

11 Agenda for Action

This chapter addresses implementation of the General Plan. The Plan's eight elements identify 135 separate actions.¹ Some are already underway. Others will require a future commitment of time and resources.

Implementation of all actions is a long-term goal that may take more than a decade to accomplish. Although every effort has been made to present realistic recommendations, some actions may be constrained by staff or funding limitations. The list of actions should be periodically reviewed and amended to reflect changing conditions, completed items, and new priorities. In addition, an annual review of the General Plan is required by state law. The review should identify new issues requiring attention, along with a discussion of possible Plan amendments.

The General Plan has also been designed as a management tool to guide City operations. Its policies should guide day to day decisions within the government. Its priorities should inform the annual budget and the capital improvement program. Adoption of the General Plan is only the first step in the planning process.

This chapter begins with a summary of the types of initiatives that should follow General Plan adoption. Key implementation priorities are identified. The chapter concludes with a tabular summary of each action, showing the responsible party, estimated timeframe, and action type. The action types include ordinance changes, capital improvements, standard operating procedures, new plans, items for review and study, coordination activities, new design guidelines, public education and outreach measures, and operation and maintenance items.

¹ Excludes the Housing Element, which has its own Implementation Chapter

Much of the General Plan's success depends on communication and coordination between City Departments and decision makers, and between the City of Piedmont and allied agencies such as the Piedmont Unified School District and the City of Oakland.

IMPLEMENTATION MEASURES

Capital Improvements

The Capital Improvements Program (CIP) itemizes the new construction, repair, and rehabilitation projects to be funded by the City of Piedmont in the coming years. The CIP is a particularly effective way to implement the Plan because it produces tangible results such as new public facilities, upgrades to infrastructure, and improved parks. CIP decisions must be consistent with General Plan policies and should support the overall land use and transportation plan. CIP projects are typically funded by the General Fund, state and federal grants, bond measures, and special assessments.

The Piedmont General Plan identifies several specific capital improvement projects, while addressing other capital improvements in more general terms. Its recommendations include the reuse of 801 Magnolia, improvements to Coaches Field and Blair Park, purchase of additional recycling receptacles, beautification and landscape projects, water and sewer system improvements, and pedestrian safety measures.

Interagency Coordination

Much of the General Plan's success depends on communication and coordination between City Departments and decision makers, and between the City of Piedmont and allied agencies such as the Piedmont Unified School District and the City of Oakland. The Plan calls for a number of joint efforts between the City Council and Planning Commission, the City Council and the School District, the City and the East Bay Municipal Utility District, and the City and various transportation planning agencies. City coordination with non-profit groups such as the Piedmont Historical Society and the Piedmont Beautification Foundation also is important.

Because Piedmont is a relatively small city, intergovernmental coordination is essential to delivering many basic services. Among the actions supported by the General Plan are:

- Periodic renegotiation of the City's library contract with Oakland
- Updates to joint use agreements with the School District for shared access to parks, playgrounds, athletic fields, and other facilities

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Because the General Plan is a broad policy document, it does not provide the “final answer” on every issue. A number of more specific and focused plans will be needed in the future.

- Collaborative efforts with the School District during their seismic rehabilitation program
- Close communication with EBMUD on the reuse of the Piedmont Reservoir site
- Negotiations with AC Transit on bus service improvements
- Mutual aid agreements with Alameda County and other cities on fire protection and emergency response.

Design Review and Guidelines

The administration of design guidelines for new construction, additions, and alterations is an essential part of Piedmont’s city planning program. The General Plan includes recommendations for new or amended guidelines to achieve the City’s land use and community design goals. It calls for updating Piedmont’s Residential Design Guidelines to reflect changes approved over the last two decades, and to add provisions for existing hillside lots, small lots, and commercial development. The Plan also suggests that consideration be given to developing landscaping guidelines.

The lead agency in carrying out most design review actions is the City Planning Department.

Follow-Up Plans

Because the General Plan is a broad policy document, it does not provide the “final answer” on every issue. A number of more specific and focused plans will be needed in the future. Among the plans recommended are a:

- Climate Action Plan (underway)
- Bicycle Master Plan
- Multi-Functional Hazard Plan Update (emergency preparedness)
- Park Master Plans (for individual parks)
- Oakland Avenue Pedestrian Safety Plan
- Civic Center Parking Management Strategy
- Civic Center Master Plan Implementation Strategy.

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Operations and Maintenance

The General Plan provides guidance on operation and maintenance activities carried out by City departments. Typical activities covered include sidewalk repair, pavement management, street sweeping, restocking of disaster preparedness containers, and regular inspections of public facilities. These activities should continue to be funded through the annual City budget. Most of the operations and maintenance activities identified by the General Plan are implemented by the Public Works Department.

Ordinance Changes and Revisions

The Piedmont Municipal Code is one of the most important tools for implementing the General Plan. The Code includes the City's zoning regulations and establishes the legal framework for design review. It also addresses many of the "quality of life" factors covered by the General Plan, such as noise control, blight reduction, fire prevention, traffic management, storm drainage, and abatement of nuisances.

The General Plan includes recommendations to modify existing City ordinances, along with proposals for new ordinances or sections to the City Code. Among these proposals are:

- Allowing existing lots smaller than 10,000 square feet to be developed without a Variance
- Allowing multi-family housing in Piedmont's commercial zone (with a conditional use permit)
- Creating a new zone for parks and open space
- Considering changes to development standards for steep hillside sites
- Considering a bay-friendly landscape ordinance for public property
- Considering amendments to the building code to promote green construction and fire safety
- Study of a historic preservation ordinance

It will be the responsibility of the City Planning Department to initiate most of the ordinance changes identified in the General Plan, with recommendations from the Planning Commission and approval by the City Council.

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Public Education and Outreach

Public education and outreach programs include simple tasks such as upgrading the Planning and Building website, as well as more ambitious tasks such as emergency preparedness drills and citywide surveys. Each City department has a responsibility to inform the public of the services it provides, the issues it addresses, and the opportunities available for public input. The General Plan particularly emphasizes environmental education, including programs to increase the City's waste diversion rate and promote recycling. It also emphasizes a broader understanding of Piedmont history and the benefits of historic preservation. The Plan expresses Piedmont's commitment to be responsive to resident feedback provided through surveys, letters, email, and testimony at public meetings.

