



City of Piedmont

Multi-family Design Standards and ADU Incentives

Community Meeting | October 21, 2021



Agenda

1. **Project Overview and Who's Here?** (5:30 - 5:40)
2. **Public Review Draft Summary** (5:40 - 5:55)
3. **Breakout Session A: Multifamily and Residential Mixed-Use Design** (5:55 - 6:10)
Re-group (6:10 - 6:15)
4. **Breakout Session B: ADU Plans and Incentives** (6:15 - 6:30)
5. **Report Back** (6:30 - 6:45)
6. **Wrap Up & Next Steps** (6:45 - 6:55)

1. Project Overview



Introduction

- **Project Lead:** City of Piedmont Planning Staff
- **Consulting Team:**



Lisa Wise Consulting, Inc.

- Lisa Wise
- David Bergman
- Monica Szydlik
- Stefano Richichi



Open Scope Studio

- Ian Dunn
- Mark Hogan
- Mary Davis



Plan to Place (separate contract)

- Dave Javid
- Paul Kronser

Introduction

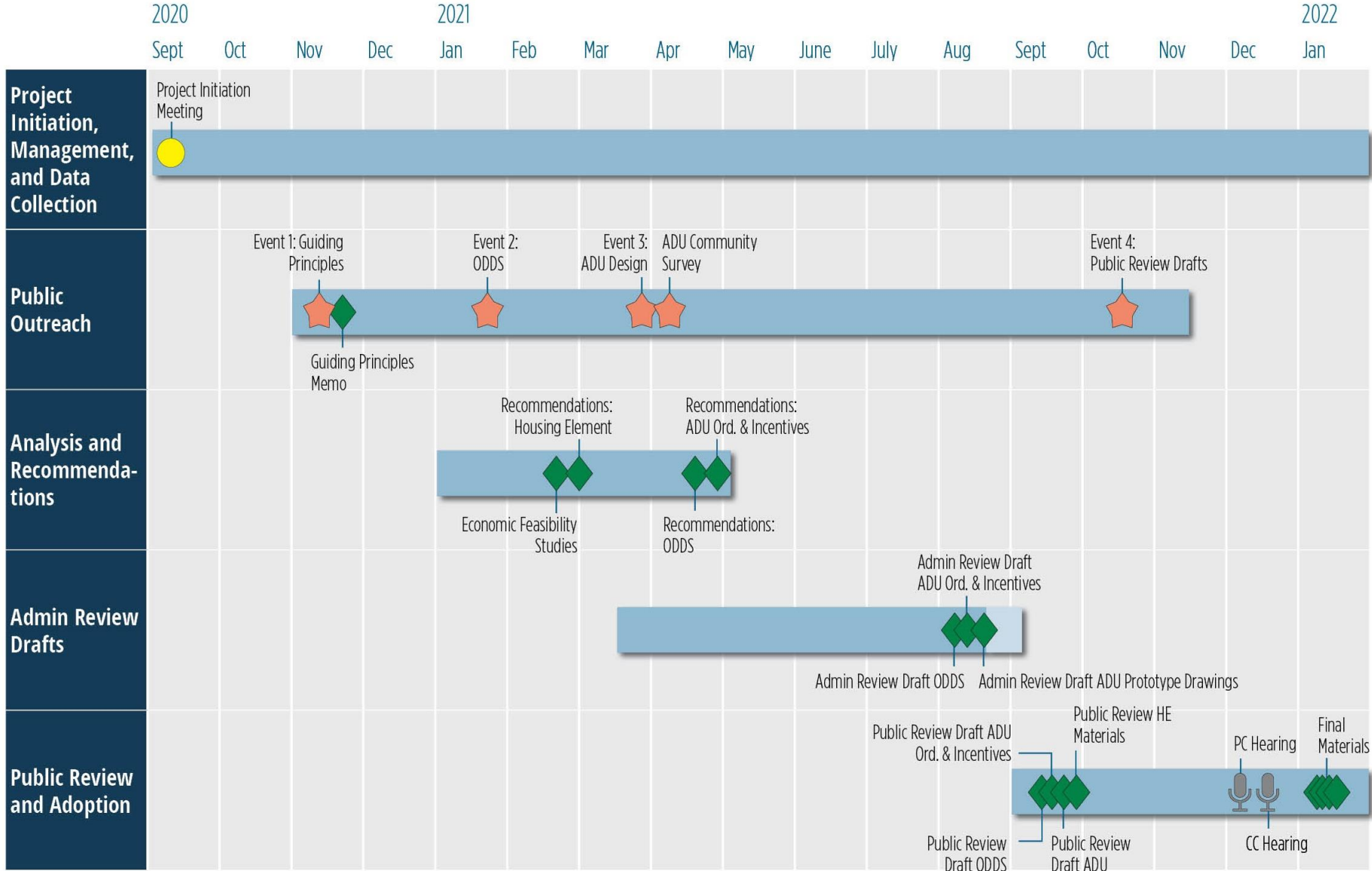
Project Objectives

- Recommend how the upcoming Housing Element can affirmatively further fair housing in Piedmont
- Begin discussion of site inventory to meet RHNA requirements for upcoming Housing Element
- Develop objective design standards that lead to development that the community supports
- Prepare a financial feasibility analysis for two potential development sites in Piedmont
- Develop high-quality context-sensitive ADU designs
- Develop incentives to facilitate the construction of ADUs
- Conduct robust community engagement

Per State law, California cities:

- **Must provide streamlined approval** for qualifying affordable housing developments.
- **May not impose new subjective design standards** on residential developments.
- **Must support and actively facilitate** affordable multi-family development on sites between 0.5 acres and 10 acres in size that permit residential uses at a density of at least 20 du/ac.
- **Must develop incentives** for construction of ADUs.

Project Schedule



- Consultant Work
- Staff Review
- Community Outreach
- Meeting
- Product
- Public Hearing



Community Outreach

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.

May 19, 2021 HAC Meeting

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

June 15, 2021 HAC Meeting

- Reviewed project objectives, community outreach results on ADUs, introduction to options for designs and incentives.

Tonight – Review of Public Review Draft. *Who’s here?* 

2. Public Review Draft Summary



Public Review Draft Overview

1. Overview

- In This Document
- Next Steps

2. Objective Design Standards

- Division 17.24 Zone C: Multi-family Residential
- Division 17.26 Zone D: Commercial and Mixed-Use

