



City of Piedmont

## Piedmont Multi-family Design Standards and ADU Incentives

Housing Advisory Committee Meeting | June 15, 2021



# Agenda

## Public forum

- 1. Informational Report on the Implementation of Piedmont's Current Housing Element for the 5th Cycle, 2015-2023 (15 min)**
- 2. Consideration of Fair Housing Guiding Principles for Implementation of the Current 2015 Housing Element for Recommendation to the City Council (15 min)**
- 3. Informational Report on the Implementation of the Current Housing Element's Goals Related to Accessory Dwelling Units (ADUs) (30 min)**
- 4. Informational Report on Objective Design Standards for Multi-family and Mixed-Use Development (25 min)**
- 5. Presentation and Discussion of Next Steps and Upcoming Events (5 min)**



# 1. Informational Report on the Implementation of Piedmont's Current Housing Element for the 5th Cycle, 2015-2023



- **General Plan and General Plan Map / Land Use Map**
- **Housing Element**
- **Regional Housing Needs Allocation (RHNA)**
- **Sites Inventory / Available Land Inventory / Opportunity Sites**
- **Fiscal Impact Study**
- **Feasibility Study**
- **Zoning Ordinance and Zoning Map**
- **City Charter**
- **Multi-family**
- **Mixed-use**
- **Affordable Housing**
- **Subsidized Housing**



**Senate Bill 2 (SB 2) Planning Grants Program** – In 2019, the City Council authorized the SB 2 grant application. To be eligible for the grant, the City's proposed scope had to demonstrate a direct connection to housing production acceleration. The state prioritized accessory dwelling units (ADUs) and development of objective design standards. Housing programs that could not be finished by June 2022 and that did not accelerate housing in the near term were not eligible.

**Policy** – Long-range planning policy is established in the Piedmont General Plan and its Housing Element. It is the result of open and transparent public processes that ensure that City policy is lawful, equitable, and does not break the public's trust.

**Programs** – Programs are the public services that City staff provide to the community, including the regulations and procedures required to establish and implement the services.

➤ Renew AC, an affordable housing program offered in Piedmont through the County of Alameda that funds repairs to low-income residences and constructs new ADUs within existing homes.

Information at: <https://www.renewac.org/>

- CA law requires every jurisdiction to adopt a Housing Element
- Demonstrates city's capacity to meet its Regional Housing Needs Allocation as determined by ABAG
- Each California jurisdiction must report on its progress in meeting actions outlined in its Housing Element
- **Piedmont's 40 implementing actions** are outlined in Chapter 6: Goals, Policies, and Actions; and Chapter 7: Five-year Action Program
- The City reports its progress meeting the Housing Element actions on an annual basis in a report to the Planning Commission, City Council, and California Housing and Community Development.



## Goal #1: New Housing Construction

- Program 1.E: Allowances for Housing in the Commercial Zone
- Program 1.F: Facilitating Multi-Family Development

Refers to residential mixed-use development in Zone D

Refers to multi-family development in zones C and D

## Goal #3: Affordable Housing Opportunities

- Program 3.A: Second Unit Ordinance Assessment and Revisions
- Program 3.B: Affordable Second Unit Public Information Campaign

Focus on incentives being used to promote rent-restricted units and increase second-unit production

Address regulations, opportunities for construction, and incentives

## **The Piedmont Multi-family Design Standards and ADU Incentives Project is funded by an SB2 Planning Grant.**

- Accelerate housing production
- Streamline the approval of housing development affordable to owner and renter households at all income levels
- Facilitate housing affordability, particularly for lower- and moderate-income households
- Promote development consistent with the State Planning Priorities (GC Sec. 65041.1)
- Ensure geographic equity in the distribution and expenditure of the funds



# Public comment

## **2. Consideration of Fair Housing Guiding Principles for Implementation of the Current 2015 Housing Element for Recommendation to the City Council**





## **1. Support equitable distribution of affordable units across the City.**

A diversity of housing choices, including new affordable multi-family housing, new mixed-income multi-family housing, new residential mixed-use development, converted units, ADUs, and JADUs, should be considered throughout the City's neighborhoods, corridors, and zoning districts.

## **2. Promote and enhance community design and neighborhoods.**

Infill development should be compatible with the neighborhood context.

Development and design standards should ensure that new construction “fits in” in terms of building scale, placement, and design; and is sensitive to impacts on the neighborhood, including impacts related to sunlight access, privacy, and roadway access. Each building must exhibit high-quality design and play a role in creating a better whole.

**3. Remove barriers to development and access to housing through clear and objective standards.** Development standards and procedures should guide development that is equitable and feasible and that lead applicants through procedures that are transparent and predictable.

**4. Facilitate the development of new housing units through strategic partnerships between the City and the broader community.** Partnerships to facilitate development include reaching community consensus for desired designs; and achieving community support for new incentives, standards, and tools to meet housing goals.



**5. Social Equity.** Work with the Community to proactively facilitate greater social equity by considering City incentives and programs that will enable new homes and apartments for a range of income levels, creating opportunities for all persons regardless of race, religion, ethnic background, or financial ability.

# Public comment

# Recommendation to City Council

## Instructions:

If the Housing Advisory Committee Members wish to move to approve of the *Draft Guiding Principles*, a Committee Member may make the following motion:

“I move that the Housing Advisory Committee recommend City Council adoption of the Guiding Principles as prepared by City staff and LWC.”

### **3. Informational Report on the Implementation of the Current Housing Element's Goals Related to Accessory Dwelling Units (ADUs)**





## OPENSOURCE

- A full-service architecture firm with offices in San Francisco and Los Angeles.
- Worked with ADU policy and design since 2014.
- Made significant contributions to ADU policy implementations in San Francisco and San Mateo County
- Designed ADUs throughout Northern and Southern California.

## What is an Accessory Dwelling Unit (ADU)?

Sometimes called in-law units, granny flats, second units, and casitas, there are generally **four types of ADUs** in California:

1. A single detached, free-standing unit, completely separate from the primary residence.
2. A second unit built into a new addition on the primary residence.
3. A unit placed into an existing space that is currently not being used as living space - typically a garage or storage space.
4. A Junior ADU (JADU) constructed by modifying living space inside the primary residence.

# Piedmont's ADU Program

The City of Piedmont adopted an updated ADU ordinance in February of 2020 (City Code 17.38):

- brings the city into compliance with the recent changes in State law;
- encourages ... “a mix of housing types affordable to all economic segments of the community.”

**To that end, Piedmont is committed to continuing to grow interest in, and access to, ADU housing opportunities**

## Recent State ADU Legislation

### **SB 13, AB 68, AB 881**

- Establish minimum standards for ADUs (setbacks, height limits, parking, owner-occupancy, and size limits)
- Prohibit local agencies from imposing stricter development standards.
- Sets maximum application review time as 60 days
- Local agencies must allow ADUs up to 800 SF
- Limits impact fees for ADUs under 750 SF
- Clarifies that ADUs and JADUs may contribute to the City's affordable housing goals as set forth in its RHNA

### **AB 587, AB 670, AB 671**

- Allows some deed-restricted sales
- States that CC&Rs that would restrict ADUs are void
- Requires local agencies to develop incentive programs for ADUs that can offer affordable rents for very low, low-, or moderate-income households