Standard Operating Procedures

The largest category of General Plan implementation measures consists of the standard operating procedures of City government. Many of these measures are already underway. Some represent enforcement activities carried out by the Police and Fire Departments, the Public Works Department, and other City offices. Others represent particular services delivered to Piedmont residents. The City's General Fund and annual budgeting process provide the means for funding these activities.

Each City department participates in General Plan implementation through its day to day operations. For example, the Police and Fire Departments monitor data on crime, accidents, and 911 calls. The City Planning Department requires soils reports and geotechnical studies for new residences. The Building Department implements Title 24 energy conservation standards. The Recreation Department provides after-school activities and child care programs. Collectively, these operations and others move the City toward its long-range planning goals.

A number of new operating procedures and programs are identified by the General Plan. These should be considered in the coming years, under the direction of the City Administrator and with input from the City Council and Piedmont residents.

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Studies and Reviews

The General Plan calls for further study of several new programs and procedures. Some of these recommendations were suggested by Piedmont residents themselves through the General Plan Survey and General Plan work sessions. While it would be premature to endorse these programs without additional analysis and input, the Plan recommends that they receive further consideration in the years ahead. This would include an assessment of fiscal impact, logistics, staffing needs, and effects on Piedmont residents.

Examples of items for further study include:

- Changes to the permitting process for lots on the Oakland-Piedmont border
- Expanded green building programs
- Expanded use of reclaimed water for landscaping
- Incentive-based programs to reduce wood smoke
- Expansion of the City's historic preservation program
- Space utilization studies for the Corporation Yard and City Hall
- Feasibility of citywide wireless internet service
- Changes to utility undergrounding policies
- "Best practices" in siting of solar panels
- Naming of pedestrian paths
- Shuttle service to BART
- AC Transit Service improvements

IMPLEMENTATION MATRIX

Table 11.1 presents a "roll-up" of the 134 General Plan actions. The table includes four columns:

- Column 1 repeats the entire action statement just as it appears earlier in the General Plan. In a few cases, the statement has been abridged.
- Column 2 indicates the City departments or entity responsible for implementation. The department with lead responsibility is listed first.
- Column 3 indicates the approximate timeframe. "Short-term" actions should generally be initiated in the next two years. "Mid-term" actions should generally be initiated within five years. "Long-term" actions should generally be initiated within the next ten years. "Ongoing" actions represent activities that will run throughout the life of the Plan.
- Column 4 indicates the type of action. Eight categories are listed, corresponding to the subheadings in the previous section of this chapter.

AGENDA FOR ACTION

Table 11.1: Implementation Matrix			
Action	Responsible Parties	Time Frame	Type
Land Use Element			
<p>Action 1.A: Work Sessions <i>Conduct periodic work sessions with the Piedmont City Council and Planning Commission to address emerging issues and to discuss changes that would help the City achieve its goal of protecting residential neighborhoods.</i></p>	City Council, Planning Commission	Ongoing	Coordination
<p>Action 1.B: Mandatory Lot Mergers <i>Continue City efforts to merge constrained, adjacent non-conforming lots under common ownership.</i></p>	City Planning	Ongoing	Standard Operating Procedure
<p>Action 2.A: Allowing Multi-family Residential in Commercial Zones <i>Amend City regulations so that multi-family housing becomes a conditionally permitted use in the Commercial zone (Zone D). However, such uses should only be permitted when they are part of a mixed use project that includes ground floor commercial uses..</i></p>	City Planning, Planning Commission	Short-Term	Ordinance Change
<p>Action 2B: Commercial Development Standards <i>Review the development standards for commercial uses to ensure that they support the goal of promoting pedestrian-oriented development and attractive streetscapes.</i></p>	City Planning	Mid-Term	Study/ Review
<p>Action 3.A: Seismic Retrofit of Piedmont Schools <i>Actively coordinate with the Piedmont Unified School District on the reconstruction of school sites under Measure E. Recognize the opportunity for new facilities which benefit all Piedmont residents.</i></p>	City Administrator, City Council	Ongoing	Coordination
<p>Action 3.B: Park and Open Space Zone <i>Consider creation of a new zoning district (Zone F) for Piedmont’s parks and public open spaces. The development standards and use restrictions in this zone would emphasize park and resource conservation activities rather than public facilities or residential uses</i></p>	City Planning, Recreation Dept, Parks Commission, Planning Commission, City Council	Long-Term	Ordinance Change
<p>Action 4.A: Civic Center Master Plan Implementation <i>Complete the Civic Center Master Plan process. Additional analysis and public hearings should be conducted, and a modified version of the Plan reflecting further community input should be presented to the Council for adoption. Once adopted, develop a phasing and funding plan.</i></p>	City Administrator	Short-Term	Plan

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Action	Responsible Parties	Time Frame	Type
<p>Action 4.B: Reservoir Reuse Undertake a dialogue with EBMUD to preserve the Piedmont Reservoir site as open space and explore opportunities for long-term community use. In the event a use other than open space is required, a General Plan Amendment shall be required and the proposed use shall maintain the open, wooded quality of the site.</p>	City Administrator, City Council	Ongoing	Coordination
<p>Action 5.A: Joint Permitting Develop standard operating procedures for the issuance of planning and building permits on lots that are bisected by the Oakland/Piedmont city limit line.</p>	City Clerk, City Planning	Long-Term	Study/ Review
<p>Action 5B: Notification of Oakland Projects Explore the feasibility of standard notification and comment procedures for projects in Oakland, following the parameters of the City Code.</p>	City Clerk, City Planning	Long-Term	Study/ Review
<p>Action 6.A: Review of Practices and Procedures Periodically review city planning procedures to ensure that they are appropriate and responsive to local concerns. This review could include community surveys, public hearings and meetings, and changes to the process which reflect public input.</p>	City Planning , Planning Commission	Ongoing	Public Education/ Outreach
<p>Action 6.B: Review of Regulations Revise zoning, subdivision, and design review regulations as needed to address emerging issues such as the siting of telecommunications equipment and the use of solar panels.</p>	City Planning, Planning Commission	Ongoing	Ordinance Change
<p>Action 6.C: Website Upgrades Consider changes to the Piedmont Planning and Building website which help homeowners understand the City's planning requirements. Consider on line permit applications for small projects as a way to reduce trips to City Hall.</p>	City Planning, City Clerk	Ongoing	Public Education/ Outreach