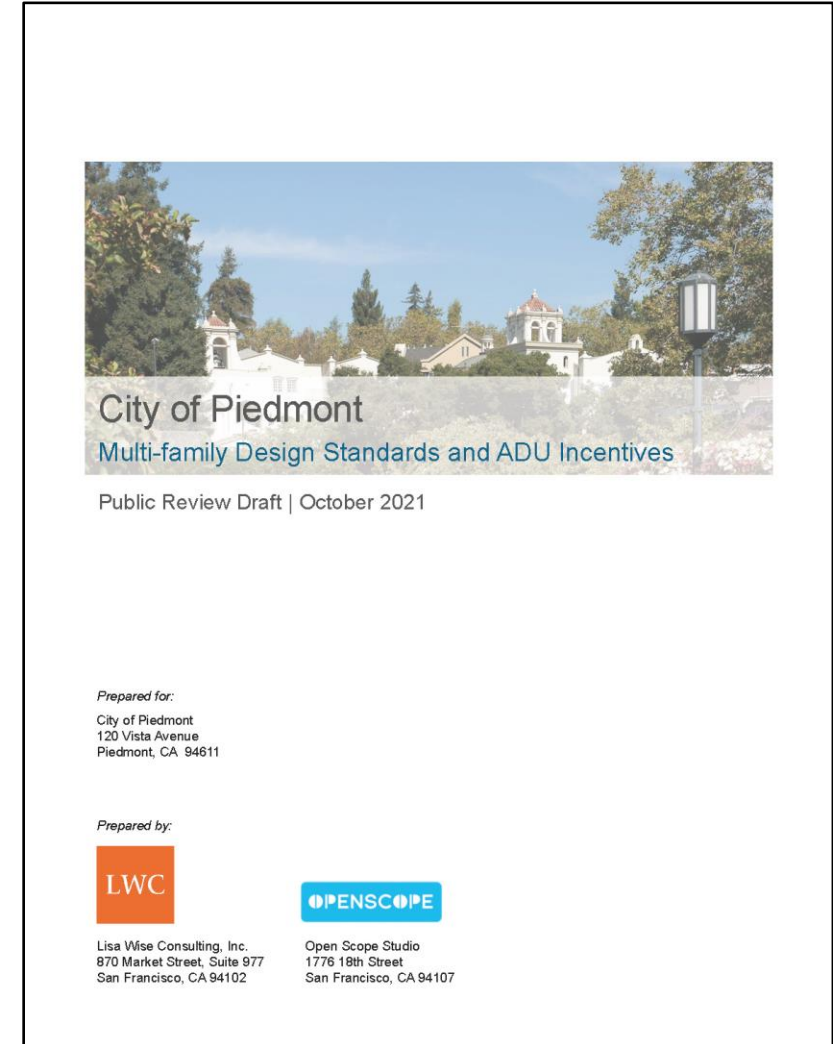
3. Test Site Massing Studies

- Zone D Civic Center Subarea Test Site
- Zone D Grand Avenue Subarea Test Site
- Test Site Feasibility

4. ADU Recommendations

- Potential Revisions to Piedmont ADU Ordinance
- Incentive Programs
- Summary of Recently Proposed and/or Pending State ADU Legislation

5. ADU Prototype Plans



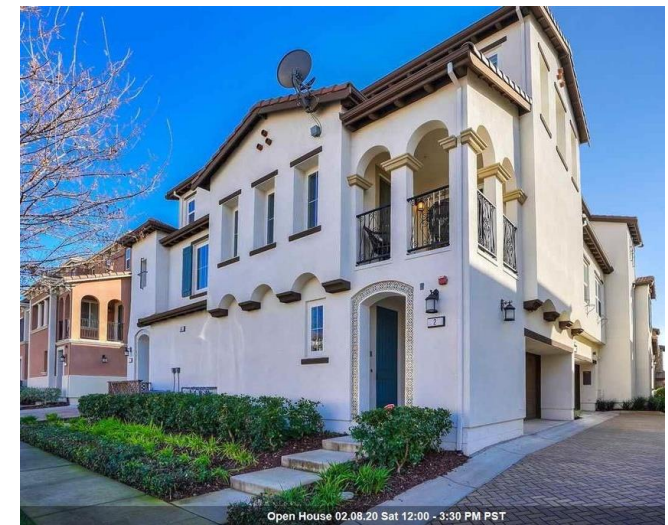
Public Review Draft Overview

Objective Design Standards

- Acknowledge existing patterns of development and ensure that development “fits in” with Zone C and Zone D neighborhoods.
- Reflect the community’s design priorities and be consistent with Piedmont Design Guidelines
- Promote development in a general Mediterranean architectural style.
- Recommend adding two new sections to Piedmont Code Chapter 17:
 - Division 17.24 Zone C: Multi-family Residential, Section 17.24.050 Design Standards
 - Division 17.26 Zone D: Commercial and Mixed-Use, Section 17.24.050 Design Standards
- Projects that comply with the Code’s objective design standards may undergo administrative review only; projects that do not may voluntarily choose a discretionary Design Review process.



- Excellence in design
- Sensitive site planning
- Neighborhood compatibility
- Predictable and high-quality design



Public Review Draft Overview

ODS Contents

A. Building Envelope Design

1. Upper-story Step-backs
2. Building Placement
3. Building Massing Abutting Zone A
4. Privacy

B. Building Design

1. Street-facing Building Articulation
2. Roof Form and Design
3. Building Entries
4. Ground Floor Finish Floor Elevation
5. Window and Door Design
6. Residential Unit Design
7. Parking and Driveway Design
8. Equipment Screening
9. Additions and Remodels

C. Façade Design

1. Blank Walls
2. Building Materials, Colors, and Finish
3. Architectural Details
4. Additions and Remodels

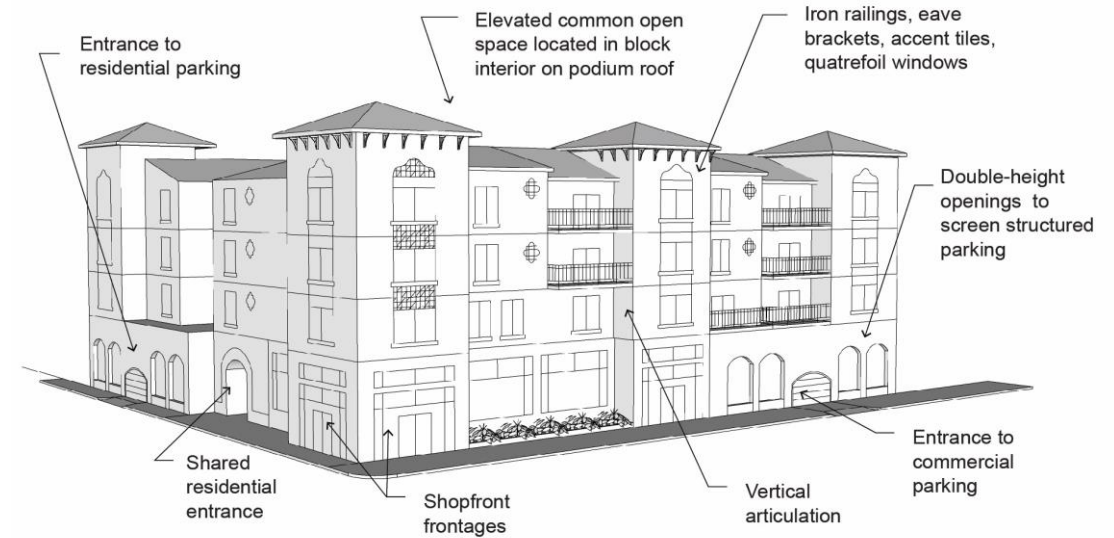
D. Site Design

1. Walls and Fences
2. Landscaping
3. Site Circulation
4. Refuse and Recycling Areas
5. Lighting
6. Energy Efficiency
7. Parking Reductions (Zone D)

