-9
Social Services .....	9-14
Infrastructure .....	9-16
Goals, Policies, and Actions.....	9-22
<i>Goal 33: Municipal Facilities and Governance</i> .....	9-22
<i>Goal 34: Public Safety Services</i> .....	9-24
<i>Goal 35: Education and Lifelong Learning</i> .....	9-26
<i>Goal 36: Social Services</i> .....	9-28
<i>Goal 37: Infrastructure</i> .....	9-29

## 10 Housing (Goals, Policies, and Actions only)

Overview .....	10-1
Goals, Policies, and Actions.....	10-2

*[the full Housing Element is a separate 7-chapter document formatted to meet State requirements. The Goals, Policies, and Actions chapter is excerpted here.]*

## 11 Implementation

Implementation Measures .....	11-2
Implementation Matrix.....	11-6

---

## List of Tables

<b>No.</b>	<b>Title</b>	<b>Page</b>
2.1	Projections for Piedmont, 2000-2035 .....	2-13
3.1	Existing Land Uses, 2008 .....	3-2
3.2	Lot Sizes in Piedmont, 2007 .....	3-5
4.1	Roadway Classification.....	4-2
4.2	Daily Traffic Counts.....	4-8
4.3	Peak Hour Traffic Counts, 2007.....	4-9
4.4	Piedmont’s Pedestrian Paths .....	4-19
5.1	Piedmont Area Pollutant Summary, 2001-2007.....	5-12
6.1	Magnitude 6.7 Earthquake Probabilities for the SF Bay Area, 2003-2032.....	6-3
6.2	Summary of Short-Term Noise Measurements and Estimated Ldn, 2007.....	6-18
6.3	Comparison of Ldn Levels in 1994 and 2007 .....	6-18
6.4	Noise Compatibility Guidelines .....	6-20
7.1	Park and Playground Acreage in Piedmont.....	7-3
7.2	Recreational Facilities and Amenities in Piedmont Parks.....	7-8
11.1	Implementation Matrix.....	11-7

## List of Charts

<b>No.</b>	<b>Title</b>	<b>Page</b>
2.1	Population Change in Piedmont, 1910-2010 .....	2-9
2.2	Average Household Size in Piedmont, 1940-2010.....	2-12
9.1	Violent Crime and Property Crime Rate per 100,000, 1985-2006.....	9-6
9.2	School Enrollment in the Piedmont Unified School District, 1995-2008 .....	9-12

---

## List of Figures

<b>No.</b>	<b>Title</b>	<b>Page</b>
2.1	Regional Location .....	2-3
3.1	Existing Land Uses, 2008.....	3-3
3.2	Lot Sizes .....	3-4
3.3	Land Use Diagram.....	3-18
4.1	Road Hierarchy.....	4-3
4.2	Road Widths .....	4-6
4.3	Transit System .....	4-13
4.4	Pedestrian Paths.....	4-18
4.5	Proposed Bicycle Routes.....	4-21
5.1	Topography and Slope.....	5-3
5.2	Creeks and Watersheds .....	5-6
6.1	Groundshaking and Liquefaction Potential .....	6-4
6.2	Wildfire Severity Hazard Rating .....	6-8
6.3	Dam Inundation .....	6-11
6.4	Noise Contours .....	6-19
7.1	Park and Recreational Areas .....	7-4
8.1	Utility Undergrounding Districts.....	8-9
8.2	Centennial (pre 1907) Houses .....	8-16
9.1	Community Facilities .....	9-1