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Action	Responsible Parties	Time Frame	Type
Transportation Element			
Action 7.A: Participation in Regional Planning <i>Actively participate in regional transportation planning programs, including programs coordinated by the Metropolitan Transportation Commission and the Alameda County Congestion Management Agency.</i>	Public Works, City Planning	Ongoing	Coordination
Action 7.B: Intergovernmental Coordination <i>Coordinate local transportation improvements with the City of Oakland, Alameda County, Caltrans, and local transit agencies.</i>	Public Works	Ongoing	Coordination
Action 8.A: Periodic Review of Street Classification <i>Periodically review the street classification system and consider changes based on street function, street design, road width, traffic volume, pedestrian safety, neighborhood impacts, and surrounding land uses.</i>	Public Works	Ongoing	Study/ Review
Action 8B: Traffic Monitoring <i>Periodically evaluate traffic flow patterns, volumes, and speeds to determine the need for changes to the system, such as traffic signals, stop signs, design changes, new signs, parking restrictions, one-way street designations, and changes to speed limits. Criteria for implementing such changes should be developed. When monitoring traffic conditions in Piedmont, place a priority on street segments with signalized intersections and associated major collectors.</i>	Public Works	Ongoing	Study/ Review
Action 8C: Traffic Studies for New Development <i>Require traffic studies for development (including changes in the use of an existing structure) that may generate substantial increases in traffic volumes or otherwise impact traffic patterns.</i>	Public Works	Ongoing	Standard Operating Procedure
Action 8D: Pavement Management System <i>Implement the Pavement Management System on an annual basis. Funds for maintenance should be allocated as needed based on an annual survey of pavement conditions.</i>	Public Works	Ongoing	Operation & Maintenance
Action 9.A: AC Transit Improvements <i>Encourage AC Transit to implement (a) Evening (8 PM – 10 PM) service between Central Piedmont and BART; (b) More convenient and reliable transfers between AC Transit routes (to reduce waiting time); (c) More direct bus service between Piedmont, Montclair, Rockridge, and UC Berkeley.</i>	City Council	Mid-Term	Coordination
Action 9.B: Transit Vouchers <i>Consider a public transit voucher or subsidy program for City and School District employees. This would provide the benefit of increasing transit ridership, reducing driving, and reducing parking demand. Incentives for ridesharing or carpooling by employees also should be explored.</i>	City Administrator, City Council, Other	Long-Term	Study/ Review
Action 9.C: BART Shuttle <i>Explore the feasibility of locally-operated shuttle service to BART, possibly in conjunction with area employers such as Kaiser Hospital.</i>	City Administrator	Mid-Term	Study/ Review

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Action	Responsible Parties	Time Frame	Type
Action 10.A: Sidewalk Repair Program <i>Continue the city's sidewalk maintenance and repair program. Sidewalk repair requirements should be periodically reevaluated to ensure that they are adequate.</i>	Public Works	Ongoing	Operation & Maintenance
Action 10.B: Additional Sidewalks <i>Where feasible and as funding allows, close gaps in the City's sidewalk system.</i>	Public Works	Ongoing	Capital Improvement
Action 10.C: Pedestrian Path Update and Naming <i>Update the inventory and condition ranking of the pedestrian pathway system, and review problems associated with specific pathways as appropriate. Consider naming individual paths after notable Piedmont residents as a way of encouraging community stewardship and recognition of this resource.</i>	Public Works, City Planning	Mid-Term	Study/ Review
Action 10.D: Safe Routes to School <i>Work collaboratively with the Piedmont Unified School District to determine the feasibility of a Safe Routes to School program. Pursue grant funding to initiate such a program and offset local costs.</i>	Public Works, City Council, Other	Short-Term	Coordination
Action 10.E: Bicycle Plan <i>Contingent on the availability of funding and staff, develop a bike plan which incorporates the route alignments shown in Figure 4.5; outlines safety, maintenance, and education programs; and identifies capital improvements to encourage bicycling in Piedmont. Pursue grant funding and consider use of Measure B funds to prepare and implement such a plan.</i>	City Planning	Short-Term	Plan
Action 10.F: Pedestrian Crossing Improvements <i>Improve crossings for pedestrians and bicyclists at key intersections through pavement changes, restriping, curb redesign, street trees and landscaping, and other measures which improve pedestrian mobility and increase driver awareness of pedestrians and bicycles. This should include continued compliance with the Americans with Disabilities Act.</i>	Public Works	Ongoing	Capital Improvement
Action 11.A: Joint Use Parking Agreements <i>Consider joint use agreements with PUSD to allow shared parking</i>	City Council	Ongoing	Coordination
Action 11.B: Home Garage Parking Incentives <i>Explore the use of incentives, mandates, inspection agreements, and other measures that encourage or require residents to use their home garages for parking (rather than storage) and discourage on-street parking of multiple vehicles per household. In addition, consider revisions to the parking standards to allow smaller off-street spaces, and revisions to the design guidelines to improve the way that parking is provided.</i>	City Planning, Planning Commission	Long-Term	Study/ Review
Action 11.C: Civic Center Parking Management Program. <i>Consider new parking management measures for the Civic Center area, including permit parking requirements for Piedmont High School students, relocation of employee-only parking spaces to the Piedmont Community Center lot, creating angled parking where feasible, and changes to the residential permit parking requirements. These measures should be articulated in a Parking Management Plan.</i>	Public Works, City Council	Short-Term	Plan