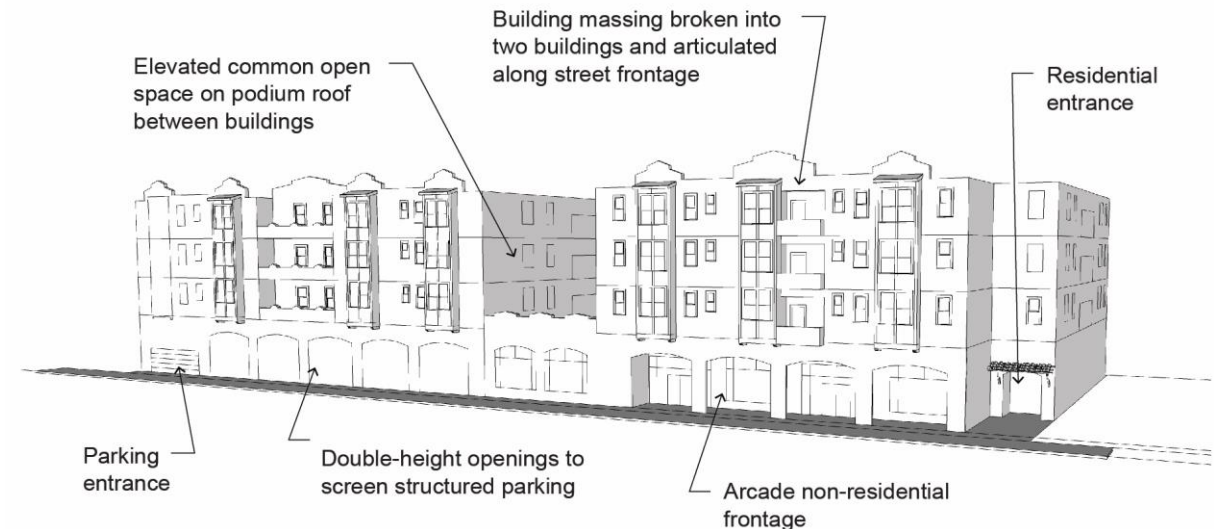
Public Review Draft Overview

Test Site Feasibility

- LWC prepared a static pro forma development analysis to assess feasibility of multi family development in Piedmont
- Examined the implications of the objective design standards for project feasibility
- Determined project feasibility by an examination of the current market for:
 - Rents and sales costs for apartments and multi-family units
 - Development costs for the project, including costs associated with required off-street parking
 - Land costs
 - Financing costs
- Analysis shows the type of development described in the design standards can attract private investment and is feasible in Piedmont, assuming some changes to development standards.



Partial illustrative design concept



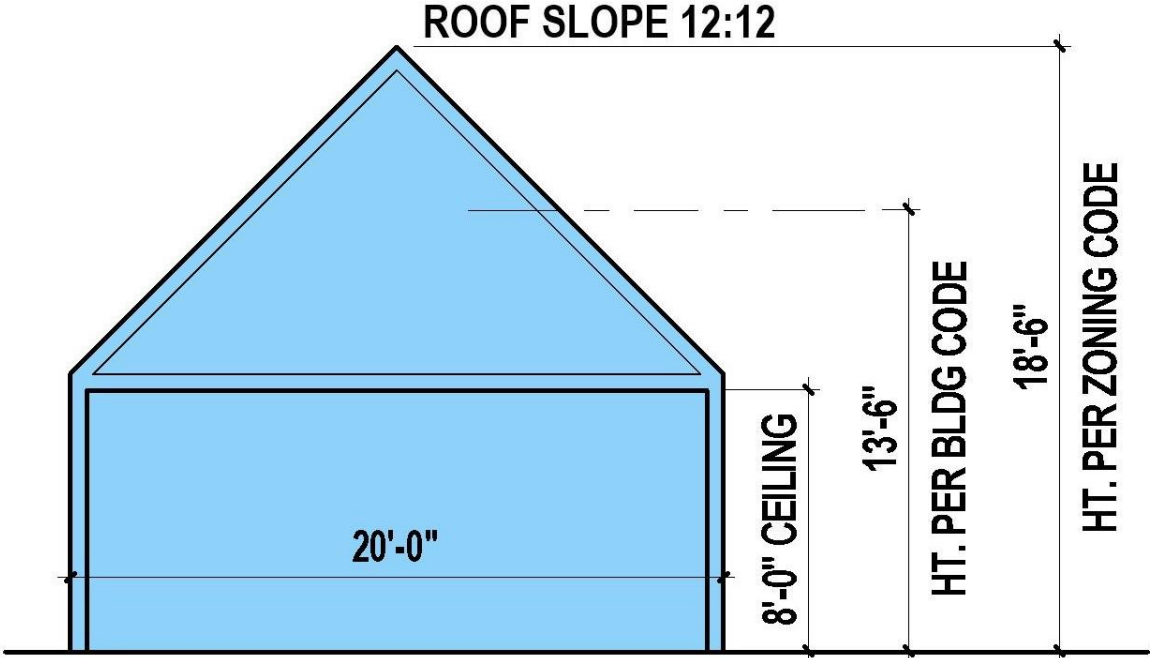
Partial illustrative design concept

Public Review Draft Overview

ADU Incentives for 10-yr Deed Restriction – Potential Revisions to Existing ADU Ordinance

Height Limits

- Raising the height limits could be allowed in exchange for wider setbacks to accommodate higher roofs.



Carriage House

- Would allow for an exception to the height limit for a unit above an existing garage



Public Review Draft Overview

Existing ADU Incentive

- Unit size exception for documented deed restriction

New Incentives for 10-Year Deed Restriction

- Additional ADU
 - Greater FAR, lot coverage on properties where primary residence is >45 years old
- Expand Conversion ADUs
- Pre-approved Plans
- Financing Incentives