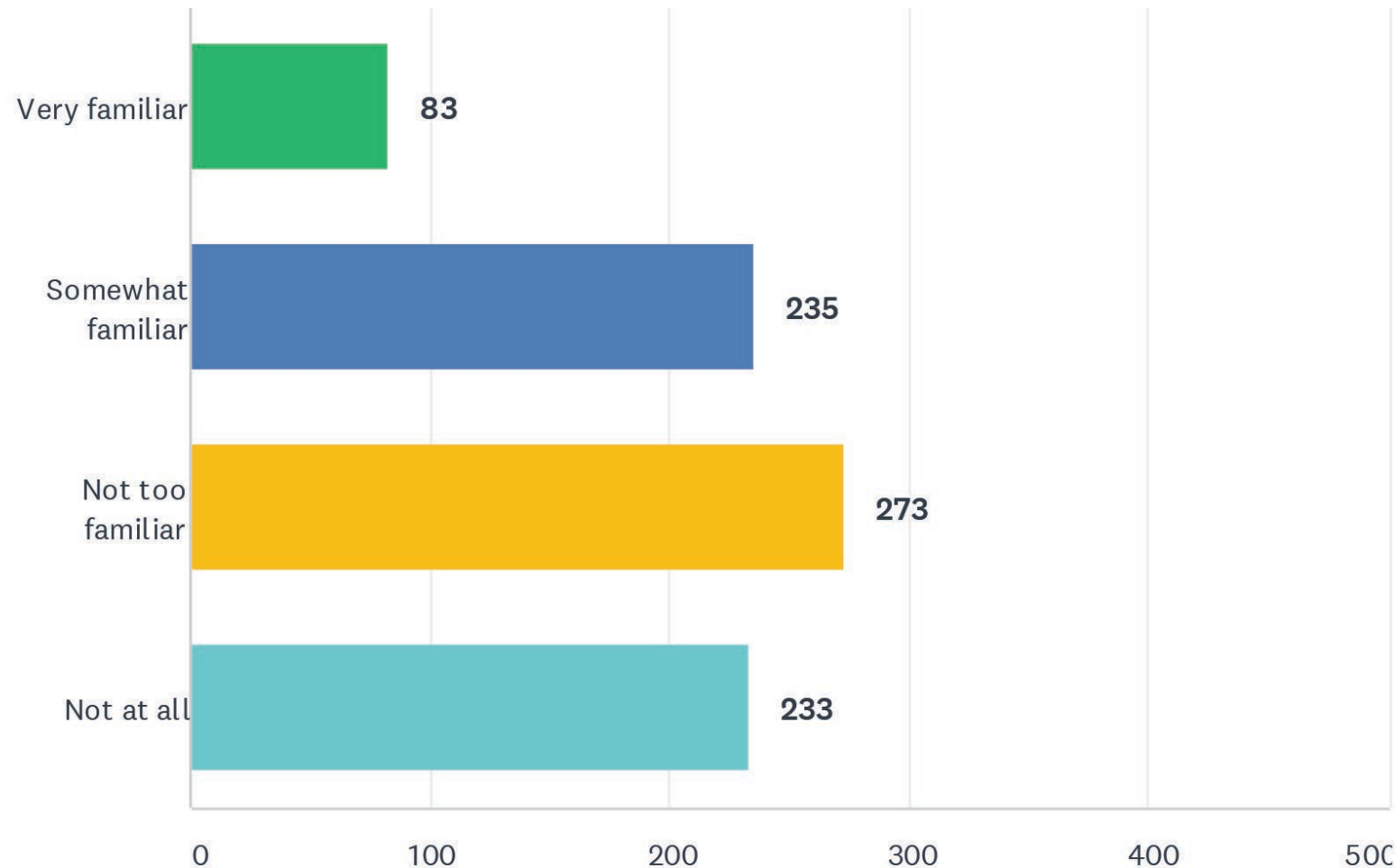
# Community Outreach Survey - ADU related questions

- Most Piedmont residents are **not familiar with the recent changes to statewide legislation** surrounding ADUs.
- Significant numbers of respondents indicated that they were interested in ADUs for **additional income** or **increased property value** and **for housing for members of their extended families**.
- Half of all respondents stated they were not interested in developing an ADU on their property. **Reasons cited - cost, a complex and uncertain approval process, concerns over not having enough space - may be somewhat mitigated by the updated ordinance** and/or incentive programs under consideration.
- **Quality building materials, craftsmanship, and design** were at least somewhat important to over 90% of respondents.
- Community was in favor (70/30) of considering **allowing two-story ADUs in Piedmont**.

Piedmont's ADU Ordinance, which aligns with last year's changes in State law, intends to promote the development of ADUs in the city.

# Questions 9: Recent ADU Law

**Familiarity with recent legislation that caps required setbacks for ADUs, limits requirements on size and height of ADUs and prohibits parking requirements for ADUs (AB 68, AB 881, and SB 13)?**