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Action	Responsible Parties	Time Frame	Type
<p>Action 12.A: Traffic Safety Monitoring Use police reports, traffic accident data, and speed survey results as a tool for identifying and responding to potential road hazards.</p>	Police Department	Ongoing	Standard Operating Procedure
<p>Action 12.B: Oakland Avenue Safety Plan Prepare a traffic safety plan for the Oakland Avenue corridor from the Oakland city limits to Highland Avenue. Coordinate this effort with the City of Oakland's plans for the Harrison-Oakland corridor.</p>	Public Works	Short-Term	Plan
Natural Resources and Sustainability Element			
<p>Action 13.A: Biological Assessment Requirements Require a biological assessment (wildlife or botanical surveys) for any project which could alter or damage the habitat of special status species, as defined by the California Department of Fish and Game or the USFWS.</p>	City Planning	Ongoing	Standard Operating Procedure
<p>Action 13.B: Hillside Development Guidelines Consider revising the Piedmont Residential Design Guidelines to include guidelines for the sensitive development of hillside sites.</p>	City Planning	Mid-Term	Design Review/ Guidelines
<p>Action 13.C: Development Standards for Hillside Sites Consider modifications to the current zoning setback and floor area ratio requirements for large or subdividable lots in Zones A and E where portions of the lot have slopes that exceed 30 percent.</p>	City Planning, Planning Commission	Mid-Term	Ordinance Change
<p>Action 13.D: Enforcement of Watercourse Protection Standards Enforce the watercourse protection provisions of the City's Stormwater Management Ordinance to protect and enhance Piedmont's creeks and drainage ways. The Ordinance requires a permit to modify the natural flow of a watercourse, carry out development within a watercourse setback, discharge into a watercourse, or add or remove any unconsolidated material in a watercourse.</p>	City Planning, Public Works	Ongoing	Standard Operating Procedure
<p>Action 14.A: Street Tree Standards Review existing City standards for street tree planting to ensure that they address public concerns about sidewalk breakage, leaf litter, view blockage, and maintenance. Periodically consult the Piedmont Park Commission to review practices and procedures for tree management.</p>	Public Works	Short-Term	Study/ Review
<p>Action 14.B: Replacement of Hazardous Trees Continue the ongoing City program to replace liquidambar and other potentially hazardous trees with alternative species that are less likely to damage sidewalks and pavement.</p>	Public Works	Ongoing	Operations & Maintenance
<p>Action 14.C: Tree Planting Initiatives Support the efforts of non-profit organizations such as the Piedmont Beautification Foundation to plant trees and undertake landscaping projects on public space.</p>	Public Works	Ongoing	Coordination

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Action	Responsible Parties	Time Frame	Type
<p>Action 15A: Bay-Friendly Landscape Ordinance <i>Consider adopting a civic Bay-friendly landscape ordinance which anticipates a gradual shift toward drought-tolerant landscaping on public property, including parks, public buildings, and medians. Promote public education to encourage bay-friendly landscape practices in private yards.</i></p>	City Planning, City Council	Short-Term	Ordinance Change
<p>Action 15B: Construction Dust Controls <i>Require local construction activities, including remodeling and landscaping as well as new construction, to minimize airborne dust and particulate matter. This should include requirements to cover stockpiled soil, avoid earthmoving on windy days, and cover trucks that are hauling dirt and debris.</i></p>	City Planning, Planning Commission	Ongoing	Standard Operating Procedure
<p>Action 15C: Wood-burning Fireplaces and Stoves <i>Ensure compliance with EPA standards for wood-burning fireplaces and stoves, and consider incentive-based programs to replace or retrofit existing fireplaces and stoves with lower emission alternatives</i></p>	Building Department	Ongoing	Study/ Review
<p>Action 15D: Gas-Powered Leaf Blowers <i>Enforce the existing ban on gasoline-powered blowers by private parties. Adopt a policy for municipal use of gas-powered blowers.</i></p>	Police Department, Public Works	Ongoing	Standard Operating Procedure
<p>Action 16A: Title 24 <i>Implement Title 24 of the California Code of Regulations (energy efficiency standards).</i></p>	Building Department	Ongoing	Standard Operating Procedure
<p>Action 16.B: Building Code Amendments <i>Regularly evaluate any obstacles to green building construction in Piedmont. Periodically amend the building code to incorporate green building principles, respond to changes in state law which promote green building, and match the steps being taken by nearby Alameda County cities to encourage green construction.</i></p>	City Planning, Building Department, City Council	Ongoing	Ordinance Change
<p>Action 16.C: LEED Requirements for Public Buildings <i>Periodically evaluate the City’s recently adopted LEED certification requirements for public buildings to determine whether they are achieving the desired outcomes. Encourage the Piedmont Unified School District to adopt similar standards.</i></p>	City Planning, Building Department	Short-Term	Study/ Review
<p>Action 17.A: Climate Action Plan <i>Complete and adopt a Piedmont Climate Action Plan that identifies the steps the City can take to reduce greenhouse gas emissions and achieve the emission reduction targets established by Assembly Bill 32.</i></p>	City Planning, City Council	Short-Term	Plan
<p>Action 17.B: Moving Beyond 75 Percent Waste Diversion <i>Implement programs to increase the city’s solid waste diversion rate to—and beyond—75 percent, including bulk waste pick-up, e-waste pick-up, construction and debris recycling, food waste recycling, and yard waste composting . Periodically review the city’s solid waste collection rate structure to ensure that it supports the city’s waste reduction goals.</i></p>	City Planning, City Council	Ongoing	Operations & Maintenance

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Action	Responsible Parties	Time Frame	Type
<p>Action 17.C: Environmental Education and Outreach <i>Together with the Piedmont Unified School District and local media, sponsor education and outreach programs designed to increase awareness of environmental and conservation issues. Outreach programs could include “green” tours, classes and workshops, informational articles, Arbor Day tree planting and Earth Day activities, brochures on green building at the City Planning counter, promotional campaigns, cooperative ventures with groups such as the Piedmont Beautification Foundation and the Boy Scouts, and similar activities.</i></p>	<p>City Planning, Public Works, City Clerk, Other</p>	Ongoing	Public Education/ Outreach
<p>Action 17.D: Additional Recycling Receptacles <i>Place additional recycling receptacles in public places, especially City parks, as a strategy for reducing solid waste disposal.</i></p>	<p>Public Works, Recreation Dept</p>	Short-Term	Capital Improvements
<p>Action 17.E: Solar Panel Study <i>Undertake a “best practices” study of design and permitting issues related to solar panels, wind turbines, and other alternative energy sources. The intent is to accommodate and encourage alternative energy sources in Piedmont without compromising public safety or the design integrity of the city’s architecture and landscapes.</i></p>	<p>City Planning</p>	Mid-Term	Study/ Review
<p>Action 17.F: Community Buying Groups <i>Consider a collaborative effort with other cities to form “community buying groups” for the joint purchase of solar panels at reduced costs.</i></p>	<p>City Planning, City Council</p>	Mid-Term	Coordination
<p>Action 17.G: Best Management Practices <i>Implement “best management practices” (BMPs) that reduce pollution and waste. Typical BMPs include household hazardous waste collection drives, proper storage of pesticides and household chemicals, prevention of illicit discharges into storm drains, and erosion control measures.</i></p>	<p>Public Works</p>	Ongoing	Standard Operating Procedure
<p>Action 17.H: Environmentally Preferable Purchasing <i>Consider adopting an Environmentally Preferable Purchasing (EPP) policy for municipal purchases. An EPP would promote the cost-effective use or recyclable products and products made of recyclable materials, and would help the City achieve other goals, such as energy efficiency, water efficiency, transportation efficiency, and reduction of toxics.</i></p>	<p>City Administrator, Finance Department</p>	Short-Term	Study/ Review