Additional Incentives

- Additional Outreach
- Technical Assistance



Public Review Draft Overview

ADU Prototype Designs - Studio

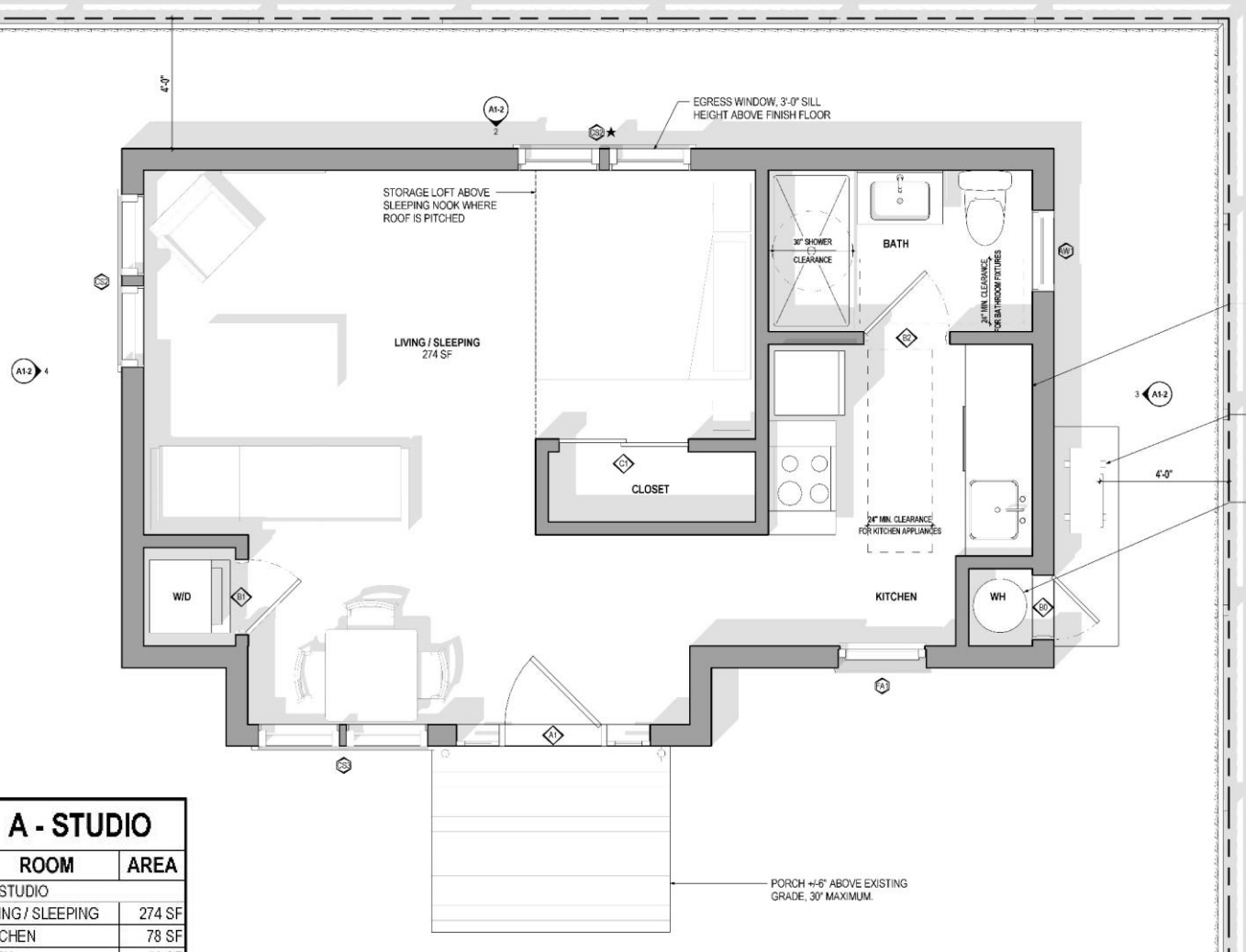
Tudor



Craftsman



Spanish



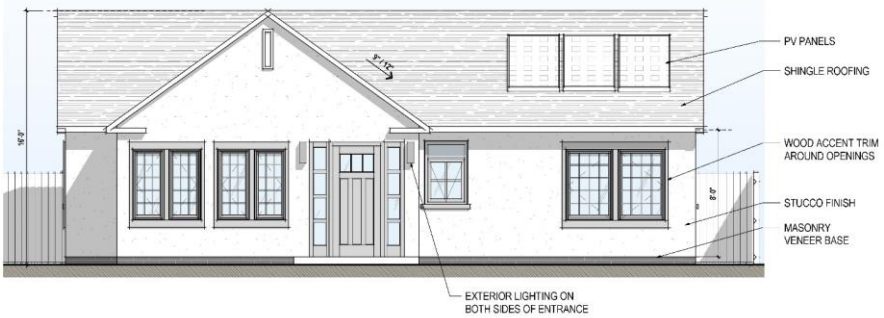
A - STUDIO	
ROOM	AREA
A - STUDIO	
LIVING / SLEEPING	274 SF
KITCHEN	78 SF
BATH	41 SF
CLOSET	14 SF
W/D	9 SF
WH	5 SF
GSSF:	500 SF



Public Review Draft Overview

ADU Prototype Designs – 1 Bedroom

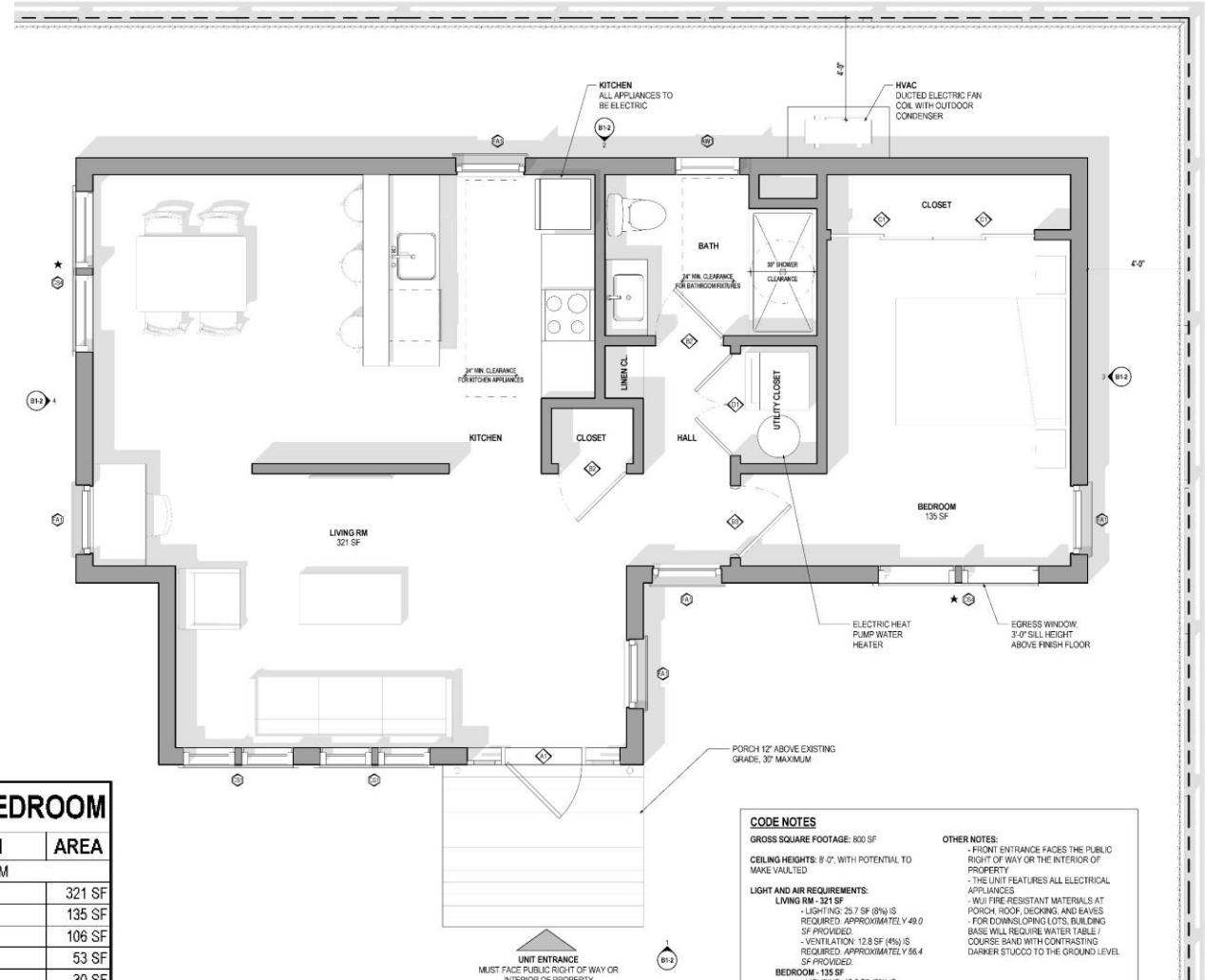
Tudor



Craftsman



Spanish



B - 1 BEDROOM	
ROOM	AREA
1.1 1-BEDROOM	
LIVING RM	321 SF
BEDROOM	135 SF
KITCHEN	106 SF
BATH	53 SF
HALL	30 SF
CLOSET	21 SF
UTILITY CLOSET	14 SF
COAT CLOSET	7 SF
LINEN CL.	3 SF
GSF	800 SF