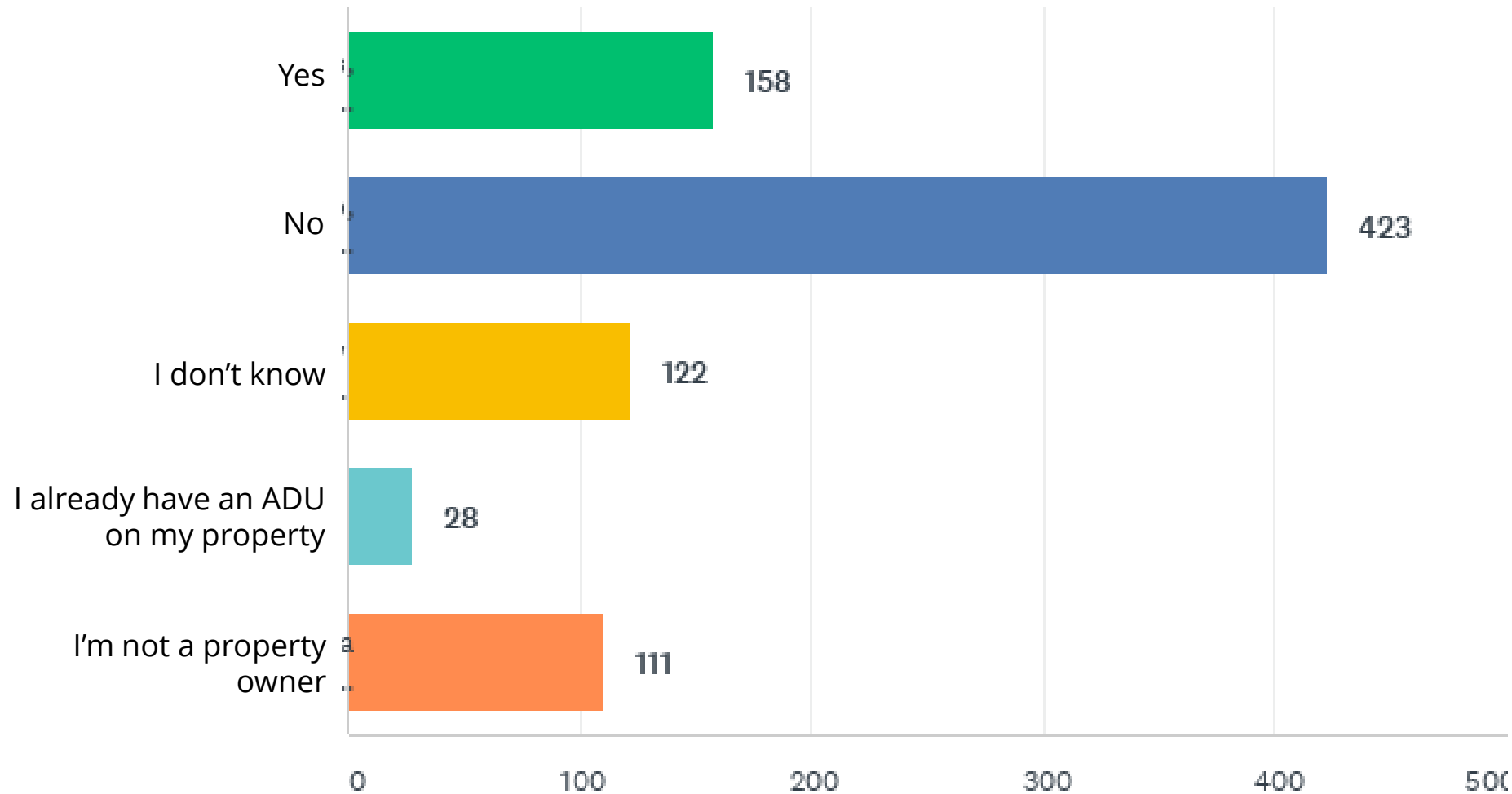


*The current zoning code is already in compliance with recent ADU legislation.*



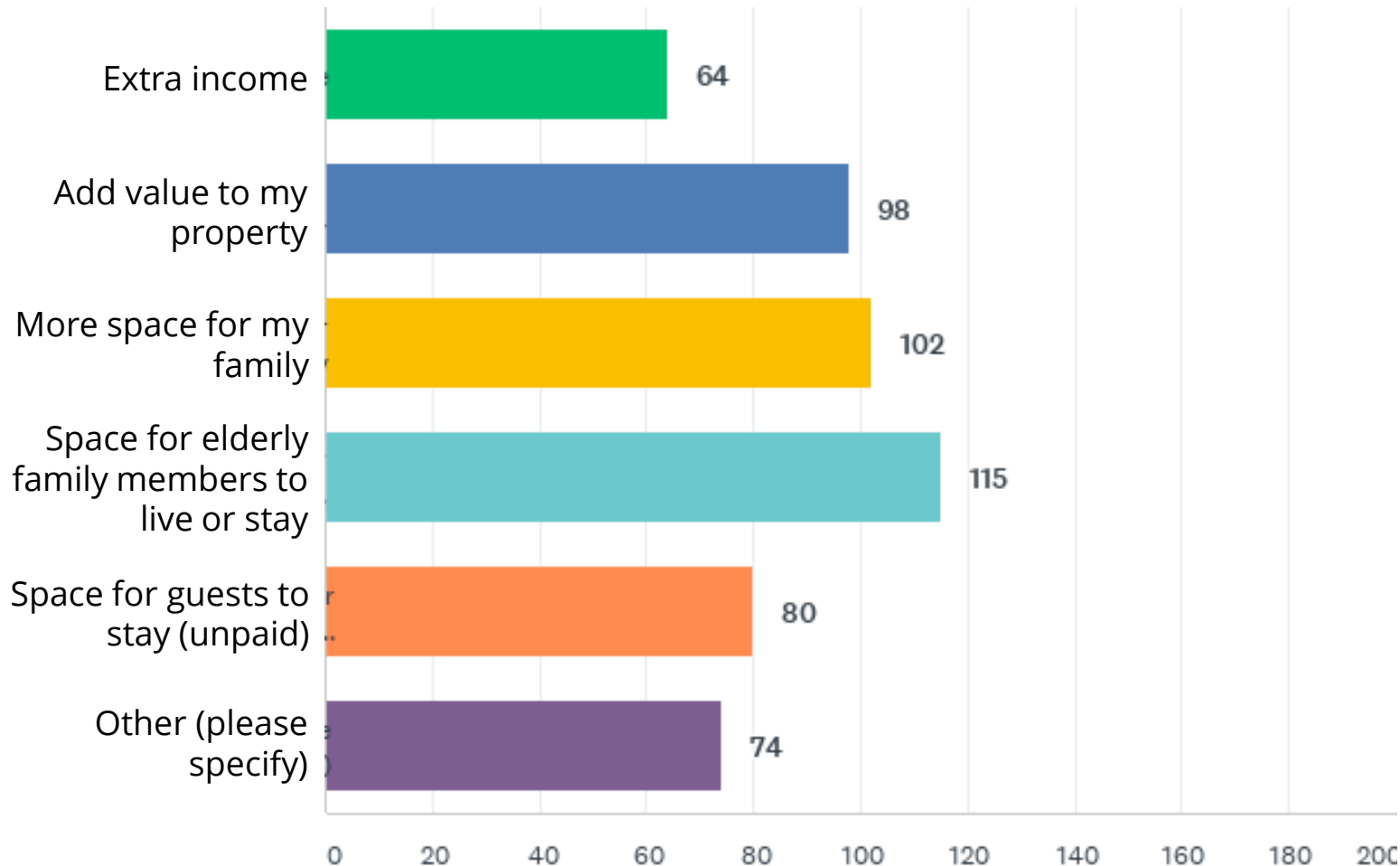
# Questions 11: Interest in ADUs

Interest in constructing an ADU or converting existing structure into an ADU?



# Questions 12: Interested

I am interested in constructing an ADU because...



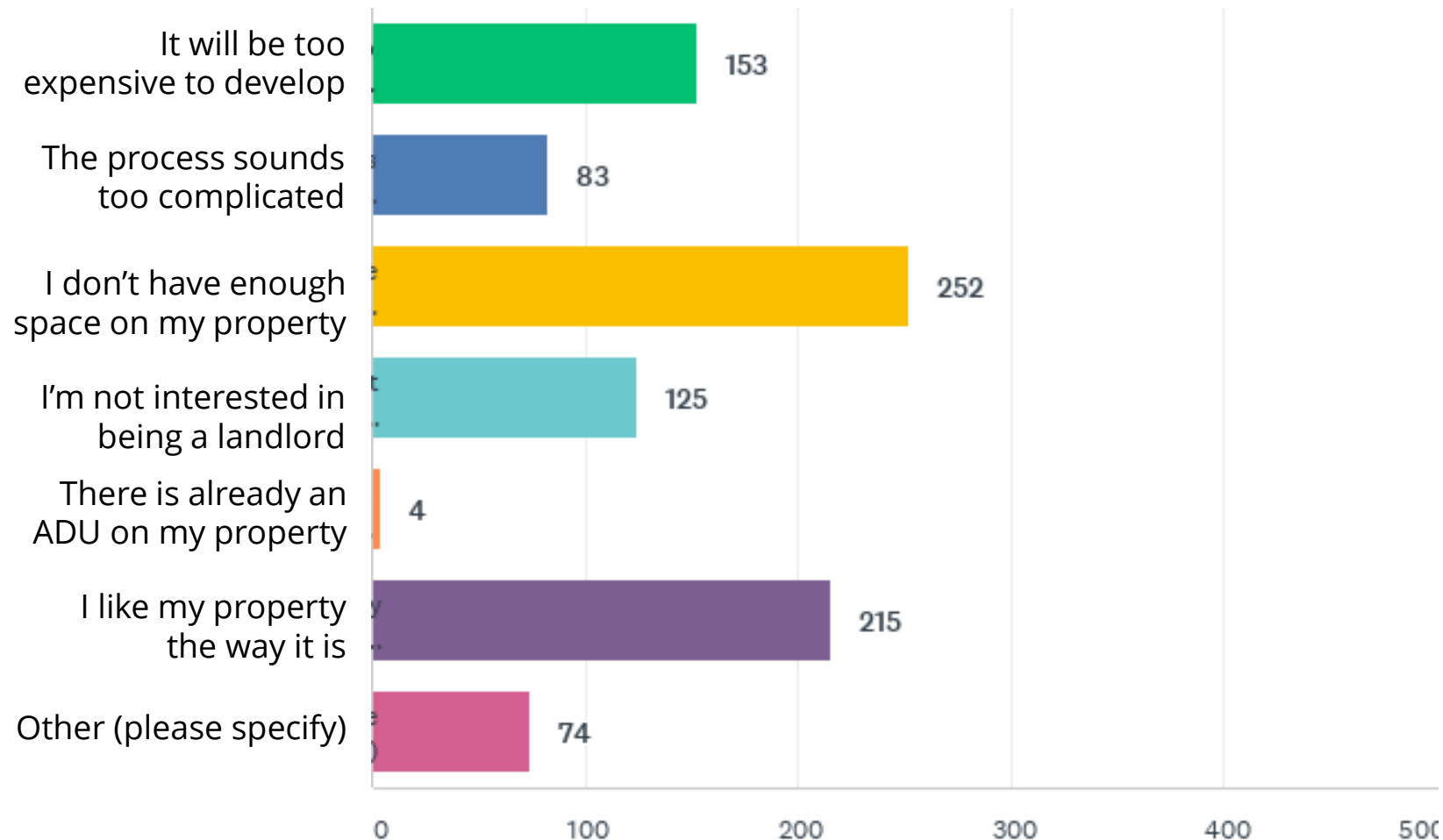
# Questions 12: Interested

## I am interested because... "Other"

- **To provide more housing**
  - *"Help to solve the Statewide housing crisis; use land efficiently"*
  - *"Provide much needed affordable housing"*
  - *"Offer chronically unhoused a place to live, chronically unhoused must have case manager support"*
- **Downsizing, living space for family member or caregiver**
  - *"Potential space for caretaker when I'm elderly/disabled"*
  - *"Option for me to live in it one day when I'm ready to downsize; option for adult children who may need local housing"*
  - *"Rehabilitation and recovery for senior in home"*

# Questions 13: Not Interested

I am NOT interested in constructing an ADU on my property because...