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Action	Responsible Parties	Time Frame	Type
Environmental Hazards Element			
<i>Action 18.A: Soil and Geotechnical Reporting Requirements Require soil and geotechnical reports for any structure constructed on a slope exceeding 20 percent, any application for a tentative subdivision map, and any new residence on any lot, regardless of slope.</i>	City Planning, Building Department	Ongoing	Standard Operating Procedure
<i>Action 18.B: Data Base of Geologic Reports Maintain any soil and geologic reports completed for development applications as public records. Keep records of the location and extent of areas covered by such reports and refer to these records as needed when future applications for development are made.</i>	City Planning, Building Department	Ongoing	Standard Operating Procedure
<i>Action 18.C: Incentives for Seismic Retrofits Consider a variety of incentives that encourage Piedmont residents to retrofit their homes for seismic safety.</i>	Building Department	Mid-Term	Study/ Review
<i>Action 18.D: Post-Earthquake Structural Evaluation Continue the program providing for evaluation of structures following a major earthquake, and take appropriate actions in the event a structure is determined to be unsafe.</i>	Building Department, Fire Department	Ongoing	Standard Operating Procedure
<i>Action 19.A: Mutual Aid Agreements Maintain mutual aid agreements for wildland fire protection with the City of Oakland and other East Bay jurisdictions.</i>	Fire Department	Ongoing	Coordination
<i>Action 19.B: Weed and Brush Abatement Implement weed abatement and property inspection programs to identify and mitigate wildfire hazards.</i>	Fire Department	Ongoing	Standard Operating Procedure
<i>Action 19.C: Fire Sprinkler Requirements Consider a building code amendment that would require installation of sprinklers during major home remodels, for example, when more than 50 percent of a home's interior space is refurbished.</i>	Building Department, Fire Department, City Council	Mid-Term	Ordinance Change
<i>Action 19.D: Tyson Lake Dam Inspections Work with Tyson Lake Homeowners to obtain current information on the condition of the Tyson Lake dam, and receive notification and copies of reports when the dam is inspected.</i>	Public Works, Fire Department	Ongoing	Operations and Maintenance
<i>Action 19.E: EBMUD Reservoir Retrofits Support EBMUD's efforts to seismically retrofit and/ or replace its reservoirs above Piedmont as a way to reduce the threat of flooding in the event of tank collapse. Minimize the visual impact of any replacement tanks constructed on the reservoir site.</i>	Public Works, Fire Department	Ongoing	Coordination

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<p>Action 19.F: Drainage Improvements <i>Require storm drainage improvements for any development or home improvement which could create or exacerbate the potential for flooding. Development applications should be reviewed by the Public Works Department to ensure that such hazards are identified and mitigated.</i></p>	Public Works, City Planning	Ongoing	Standard Operating Procedure
<p>Action 20.A: Fire Department First Responder Training <i>Continue to train Piedmont Fire Department personnel in hazardous materials response.</i></p>	Fire Department	Ongoing	Standard Operating Procedure
<p>Action 20.B: Groundwater Monitoring <i>Continue efforts to monitor groundwater plumes associated with leaking underground fuel tanks at local gas stations.</i></p>	Public Works	Ongoing	Standard Operating Procedure
<p>Action 20.C: Household Hazardous Waste Disposal Education <i>Continue to educate Piedmont residents on proper disposal of household hazardous wastes, including information on household hazardous waste collection and drop off locations. Develop programs to ensure proper disposal of compact fluorescent light bulbs (CFLs).</i></p>	Fire Department, City Planning	Ongoing	Public Education/ Outreach
<p>Action 20.D: Participation in County HazMat Programs <i>Support and participate in Alameda County's hazardous waste management planning programs. As needed, update local codes regulating the permitted use and storage of hazardous gases, liquids, and solids.</i></p>	Fire Department	Ongoing	Standard Operating Procedure
<p>Action 21.A: Police and Fire Emergency Training <i>Take the steps necessary to ensure that Piedmont's Police and Fire Department maintain a high degree of readiness and that their facilities, equipment, and services remain operational after a major disaster.</i></p>	Police Department Fire Department	Ongoing	Standard Operating Procedure
<p>Action 21.B: Multi-Functional Hazard Plan Updates <i>Periodically update Piedmont's Multi-functional Hazard Plan to respond to changing conditions and resources. The Plan should include provisions to coordinate City Department actions with volunteers.</i></p>	Fire Department, City Administrator	Ongoing	Plan
<p>Action 21.C: Disaster Containers <i>Provide emergency equipment and disaster containers to assist the Police and Fire Departments and citizen volunteers trained to respond to emergencies. These containers should be regularly maintained and replenished.</i></p>	Fire Department	Ongoing	Operations & Maintenance
<p>Action 21.D: Citizen Preparedness Training Programs <i>Continue to implement emergency preparedness and training programs for residents and neighborhood groups through the Piedmont Fire Department. Public awareness of these programs should be increased through email and other media and by linking preparedness to other City initiatives such as crime prevention and environmental sustainability. Encourage residents to participate in similar disaster preparedness programs in the City of Oakland.</i></p>	Fire Department	Ongoing	Public Education/ Outreach