CODE NOTES

GROSS SQUARE FOOTAGE: 800 SF

CEILING HEIGHTS: 8' 0", WITH POTENTIAL TO MAKE VAULTED

LIGHT AND AIR REQUIREMENTS:

- LIVING RM - 321 SF
 - LIGHTING: 25.7 SF (8%) IS REQUIRED; APPROXIMATELY 49.0 SF PROVIDED
 - VENTILATION: 12.8 SF (4%) IS REQUIRED; APPROXIMATELY 56.4 SF PROVIDED
- BEDROOM - 135 SF
 - LIGHTING: 10.8 SF (8%) IS REQUIRED; APPROXIMATELY 25.4 SF PROVIDED
 - VENTILATION: 5.4 SF (4%) IS REQUIRED; APPROXIMATELY 28.71 SF PROVIDED

OTHER NOTES:

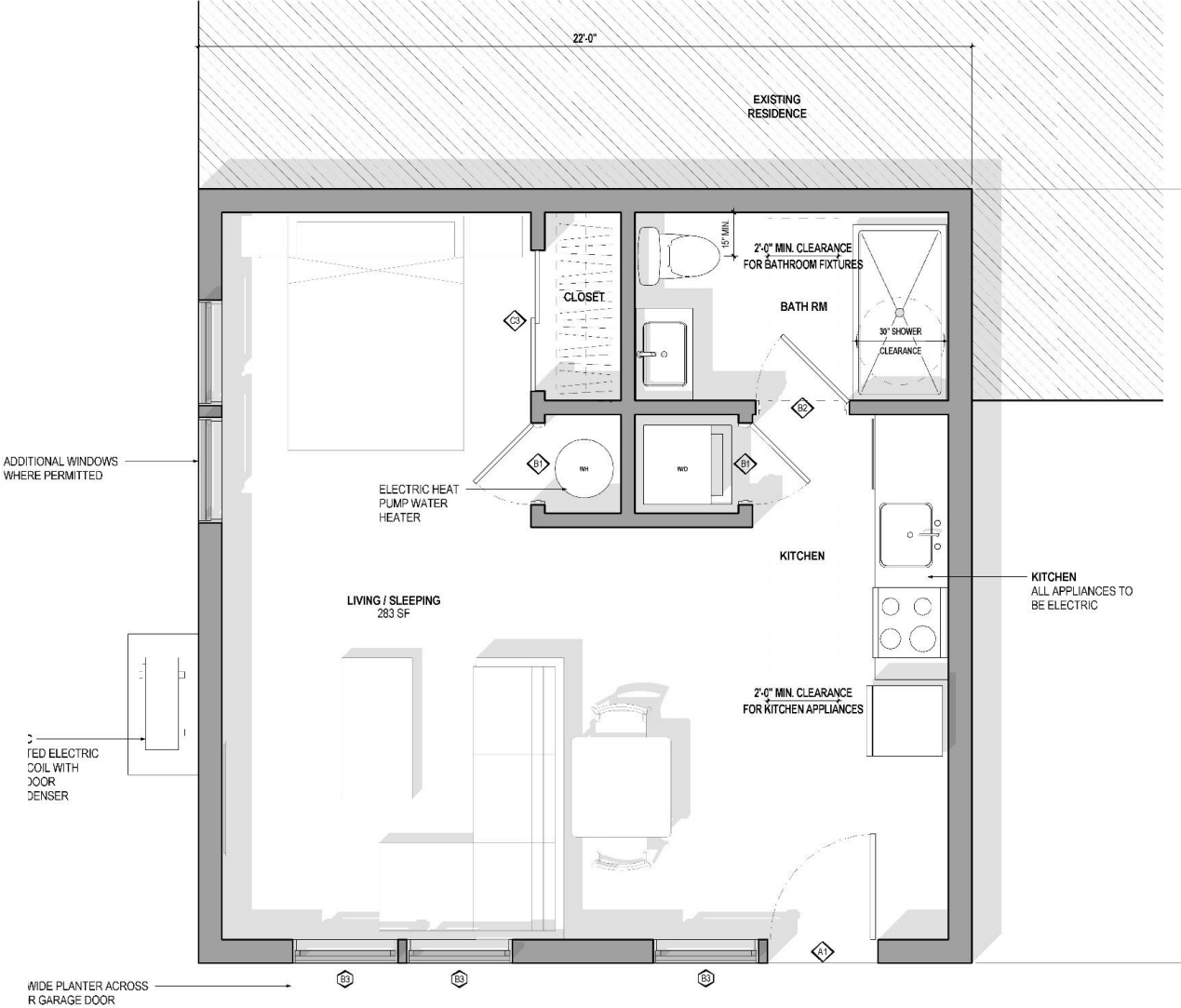
- FRONT ENTRANCE FACES THE PUBLIC RIGHT OF WAY OR THE INTERIOR OF PROPERTY
- THE UNIT FEATURES ALL ELECTRICAL APPLIANCES
- W/II FIRE-RESISTANT MATERIALS AT PORCH, ROOF, DECKING AND EAVES
- FOR DOWN-SLOPING LOTS, BUILDING BASE WILL REQUIRE WATER TABLE / COURSE BAND WITH CONTRASTING DARKER STUCCO TO THE GROUND LEVEL.



Public Review Draft Overview

ADU Prototype Designs – Garage Conversion

2.1 GARAGE CONVERSION	
ROOM	AREA
2.1 GARAGE	
LIVING / SLEEPING	283 SF
KITCHEN	55 SF
BATH RM	48 SF
CLOSET	12 SF
W/D	8 SF
WH	6 SF
	412 SF
GSF	484 SF





3. Breakout Session A: Multi-family and Residential Mixed-Use ODS

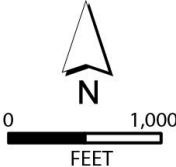


Zone C and D Locations



ZONING

-  Zone C: Multi-family residential
-  Zone D: Commercial and mixed-use commercial/residential

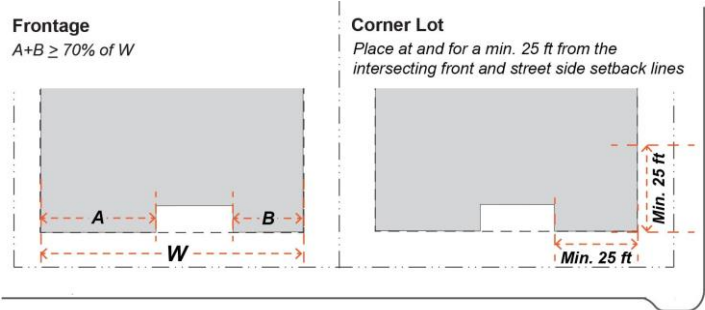


Building Envelope Design

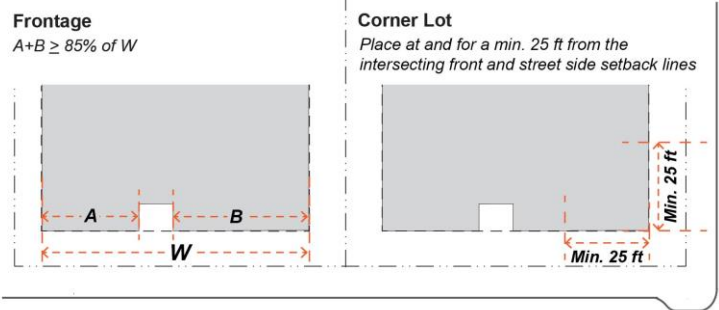
Flip Chart Notes

Design Element	Zone C	Zone D
Upper-story step-backs, front and street side	4 th story: Min. 5 ft from ground floor facade	-
Upper-story step-backs, interior side and rear	3 rd and 4 th story: Min. 5 ft from ground floor façade	
Min. percent of building frontage at front setback line	Min. 70%	Min. 85%
At corners, buildings must occupy:	Min. 25 ft distance from intersecting front and street side setback lines	