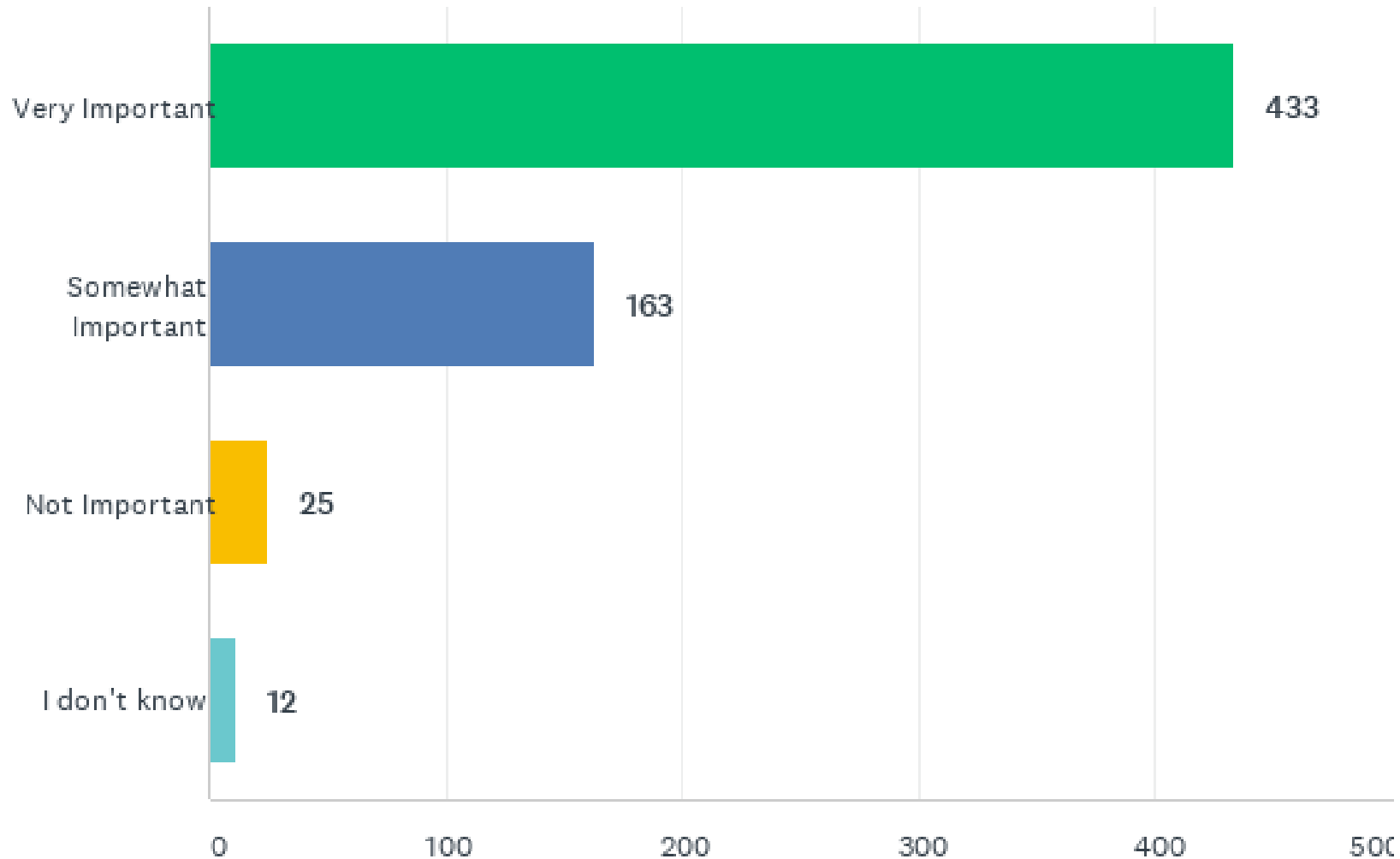
# Questions 13: Not Interested

## I am NOT interested because... "Other"

- **Density concerns (housing, parking, neighborhood character, etc.)**
  - *Homes are close enough in Piedmont.*
  - *There are already too many parking and traffic issues in our small town.*
- **Difficult permitting/approval process with the City**
  - *Concerns about the restrictions and approvals required*
  - *"The planning process in Piedmont is intimidating"*
- **Concerns about objections from neighbors**
- **Don't need/want, not feasible**
  - *"Not sure we want to share our backyard with renters / will be too invasive"*
  - *"Property is too small"*

# Questions 39: ADU Design

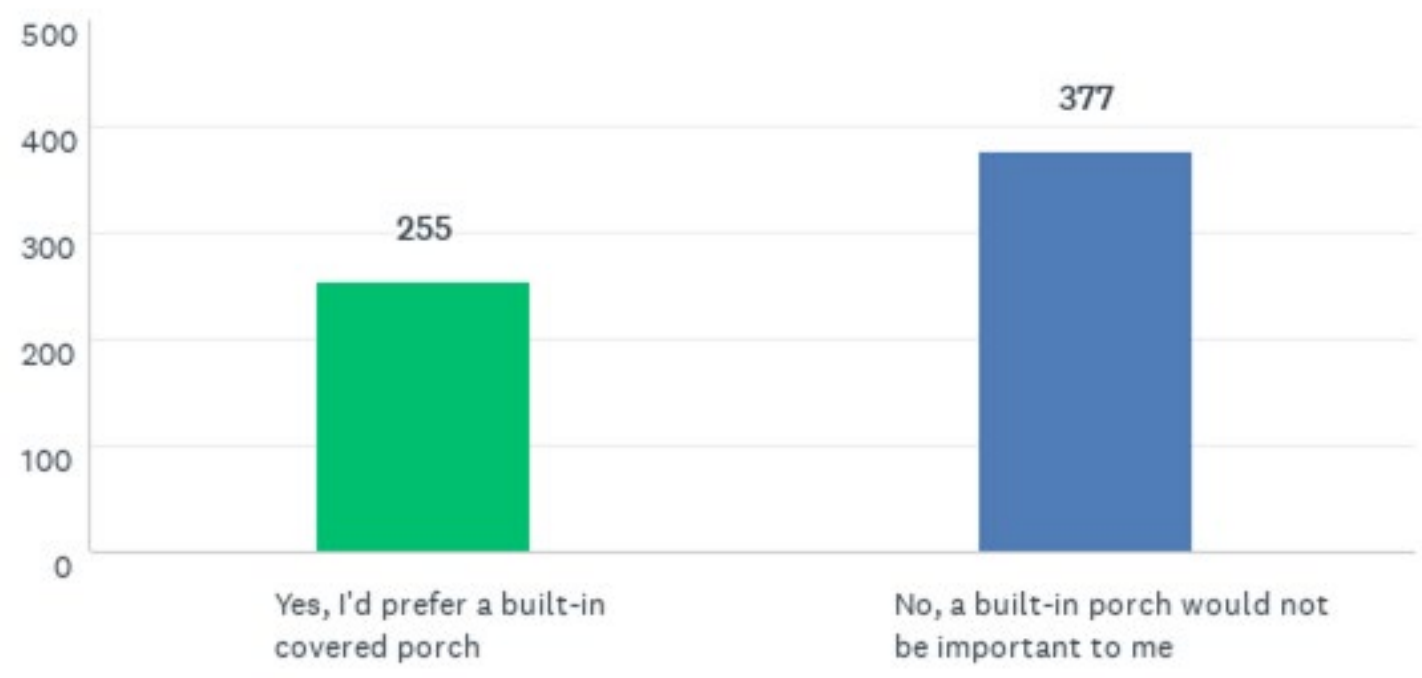
## ADU materials, craftsmanship, and design is...



As we begin to develop a set of ADU designs specific to Piedmont, we can identify features of the design that are 'optional,' to allow them to adapt to a variety of sites, budgets, and design styles.

# Questions 40: ADU Design

I prefer...



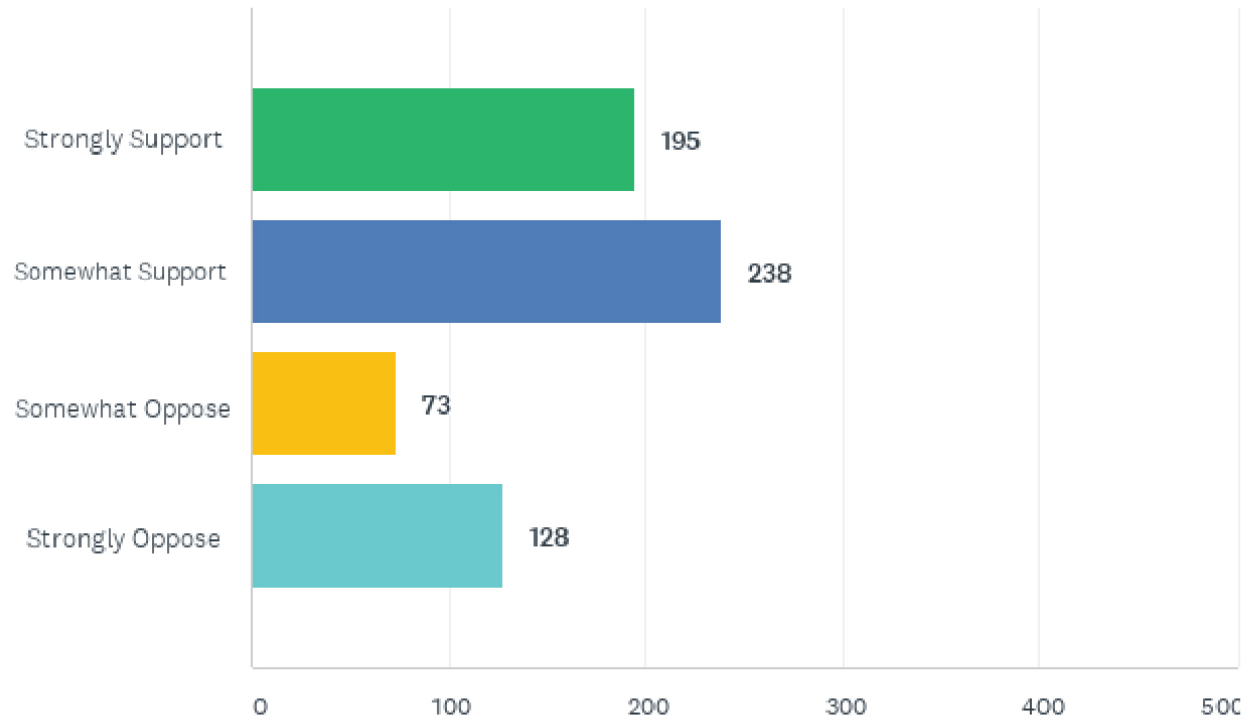
ADU with a porch/portico



ADU without a porch or portico

# Question 41: ADU Height

The City is considering the allowing new ADUs with two stories. I...