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<p>Action 21.E: Emergency Preparedness Drills <i>Conduct periodic disaster drills to test the effectiveness of the City's emergency response procedures. Encourage the Piedmont Unified School District to conduct emergency drills, and to participate in City drills</i></p>	Fire Department	Ongoing	Standard Operating Procedure
<p>Action 21.F: Emergency Vehicle Access <i>Maintain on-street parking prohibitions where necessary to ensure adequate access to all properties by emergency vehicles.</i></p>	Police Department Fire Department	Ongoing	Standard Operating Procedure
<p>Action 22.A: Noise Compatibility Guidelines <i>Follow the noise compatibility guidelines in Table 6-4 for future development. The table specifies the maximum noise levels that are normally acceptable, conditionally acceptable, and normally unacceptable for new development</i></p>	City Planning, Building Department	Ongoing	Standard Operating Procedure
<p>Action 22.B: Acoustical Study Requirements <i>On an ongoing basis, require acoustical studies for projects which could potentially elevate noise levels above the "normally acceptable" limits specified in Table 6-4, or introduce noise-sensitive uses in areas where the existing noise levels presently exceed the normally acceptable levels described in Table 6.4.</i></p>	City Planning, Building Department	Ongoing	Standard Operating Procedure
<p>Action 22.C: Playfield Hours of Operation <i>Define and enforce hours of operation for Piedmont Sports Field, Coaches Playfield, Linda Playfield, Dracena Park, and any other athletic fields that may be developed during future years. Noise levels at city parks should be periodically monitored to ensure that limits on hours of operation are sufficient to maintain neighborhood peace and quiet.</i></p>	Recreation Dept	Ongoing	Standard Operating Procedure
<p>Action 22.D: Enforcement of Noise Regulations <i>Enforce rules and regulations pertaining to noise, including the California Motor Vehicle Code and Chapter 12 of the Piedmont Municipal Code. Continue to implement the Title 24 noise standard of 45 dBA L_{dn} in all habitable rooms.</i></p>	Police Department, Building Department	Ongoing	Standard Operating Procedure

AGENDA FOR ACTION

Action	Responsible Parties	Time Frame	Type
Parks, Recreation, and Open Space Element			
<p>Action 23.A: Capital Improvement Priorities <i>In prioritizing capital improvements, consider feedback from the 2007 General Plan Resident Survey. The survey indicated that the City's highest recreational priorities should be landscaping, bike lanes, development of a teen ctr., improved swim facilities, and increased availability of sports fields.</i></p>	City Council, Public Works, Recreation Dept., CIP Committee	Ongoing	Capital Improvements
<p>Action 23.B: Civic Center Area Improvements <i>Consistent with the Draft Civic Center Master Plan, explore opportunities for additional recreational facilities in the Civic Center area. To the extent feasible and as funding allows, this should include upgraded fitness and swimming facilities in the vicinity of the Piedmont Recreation Center and the reuse or redevelopment of the Christian Science Church Building (801 Magnolia Avenue) with a recreation- or community-oriented use such as a teen and/or senior center.</i></p>	City Administrator, Recreation Dept, City Council	Mid-Term	Capital Improvements
<p>Action 23.C: New or Improved Athletic Fields <i>Complete the feasibility studies and analyses now underway for: (a) night lighting and synthetic turf at Coaches Field and (b) a sports field at Blair Park. If appropriate, develop plans to fund future improvements consistent with study recommendations and community input.</i></p>	Recreation Dept.	Short-Term	Capital Improvements
<p>Action 23.D: EBMUD Reservoir Park Opportunities <i>Work with EBMUD to determine the feasibility of future park uses on the 8.3 acre reservoir site on Blair Avenue. Consider this site's possible availability in the decision-making process for other park-related capital improvements.</i></p>	City Administrator, Recreation Dept., City Council	Short-Term	Coordination
<p>Action 23.E: Moraga Avenue Pedestrian Improvements <i>Undertake improvements to make the City's parks more pedestrian-friendly. Subject to traffic safety studies and cost estimates, this should include better pedestrian access to Blair Park.</i></p>	Public Works	Mid-Term	Capital Improvements
<p>Action 23.F: Park Master Plans <i>As funding allows, develop master plans for individual Piedmont parks which identify the locations of future facilities (if any), landscaping and drainage/irrigation improvements, and other changes necessary to ensure optimal use, aesthetic quality, and environmental protection.</i></p>	Recreation Dept., Public Works, Parks Commission	Ongoing	Plan
<p>Action 24.A: Interdepartmental Coordination <i>Continue coordination between the Public Works Department and the Recreation Department on the operation and maintenance of recreational facilities. Also coordinate the efforts of the Recreation Commission, the Park Commission, and the Capital Improvement Committee to ensure consistency in recommendations and priorities.</i></p>	Recreation Dept. Public Works	Ongoing	Coordination

AGENDA FOR ACTION

Action	Responsible Parties	Time Frame	Type
<i>Action 24.B Facility Condition Inventories Conduct periodic inventories of facility condition at the city's parks and identify required maintenance and replacement needs.</i>	Recreation Dept.	Ongoing	Operations & Maintenance
<i>Action 24.C: Funding Sources Seek a variety of funding sources for the city's parks, including state and federal grants, general fund revenues, and private donations. Although a citywide park bond measure (subject to voter approval) is not proposed at this time, the feasibility of such a measure could be explored in the future depending on the cost and range of projects to be considered.</i>	Recreation Dept.	Ongoing	Standard Operating Procedure
<i>Action 25.A: Recreation Department Opinion Surveys Conduct periodic surveys of Piedmont residents to determine their recreational preferences, opinions of the city's recreational programs, ideas for improvement, and level of support for additional programs or facilities.</i>	Recreation Dept.	Ongoing	Public Education/ Outreach
<i>Action 26.A: Updating the Joint Use Agreement Periodically update the joint use agreement between the City and the School District to ensure that it is current and responds to emerging issues and priorities.</i>	City Council, Other	Ongoing	Coordination
<i>Action 26.B: Design Changes to Facilitate Community Use Work with the School District to implement design changes that allow school grounds to function as neighborhood parks as well as school recreation areas. Explore opportunities to incorporate community open space in schools being reconstructed through the Measure E seismic improvement program.</i>	City Council, Recreation Dept., Other	Ongoing	Coordination
Design and Preservation Element			
<i>Action 27.A: Viewshed Ordinance Increase public awareness of the viewshed ordinance and provide technical assistance as needed to property owners filing claims.</i>	City Planning	Ongoing	Public Education/ Outreach
<i>Action 27.B: Rooftop Structures Encourage residents to remove obsolete rooftop features such as antennae and satellite dishes that are no longer in use. At the same time, regulations and guidelines for rooftop structures should be reviewed to ensure that "green" features such as photovoltaic panels are not precluded or discouraged.</i>	City Planning	Long-Term	Public Education/ Outreach
<i>Action 27.C: Gateway Enhancement Consider a program to enhance the gateways in and out of Piedmont (on Grand, Moraga and Oakland Avenues) with landscaping, art, and signage that helps define Piedmont's boundaries. Priority should be on the two Grand Avenue gateways, the Oakland Avenue gateway, and the Moraga Avenue gateway at the eastern edge of the city.</i>	Public Works, City Council	Long-Term	Capital Improvements