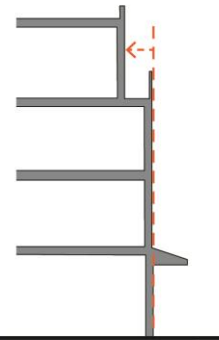
Zone C



Zone D

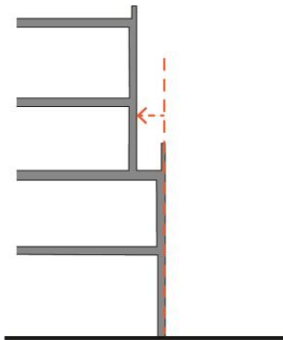


Front and Street Side Façade



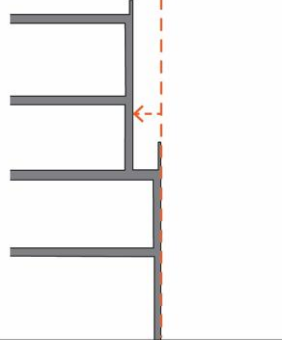
4th story stepped back from ground floor by 5 ft

Rear and Interior Side Façade when abutting Zone A



3rd and 4th story stepped back from ground floor by 5 ft

Rear and Interior Side Façade when abutting Zone A



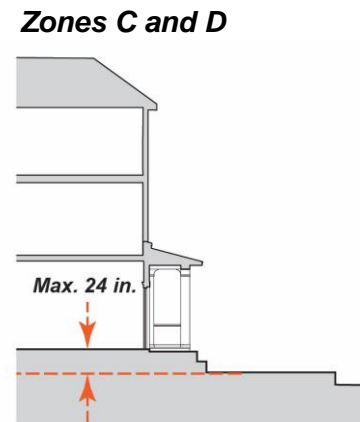
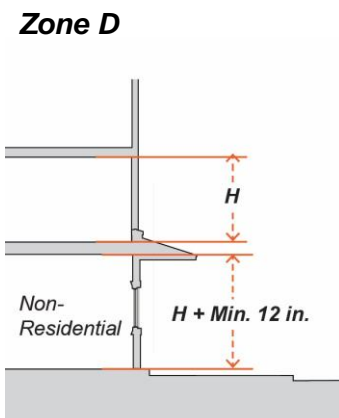
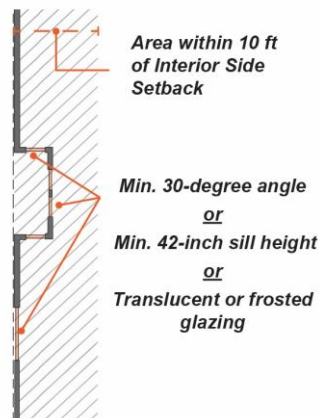
3rd and 4th story stepped back from ground floor by 5 ft



Building Envelope Design

Flip Chart Notes

Design Element	Zone C	Zone D
Max. horizontal building façade plane abutting Zone A without a break of min. 6 ft in depth	Max. 35 ft	Max. 40 ft
Outdoor habitable space	Balconies, decks and other habitable outdoor spaces are not allowed on upper-story facades or roofs abutting Zone A.	
Balcony and deck placement	Primary living spaces located along a side setback shall orient balconies and decks towards the front and rear of the building	
Window placement. Windows to primary living spaces within 10 feet of and oriented toward an interior side setback must be:	<ul style="list-style-type: none"> • Be a min. 30-degree angle measured perpendicular to the adjacent side setback line; • Have a minimum sill height of 42" from the finished floor; or • Use permanently translucent or "frosted" glazing 	
Ground floor floor-to-ceiling	-	Min. 12" taller than typ. upper floor floor-to-ceiling height
Finished floor elevation	Max. 24" above sidewalk elevation.	



Building Design

Flip Chart Notes

Design Element	Zone C	Zone D
	45 ft	65 ft
Façades up to X ft in length along right-of-way must incorporate 2 or more of the following:	<ul style="list-style-type: none"> • Window bays a min. 2 ft in depth from building façade every 10 horizontal ft. • Recesses a min. 2 ft in depth from building façade every 10 horizontal ft • Porches or decks over a min. 25% of the façade. 	
When a façade exceeds X ft in length, it must be separated into façade bays no greater than 25 ft in width defined by a recess a min. 2 feet in depth and at least one of the following:	45 ft	65 ft
	<ul style="list-style-type: none"> • Change in roof parapet height or shape • Change in roof form • Change in building height, minimum 8-foot difference 	



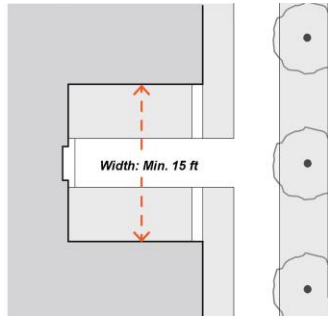
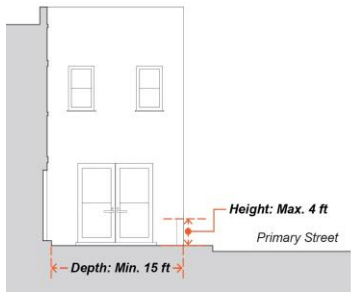
Building façade > 45 ft



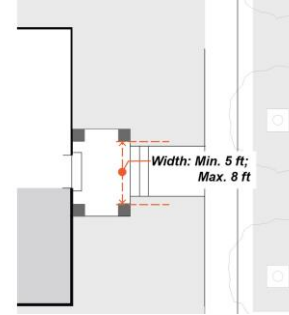
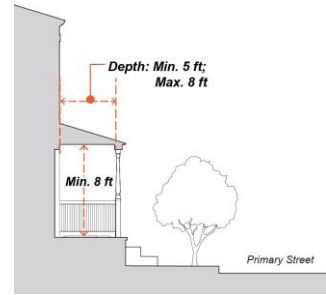
Building façade > 65 ft

Design Element	Zone C	Zone D
Entry types	Shared forecourt, Shared or individual covered terrace, Individual covered dooryard, and Individual covered stoop	Covered shopfront, Covered terrace, and Covered arcade

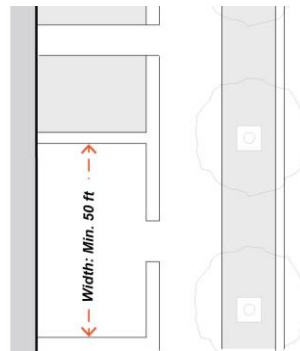
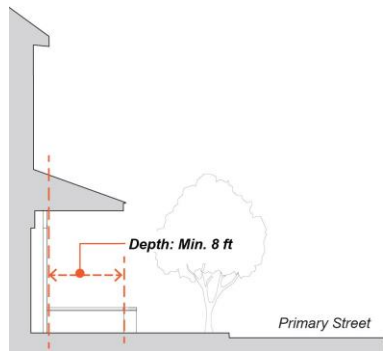
Shared forecourt