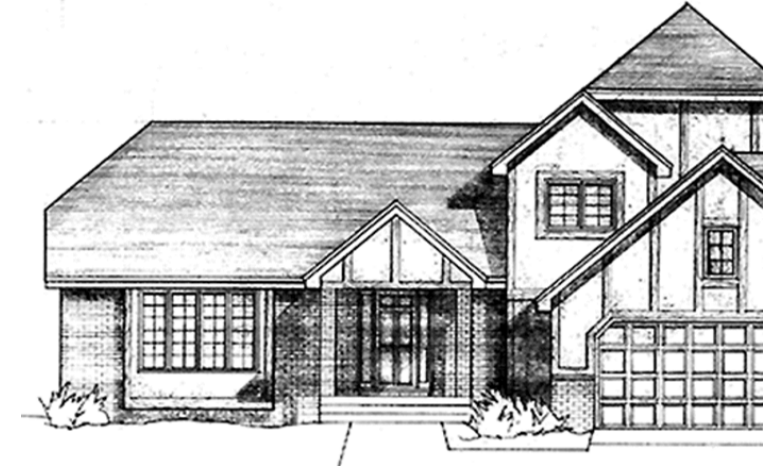


# Pre-approved ADU Plan Design Considerations



## Mediterranean / Spanish Revival Style

- Lower-pitched roofs (4:12 to 6:12)
- Arched windows
- Exterior Materials: Stucco, barrel tile roofing, wood trim
- Ornamentation on doors, windows and doors, and accents



## Tudor Style

- Steeply pitched gabled roofs with deep eaves
- Exterior Materials: Stucco panels with timber accents
- Tall windows with multiple square (or diamond) panes
- Low wall plate heights and dormers

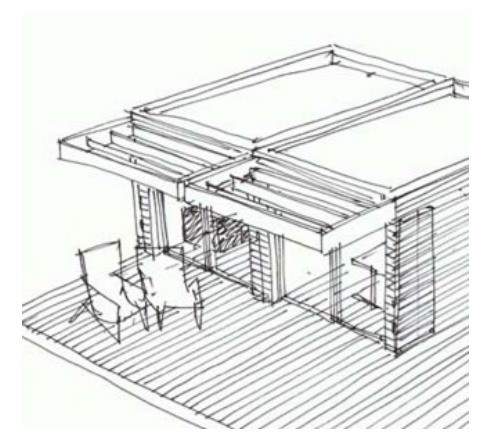


# Pre-approved ADU Plan Design Considerations



## Craftsman Style

- Pitched roofs (8:12 to 12:12) with deep overhangs
- Deep, broad porch elements with expressive structural components
- Exposed structural elements in the eaves such as rafters and brackets
- A mixture of exterior wall materials such as stucco, shingles, and horizontal or vertical siding
- Wood windows and trim
- Asymmetrical window and door compositions

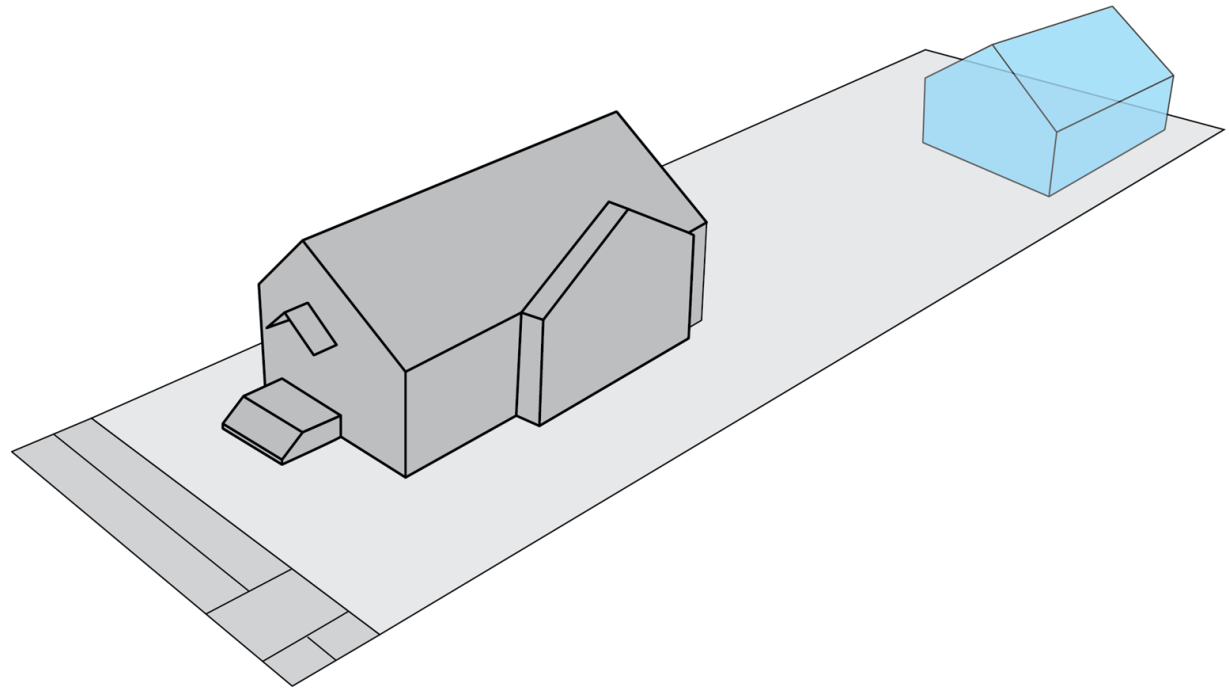


## Contemporary Styles

- Typically low-pitched, parapets, or 'flat' roofs
- Exterior Materials: Stucco, horizontal or vertical wood siding
- Minimal trim and ornament
- Large windows
- Asymmetrical window and door composition