AGENDA FOR ACTION

Action	Responsible Parties	Time Frame	Type
Action 27.D: Funding for Beautification Projects <i>Apply for grants and other funding sources for citywide improvements, including landscaping, street trees, and street lighting.</i>	Public Works	Ongoing	Capital Improvement
Action 27.E: Changes to City Undergrounding Policies <i>Continue the public dialogue on alternative solutions to utility undergrounding and prioritization of Rule 20A funds.. Modifications to current City practices and procedures for the use of Rule 20 undergrounding funds should continue to be studied.</i>	Public Works, City Administrator, City Clerk, City Council	Short-Term	Study/ Review
Action 27.F: Street Lighting Standards <i>Study street-lighting standards in Piedmont to ensure that they result in an appropriate level of lighting. Street lights should avoid excessive light pollution and energy consumption, while ensuring public safety and safe road conditions.</i>	Public Works	Short-Term	Study/ Review
Action 28.A: Zoning Ordinance Implementation <i>Apply the development standards in the zoning ordinance, including setback, height, FAR, and lot coverage, to help achieve the city's design policies.</i>	City Planning, Planning Commission	Ongoing	Standard Operating Procedure
Action 28.B: Design Review Program <i>Continue the design review process for new development, alterations, and additions.</i>	City Planning, Planning Commission	Ongoing	Design Review/ Guidelines
Action 28.C: Design Review Amendments <i>Consider methods to streamline the design review process in response to feedback from the 2007 General Plan Resident Survey, including additional exemptions for rear yard projects that comply with zoning standards and are minimally visible to neighbors. Adjustments to the fee schedule also should be considered to ensure that fees are logical and equitable.</i>	City Planning, Planning Commission	Ongoing	Design Review/ Guidelines
Action 28.D: Design Media <i>Develop additional media and educational tools to assist residents with navigating the design review process. This could include new or improved informational brochures and local access cable / web broadcasts that lay out design review requirements.</i>	City Planning	Short-Term	Public Education/ Outreach
Action 28.E: Residential Design Guidelines Update <i>Update Piedmont's 1988 Residential Design Guidelines. At minimum, the Guidelines document should be given a more contemporary look, and reformatted to reflect current graphic design standards. As needed, the guidelines should also be assessed and a determination should be made about which guidelines have proven to be effective and which should be modified or eliminated altogether. Two key issues that could be added are special provisions for structures on: (a) steep hillside lots, and (b) small (less than 5,000 square feet) lots. In addition, the guidelines should establish priorities so that the relative importance of habitable space, decks, porches, garages and other building elements are defined; and the treatment of setbacks is better articulated.</i>	City Planning	Short-Term	Design Review/ Guidelines

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Action	Responsible Parties	Time Frame	Type
Action 28.F: Commercial, Mixed Use, and Multi-Family Guidelines <i>Expand the City's design guidelines to address commercial, mixed use, and multi-family residential development. Although the number of lots zoned for these uses is small, there are currently no adopted design guidelines for them.</i>	City Planning	Mid-Term	Design Review/ Guidelines
Action 29.A: Landscape Guidelines <i>Consider developing landscape guidelines to assist residents with plant selection and design concepts. The guidelines should achieve multiple city goals, including the greater use of native plants, conservation of Piedmont's urban forest, and reduction of fire hazards, as well aesthetic improvements.</i>	City Planning Public Works	Mid-Term	Design Review/ Guidelines
Action 29.B: Fence and Wall Guidelines <i>Update provisions in the 1988 Residential Design Guidelines addressing fences and retaining walls.</i>	City Planning	Short-Term	Design Review/ Guidelines
Action 29.C: Nuisance Abatement <i>Enforce city ordinances to abate weeds, debris, litter, and other property nuisances.</i>	Police Department Fire Department	Ongoing	Standard Operating Procedure
Action 29.D: Street Sweeping <i>Conduct regular street sweeping to keep streets and curb areas free of leaves, litter, and other debris. Amend the street sweeping schedule as needed.</i>	Public Works	Ongoing	Operations & Maintenance
Action 30.A: Procedures for Managing Archaeological Resources <i>Implement the following procedure in the event that archaeological deposits or features are discovered and/or disturbed: [See text of Design and Preservation Element, Action 30.A, for procedure]</i>	City Planning, Building Department	Ongoing	Standard Operating Procedure
Action 30.B: Procedures for Managing Native American Remains <i>Follow accepted protocol in the event that human remains from the period of pre-European settlement are encountered during construction. [See text of Design and Preservation Element, Action 30.B, for procedure]</i>	City Planning, Building Department	Ongoing	Standard Operating Procedure
Action 31.A: State Historic Building Code <i>Allow the use of the State Historic Building Code in appropriate circumstances to achieve the preservation of important historic structures, provided that public health and safety are assured.</i>	Building Department	Ongoing	Standard Operating Procedure