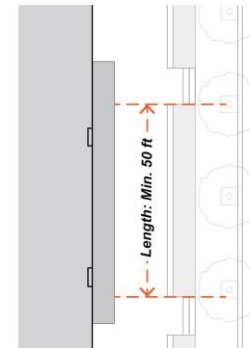
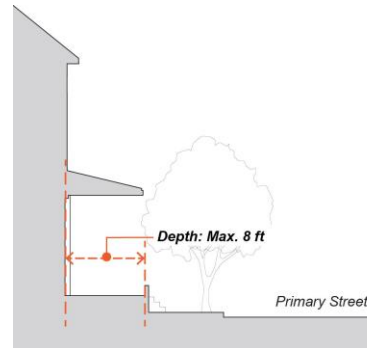
Individual covered stoop



Individual covered dooryard



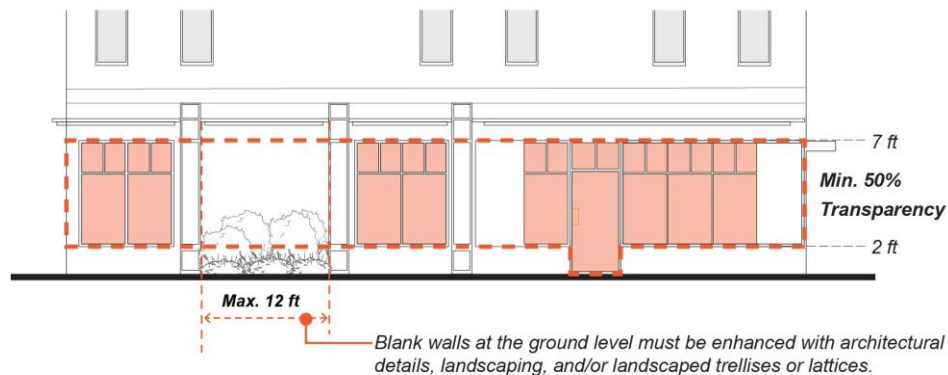
Covered terrace



Facade Design

Flip Chart Notes

Design Element	Zone C	Zone D
Building Colors	A maximum of four colors shall be applied to be the building façade: <ul style="list-style-type: none"> • Primary color (60% or more of the façade) • Secondary color (Max. 30% of the façade) • Tertiary color (Max. 10% of the façade) • Accent color for use on trim and architectural details. Materials with intrinsic, naturally occurring colors, materials with prefinished color such as stucco, and colored metal shall count towards the maximum.	
Blank Walls	Max. 8 ft	Max. 12 ft
	Non-glazed walls (blank walls) at the ground level must be enhanced with architectural details, landscaping, and/or landscaped trellises or lattices.	
Ground-floor Transparency	-	Min. 50% of ground floor street-facing facades; opaque, reflective, or dark tinted glass is not allowed
Primary Building Materials (50% or more)	Stucco (min. 2-coat), Stone (extend vertically to foundation), Stone-colored brick (extend vertically to foundation); EIFS with finish coat	Stucco (min. 2-coat), Stone (extend vertically to the foundation), Stone-colored brick, tan in color (extend vertically to the foundation); EIFS with finish coat



Building Design

Flip Chart Notes

Design Element	Zone C	Zone D
Allowed Roof Forms	Hipped, gable, dormers, parapets, roof-line balustrade	Hipped, gable, dormers, parapets, roof-line balustrade, dentilled cornice
Parapets	Max. 25 ft segment without interruption, change in design or height	Max. 20 ft segment without interruption, change in design or height
Pitch	The pitch of the roof must be 3:12 to 5:12 ratio	
Eaves	Where eaves exceed 18 inches, exterior brackets or beams required	Min. 18 inches in depth with exterior brackets or beams when building height exceeds 30 feet.
Roof decks	Not permitted	Max. 30% of the building footprint
Windows	<ul style="list-style-type: none"> • Square, rectangular, arched, or quatrefoil. • Recessed min. 2 inches from the outer wall surface with trim at least 1 in. width (foam or vinyl trim not permitted); OR recessed min. 3 inches from the outer wall. • Vinyl is not a permitted window materials. 	
Divided Lites	Simulated divided-lite grilles are acceptable only on both the outside and inside faces of the window, with spacer bars between the double panes, and min. 1/4 inch thick on each side of window.	



Site Design

Flip Chart Notes

Design Element	Zone C	Zone D
Landscape Design	<ul style="list-style-type: none"> • Must be native, low-water usage, low maintenance, placed according to sunlight needs and to provide shade in south-facing and west-facing areas • Must meet MWEL0 requirements. • Existing mature trees preserved and incorporated as part of the overall design. 	
Frontage Landscaping	<ul style="list-style-type: none"> • Required street setback area, excluding areas for ingress/egress, must be landscaped. • May include container plantings, groundcover, turf, climbing vines, shrubs, low hedges, trees. • Max. 20% of the required front setback area may be turf. 	<ul style="list-style-type: none"> • <i>Civic Center Subarea</i>: Planter beds, window boxes, and/or container plantings required at all façade insets, niches, entries. • <i>Grand Avenue Subarea</i>: Required street setback area must be landscaped except for seating areas, on-site plazas, and areas of ingress and egress. May include container plantings, planter beds, groundcover, climbing vines, shrubs, low hedges, trees.
Hardscape Materials	Permeable or pervious, light in color, a high solar reflective index.	
Paving within Setback Area	<ul style="list-style-type: none"> • Plazas or outdoor seating areas must be separated from the sidewalk by landscaping, raised planters, or similar features. • Paving must be visually distinct different from the adjacent public sidewalk and consist of individual paving blocks. 	
Curb Cut Frequency	Max. 1 per street frontage per lot.	



Site Design

Flip Chart Notes

Design Element	Zone C	Zone D
Parking Design	Tuck-under individually secured garages OR shared garage (podium or underground)	Shared garage (podium or underground) OR above-ground “wrapped” structure
Driveway Width	Max. 20 ft in width	Max. 24 ft in width
Parking Visibility	Structured parking levels may not directly face the right-of-way.	Screened from view from r-o-w by: <ul style="list-style-type: none"> • Regular punched openings designed to resemble windows of habitable spaces; or • Trellis/living wall surfaces.
Parking Separation	-	Residential parking shall be separated from non-residential parking through a controlled fence, gate or other barrier.
Shared Garages/ Garage Doors	Max. 12 ft in width; Min. 10 ft from back of sidewalk	Max. 12 ft in width



Site Design

Flip Chart Notes

Design Element	Zone C	Zone D
Shared Parking Reductions	-	<p>Where a parking facility serves more than one non-residential use, required parking spaces may be reduced up to 40 percent if:</p> <ul style="list-style-type: none">• The peak hours of use do not overlap or coincide by more than 2 hours; or• A parking demand study prepared by an independent traffic engineering professional approved by the City supports the proposed reduction.
Transportation Demand Management (TDM) Parking Reductions.	-	<p>Required parking for non-residential uses that incorporate one or more of the following TDM may be reduced by 40 percent:</p> <ul style="list-style-type: none">• Designated car-share, vanpool, or carpool parking;• Showers and lockers; or• Transit subsidies or reimbursement to residents and employees.



4. Breakout Session B: ADU Plans and Incentives



What is an Accessory Dwelling Unit (ADU)?