# Types of Pre-approved ADU Plans for Current Regulations

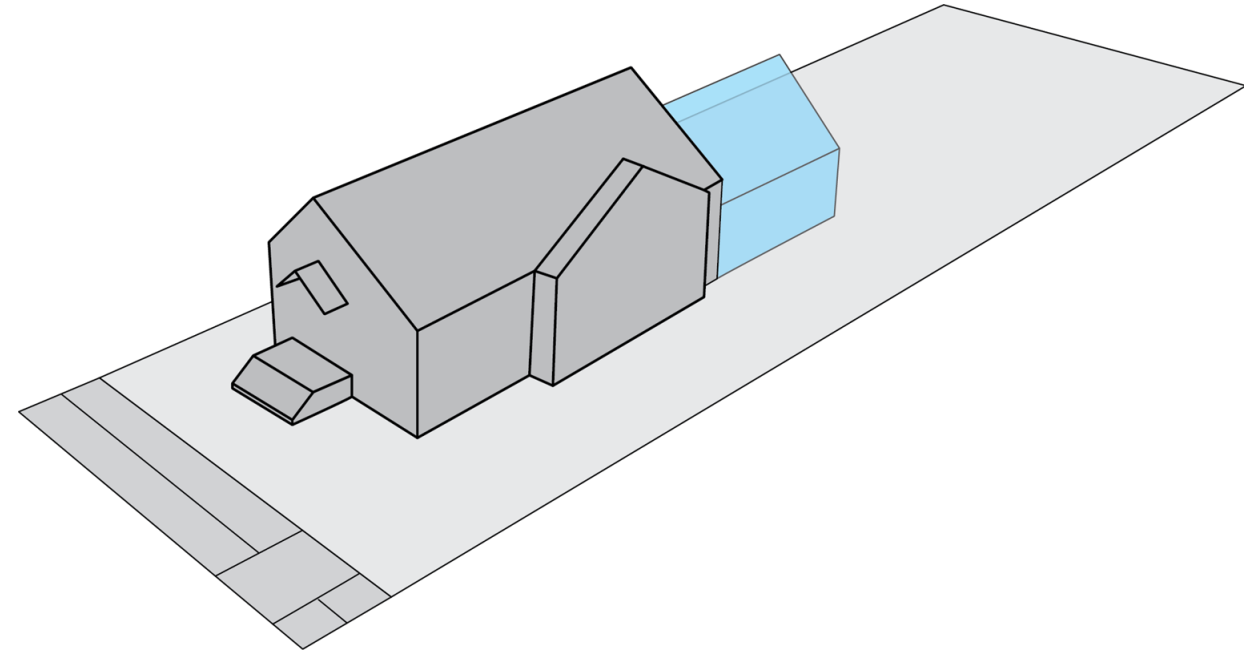


## Free-standing single-story ADUs

- Relatively small setbacks
- Heights of 12' - 16'
- 1 ADU



# Types of Pre-approved ADU Plans for Current Regulations

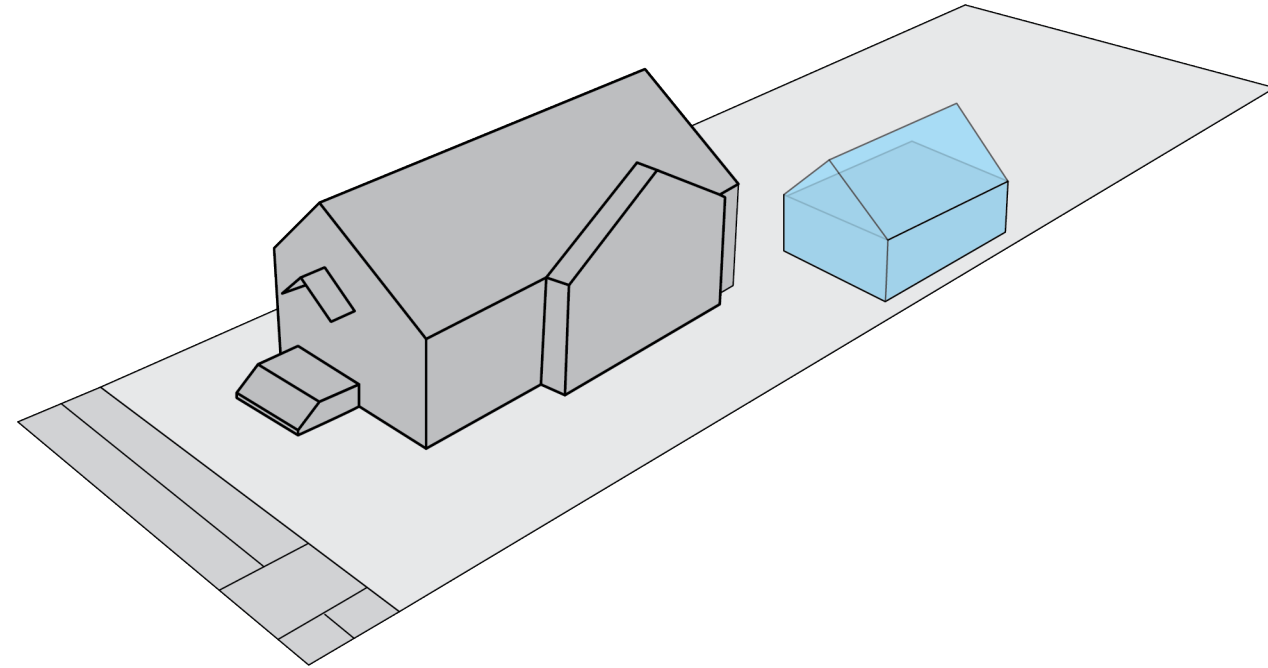


## Attached ADUs

- Connected to the primary residence
- Heights of 10' - 16'
- 1 ADU



# Types of Pre-approved ADU Plans for Current Regulations



## Garage Conversion ADUs

- Built within an existing garage
- 1 ADU

# Potential Incentive Programs

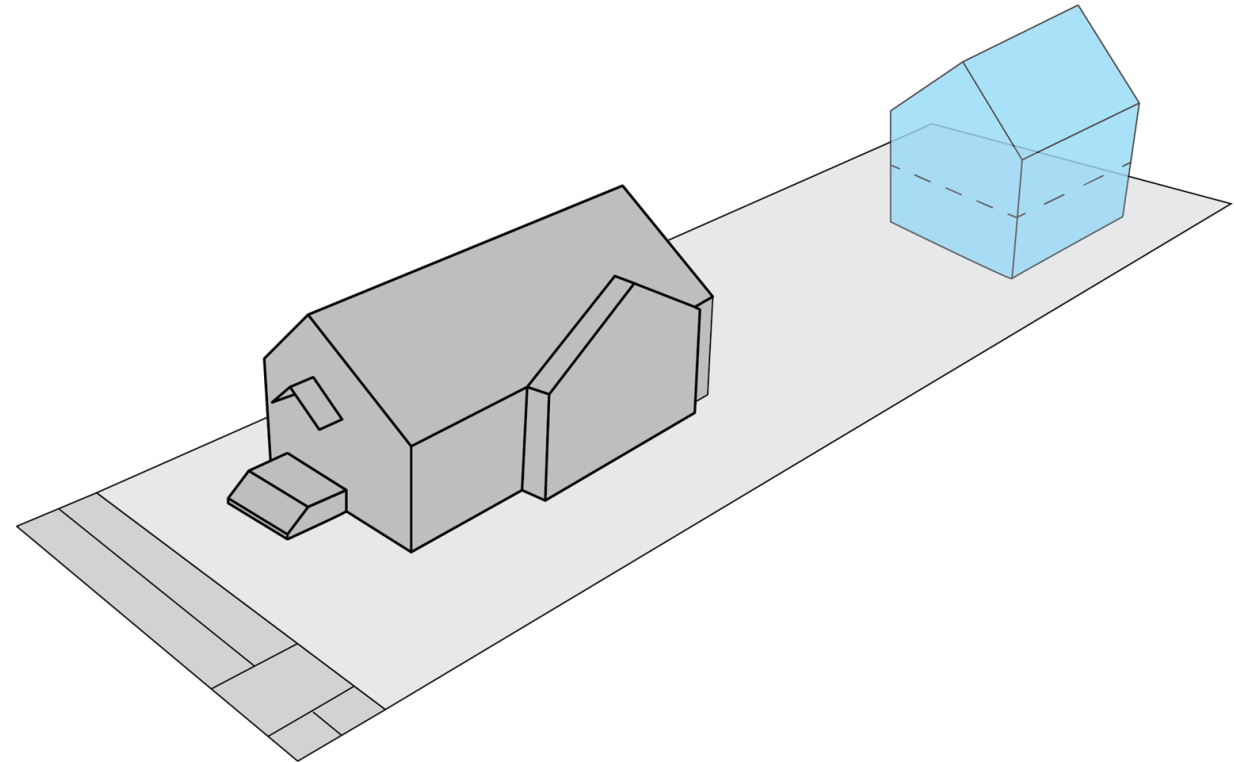
Piedmont is required to develop incentive programs to encourage the development of ADUs that can offer affordable rents. These affordable rents would likely be enforced with a 10-year deed-restriction. Some of the possible incentives being considered include:

1. **Increasing the height limit** to allow for a 2-story ADU
2. **Allowing a JADU up to 500 SF to be constructed as an addition** to a proposed free-standing ADU
3. **Allowing an additional JADU** on the property, for a total of 2 JADUs and 1 ADU allowed
4. **Pursuing non-profit grants to support loan assistance** for ADU construction
5. **Technical assistance and marketing** to overcome perception of difficulty

The incentives are intended for very low-income residents such as medical assistants, some City and School District staff, students, interns, and others.



# Types of Pre-approved ADU Plans for Possible New Incentives

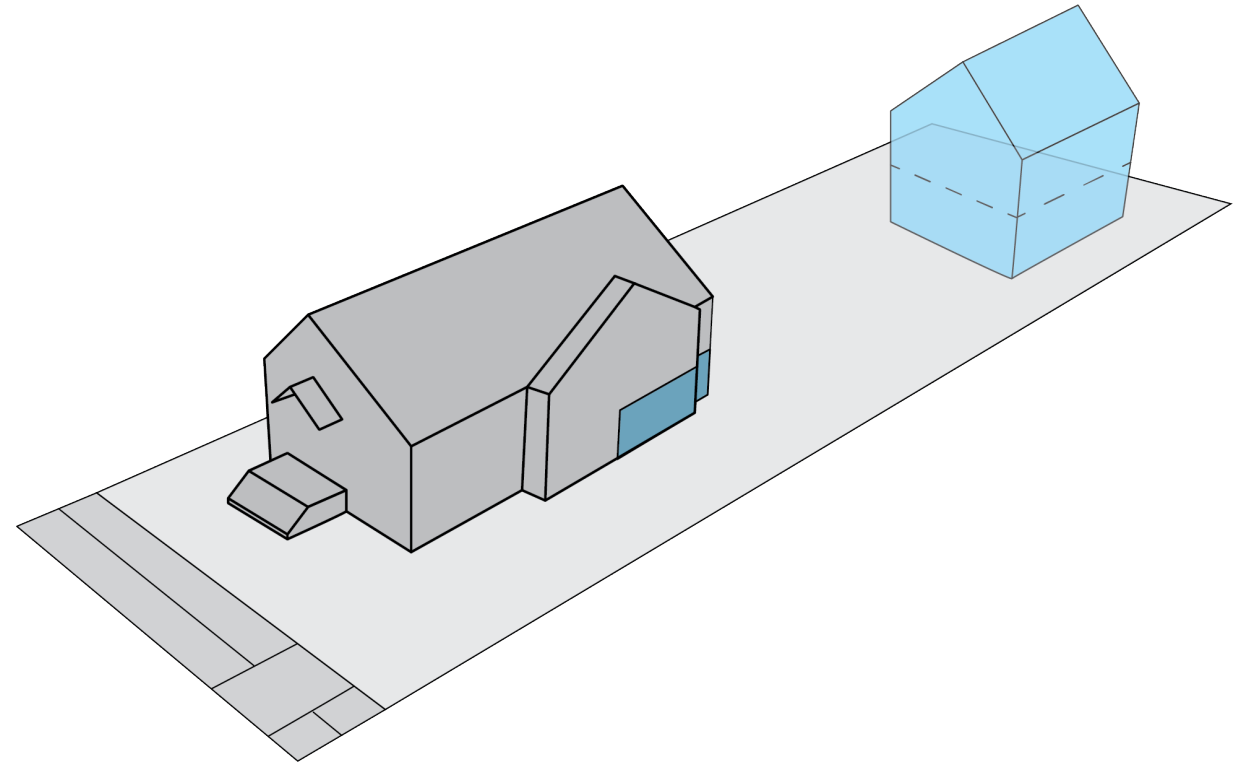


## Free-standing two-story ADUs

- Slightly larger setbacks
- Heights of 18' - 24'
- 1 or 2 units (e.g. ADU + JADU)
- Likely linked to an affordable incentive program