AGENDA FOR ACTION

Action	Responsible Parties	Time Frame	Type
<p>Action 31.B: Historic Preservation Ordinance <i>Consider adopting a historic preservation ordinance that establishes a program of designating local landmarks and establishes a process for review of alterations to these landmarks.</i></p>	City Clerk, City Planning, City Council	Long-Term	Ordinance Change
<p>Action 31.C: Financial Incentives to Preservation <i>Consider financial incentives to preservation, including state and federal historic preservation tax credits and tax relief programs, grants and funds for preservation, and Mills Act preservation contracts.</i></p>	City Clerk, City Planning	Long-Term	Study/ Review
<p>Action 32.A: Roster of Historic Properties <i>Work collaboratively with the Piedmont Historical Society to expand the locally maintained roster of historically important structures in Piedmont. The City's historic surveys and on-line data base of Piedmont properties should be expanded as resources allow. Future surveys should utilize generally accepted practices for defining what is "historic" and for cataloguing historic resources.</i></p>	City Clerk, City Planning	Short-Term	Public Education/ Outreach
<p>Action 32.B: Nomination of Additional Properties <i>Consider the nomination of additional Piedmont structures to the National Register of Historic Places, and the listing of structures or sites as California Points of Historical Interest, California Historical Landmarks, or California Register of Historical Resources landmarks. Any proposals for designation should be done systematically and consistently, in consultation with property owners and the general public.</i></p>	City Clerk, City Planning, City Council	Mid-Term	Study/ Review
<p>Action 32.C: Certified Local Government Program <i>Study the feasibility of becoming a "Certified Local Government" (CLG) to promote historic preservation at the grass roots level. Becoming a CLG would make Piedmont eligible for federal and state funds that support preservation activities, including education and surveying.</i></p>	City Clerk, City Planning, City Council	Long-Term	Study/ Review
<p>Action 32.D: Historic Data in the GIS <i>As resources allow, add information on historic resources as a data layer in the city's geographic information system (GIS).</i></p>	City Clerk	Mid-Term	Public Education/ Outreach
<p>Action 32.E: Teaching Piedmont History <i>Work collaboratively with the Piedmont Historical Society, the Piedmont Unified School District, and other community groups to maintain the history room at the Piedmont Recreation Center, and to support efforts to teach Piedmont students about the history of the city.</i></p>	Recreation Dept., City Clerk, Other	Ongoing	Public Education/ Outreach

AGENDA FOR ACTION

Action	Responsible Parties	Time Frame	Type
Community Services and Facilities			
<p>Action 33.A: Annual Capital Improvement Program <i>Prepare and adopt an annual capital improvement program in which potential public facility, transportation, recreation and infrastructure improvements are evaluated, prioritized, and funded as appropriate. Continue to convene a Capital Improvement Program committee comprised of Piedmont residents to provide oversight and direction in this process.</i></p>	<p>City Administrator, Public Works, Recreation Dept, Finance Dept, City Council</p>	Ongoing	Capital Improvement Program
<p>Action 33.B: Service Evaluations <i>On an ongoing basis, evaluate the delivery of City services to identify opportunities for improved customer service and efficiency.</i></p>	<p>City Administrator, City Council</p>	Ongoing	Standard Operating Procedure
<p>Action 33.C: Grant Applications <i>Regularly identify and, where appropriate, apply for grants to improve community facilities and provide community services.</i></p>	<p>City Administrator, Public Works, Recreation Dept.</p>	Ongoing	Standard Operating Procedure
<p>Action 33.D: Meeting City Space Needs <i>Periodically explore ways to meet Piedmont’s municipal space needs more efficiently, including the reconfiguration or addition of floor space within the Civic Center area. This should include long-term plans for storage space for blueprints and other archived City records.</i></p>	<p>City Administrator, Building Department</p>	Long-Term	Study/ Review
<p>Action 33.E: Corporation Yard Study <i>Study the Corporation Yard property to determine its long-term use potential and ensure that its activities are arranged as efficiently as possible.</i></p>	<p>Public Works, City Administrator</p>	Long-Term	Study/ Review
<p>Action 34.A: Fire Flow Improvements <i>Identify needed improvements to the water distribution system to eliminate the remaining water main “dead ends” and ensure that water pressure and fire flow are sufficient in all locations.</i></p>	<p>Fire Department, Public Works</p>	Long-Term	Capital Improvements
<p>Action 34.B: Facility Constraints <i>Explore alternative ways to meet the growing floor space and technology needs of the Police and Fire Departments, including remodeling and reconfiguration of existing space.</i></p>	<p>Fire Department, Public Works, Building Department</p>	Long-Term	Study/ Review
<p>Action 34.C: Residential Inspection Program <i>Promote the availability of the Piedmont Fire Department’s residential inspection program to Piedmont residents.</i></p>	<p>Fire Department</p>	Ongoing	Public Education/ Outreach
<p>Action 35.A: Shared City-School Facilities <i>Consider opportunities to develop shared facilities with the Piedmont Unified School District as school facilities are reconstructed or seismically retrofitted.</i></p>	<p>City Administrator, City Council</p>	Short-Term	Coordination

AGENDA FOR ACTION

Action	Responsible Parties	Time Frame	Type
Action 35.B: Library Contract <i>Periodically re-evaluate and renegotiate the city's contract with the City of Oakland for library services.</i>	City Administrator, City Clerk	Ongoing	Coordination
Action 35.C: Media Facilities <i>In the event new City facilities are constructed in the Civic Center area, consider including a "media room/computer lab" for Piedmont residents without computers.</i>	City Administrator, City Council	Long-Term	Capital Improvements
Action 35.D: Wireless Internet Service <i>Investigate the cost and feasibility of providing citywide wireless internet service.</i>	City Administrator, Public Works	Mid-Term	Study/ Review
Action 36.A: Teen/ Senior/ Arts Multi-Purpose Center <i>Explore opportunities to develop a new multi-purpose facility meeting the needs of seniors, youth, and the local arts community in the Civic Center area. This could include adaptive reuse of the former Christian Scientist Church at 801 Magnolia. A variety of approaches for financing this project should be considered.</i>	City Administrator, Recreation Dept., City Council	Long-Term	Capital Improvements
Action 37.A: Grant Applications <i>Pursue state and federal grants to reduce the local cost of infrastructure improvements.</i>	Public Works	Ongoing	Standard Operating Procedure
Action 37.B: Sewer Replacement Program <i>Continue the ongoing program to replace antiquated sewer lines to reduce infiltration and inflow problems.</i>	Public Works	Ongoing	Capital Improvements
Action 37.C: Reclaimed Water Use <i>Study options for using reclaimed water rather than potable water for irrigation of public landscaping, including parks and medians. Among the options to be considered could be a reclaimed water storage tank on EBMUD's Piedmont Reservoir site or using a tanker truck to deliver reclaimed water.</i>	Public Works, Other	Long-Term	Study/ Review
Action 37.D: Unauthorized Sewer Connections <i>Continue efforts to disconnect and remedy any unauthorized connections to the sanitary sewer and storm drainage system.</i>	Public Works	Ongoing	Standard Operating Procedure
Action 37.E: Sewer Fees <i>Continue the sewer service tax and connection fees to pay for system maintenance.</i>	Public Works, Finance Department	Ongoing	Standard Operating Procedure

Additional Actions may be found under separate cover in the 2011 Piedmont Housing Element.

AGENDA FOR ACTION