# Types of Pre-approved ADU Plans for Possible New Incentives

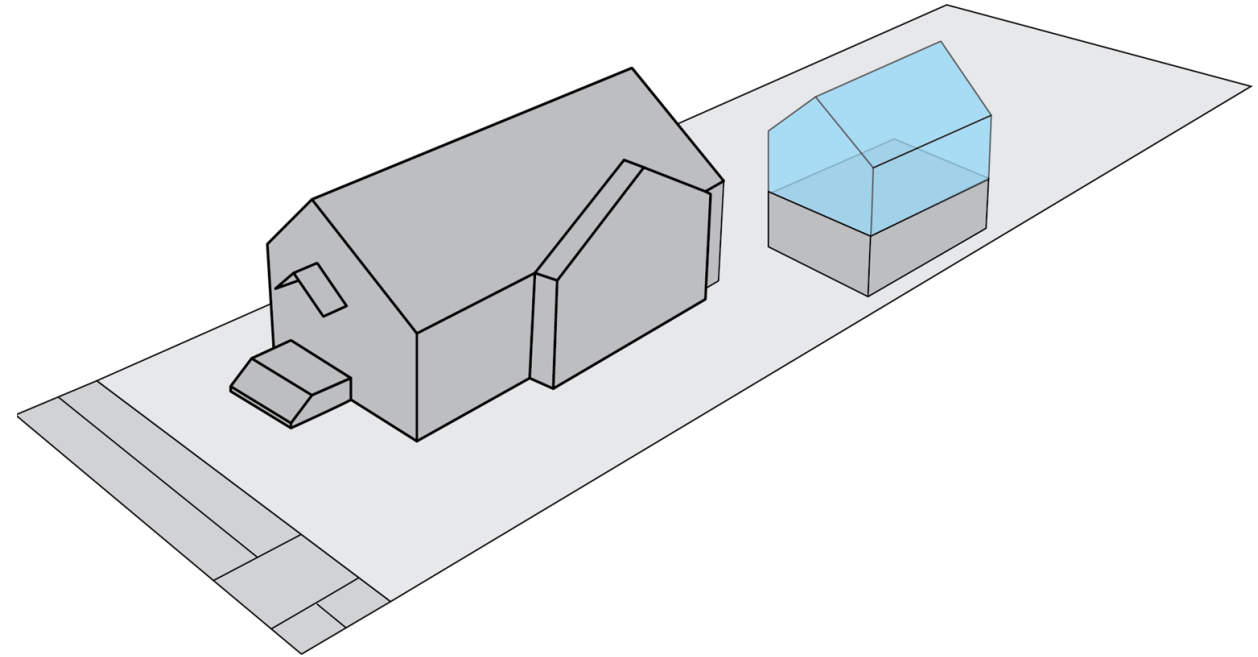


## Free-standing two-story ADUs + JADU

- Slightly larger setbacks
- Heights of 18' - 24'
- 2 or 3 units (e.g. ADU + 2 JADUs)
- Likely linked to an affordable incentive program



# Types of Pre-approved ADU Plans for Possible New Incentives



## ADUs over an Existing Garage (Carriage House)

- Connected to the street with a driveway
- Heights of 18' - 24'
- 1 ADU

# Public Comment



## 4. Informational Report on Objective Design Standards for Multi-family and Mixed-Use Development



# Community Feedback

## Stakeholder Interviews

- Two days in November 2020, 34 individuals, one-on-one or small groups.

## Project Website and FAQs

- Launched March 12, 2021 (<https://www.piedmontishome.org>)

## On-line “Pinnable” Map

- March 12, 2021, 93 unique users, 90 comments total re: housing opportunity sites.

## On-line Community Survey

- March-April 2021, 877 survey-takers. Awareness of legislation, interest in ADUs, housing strategies, funding sources, and multi-family and residential mixed-use design.

## April 20, 2021 HAC Meeting

- HAC Presentation on Brown Act and Public Meetings

## May 19, 2021 HAC Meeting

- Presented project overview, community outreach results to date, introduction to strategies to affirmatively further fair housing, and introduction to site inventory and testing.

## Takeaways from the May 19, 2021 HAC Meeting and Community Feedback

- Piedmonters are not opposed to density in well-designed buildings
- Piedmonters respond favorably to a range of thoughtfully designed architectural styles that have stylistic integrity
- Design standards should make it affordable to build
- Financial feasibility will be helpful in showing the limiting factors, what needs to change, and finding the right incentives for the types of designs that the Community favors
- Site testing should provide insights into the various regulatory and physical conditions in Piedmont
- Objective development and design standards will need to address parking design, unit mix, neighborhood context, and minimum ground floor height standards, as well as details such as curb appeal, landscaping, mailboxes, trash enclosures, and others



# May 19th Design Exercise

- Poll 2: Massing and Bulk



49 du/ac



53 du/ac

- Poll 3: Street Frontage



49 du/ac



26 du/ac

- Poll 4: Architectural Style



20 du/ac



133 du/ac



# Objective Design Standards Framework

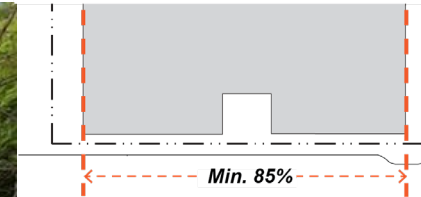
## Topic Design Elements

### Building Envelope

- Building Articulation
- Building Placement
- Upper-story Step-backs
- Percent of Building at Setback Line
- Privacy



Example diagram:



"Façade zone" ensures continuous street frontage

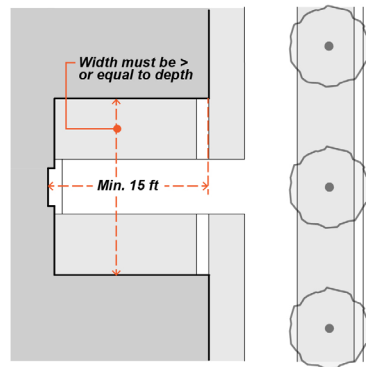
# Objective Design Standards Framework

## Topic Design Elements

### Building Design

- Roof Forms and Design (including screening elements and solar equipment)
- Window and Door Design
- Pedestrian-scaled Building Entrances
- Upper Floor Pedestrian-Scale Elements
- Ground Floor Finished Elevation
- Ground Floor Ceiling Height
- Corner Treatment

Example diagrams:



Roof designs shall be limited to:  
Hipped, Gable, Dormer, etc.



Accent elements mark  
entrances

Pedestrian-scaled  
Building Entrances

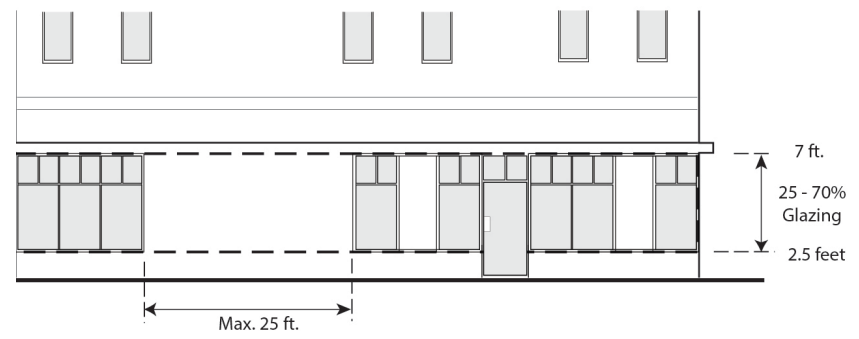


**Topic**      **Design Elements**

**Façade Design**

- Building-to-Street Relationship
- Building Materials and Color
- Architectural Style and Detail
- Variation of Wall Surfaces (relief, projections)
- Blank Walls

Examples:



Variation of wall surfaces

Feature that frame façade elements



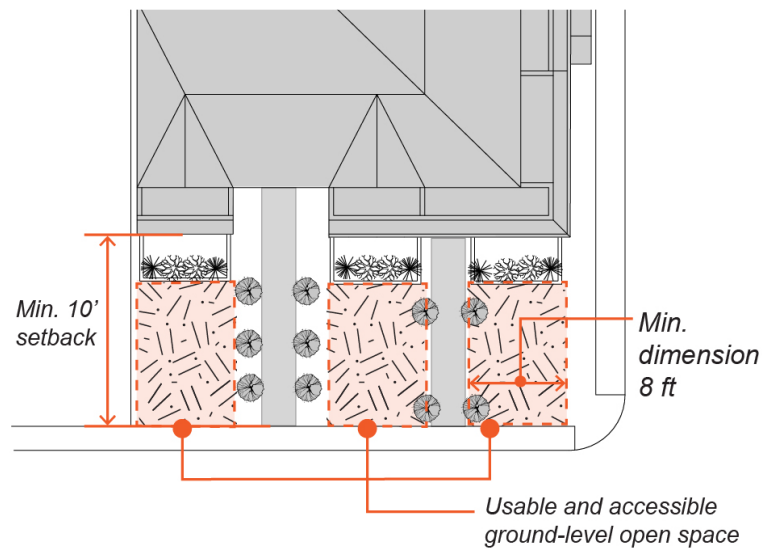
Unified palette of materials



# Objective Design Standards Framework

Topic	Design Elements
<b>Site Design</b>	<ul style="list-style-type: none"><li>• Building Orientation and Access</li><li>• Parking Design</li><li>• Landscaping</li><li>• Site Circulation</li><li>• Curb Cut Frequency</li><li>• Sustainability Measures</li></ul>

Example diagrams:



Parking access/curb cut location and frequency



Landscaping, paving that complement architectural style

# Next Steps for Objective Development and Design Standards

- LWC will prepare a static pro forma development analysis that will be used to assess feasibility of multi family development in Piedmont
- The implications of the objective design standards for project feasibility will be examined
- Project feasibility will be determined by an examination of the current market for:
  - Rents and sales costs for apartments and multi family units
  - Development costs for the project, including the costs associated with required off street parking
  - Land costs
  - Financing costs
- This analysis will suggest if the type of development specified in the design standards could be feasibly built in Piedmont and if not, what conditions would need to change in order for these projects to be able to attract private investment.

# Public comment

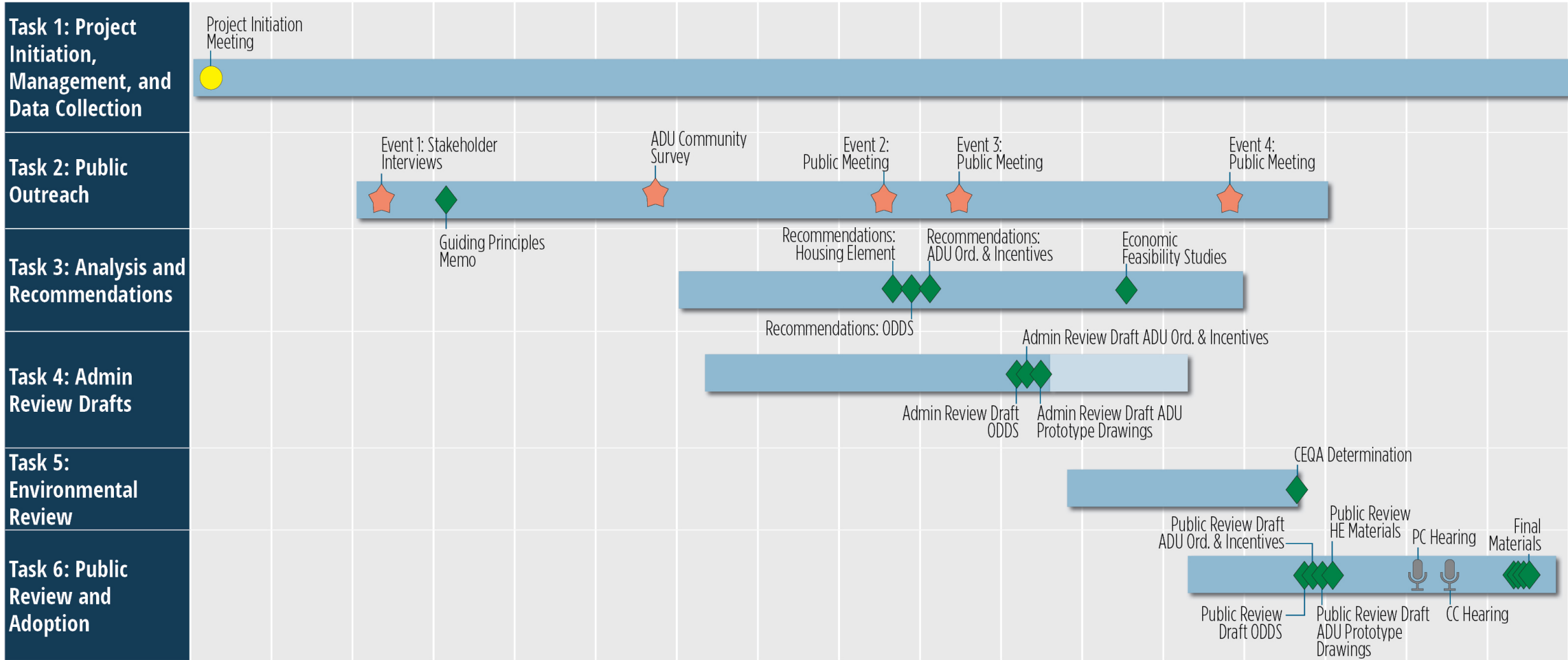


# 5. Discussion of Next Steps, Fall Multi-family Design and ADU Workshop



# Project Schedule

2020  
 Sept Oct Nov Dec 2021  
 Jan Feb Mar Apr May June July Aug Sept Oct Nov Dec 2022  
 Jan



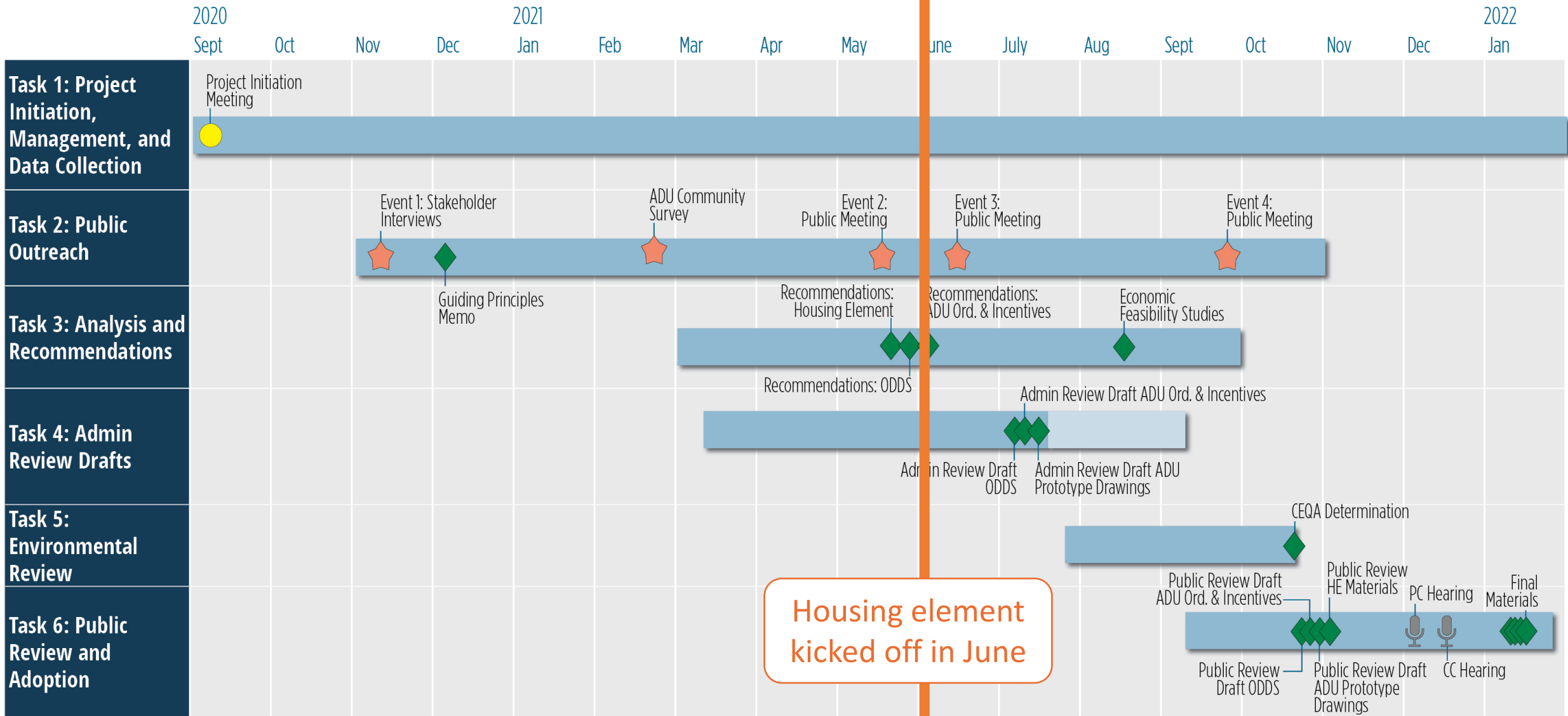
# Public comment



# Thank you.



# Project Schedule



Housing element kicked off in June