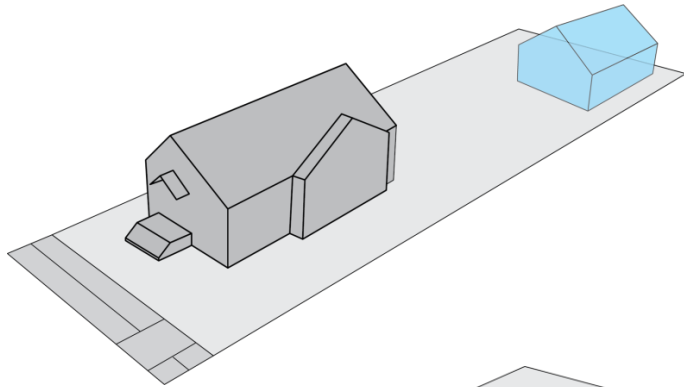
Sometimes called in-law units, granny flats, second units, and casitas, there are generally **four types of ADUs** in California:

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.

ADUs Breakout Discussion – Result of the Piedmont Housing Outreach Survey

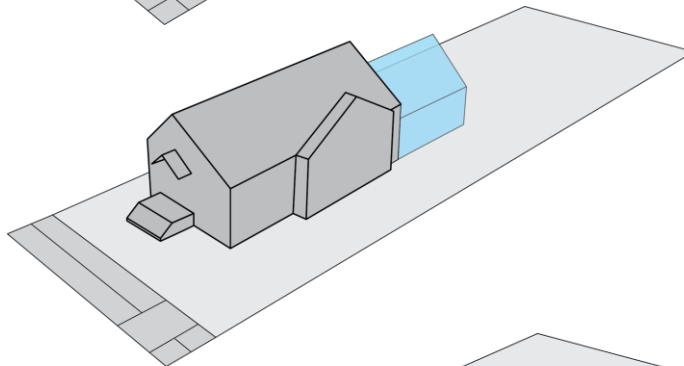
- Most Piedmont residents are **not familiar with the recent changes to statewide legislation** surrounding ADUs.
- Significant numbers of respondents indicated that they were interested in ADUs for **additional income** or **increased property value** and **for housing for members of their extended 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**.

ADUs Breakout Discussion – Types of ADUs Currently Allowed in Piedmont



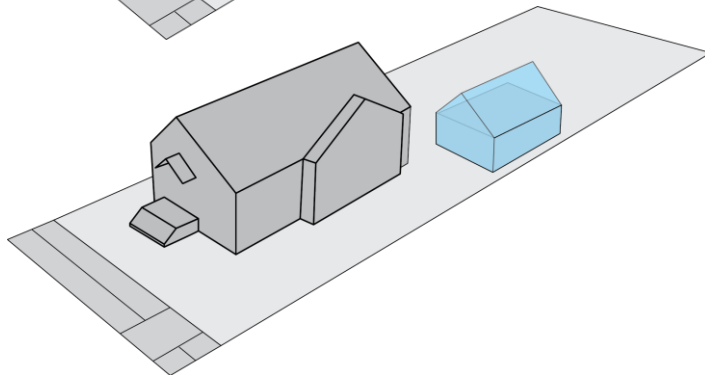
Free-standing single-story ADUs

- Pitched roofs with eaves
- Relatively small setbacks
- Heights of 12' - 16'
- Exterior Materials: horizontal or stucco siding, wood trim



Attached ADUs or J-ADU

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



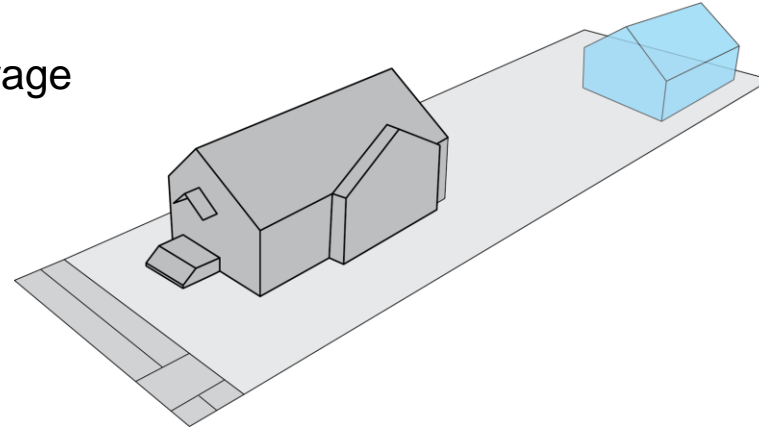
Garage Conversion ADUs

- Built within an existing garage
- 1 ADU

Flip Chart Notes

New ADU Incentives for 10-Year Deed Restriction

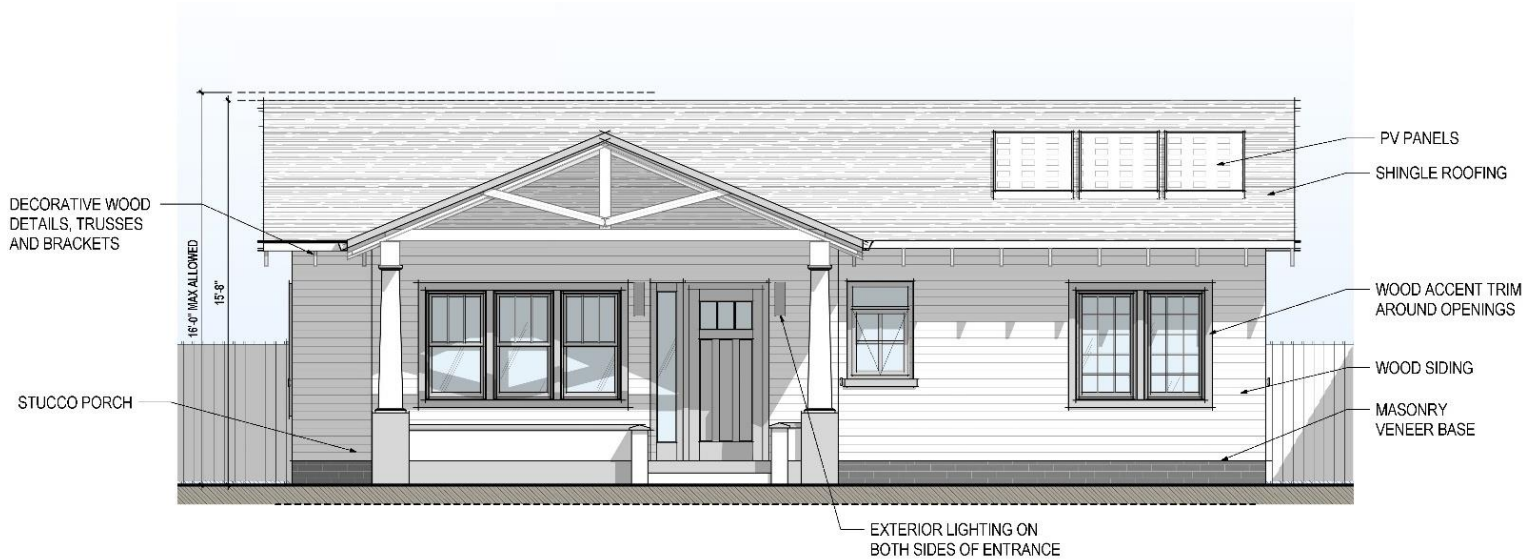
- Additional ADU
 - Greater FAR, greater lot coverage on properties where primary residence is >45 years old
- Expand Conversion ADUs
- Pre-approved Plans
- Financing Incentives





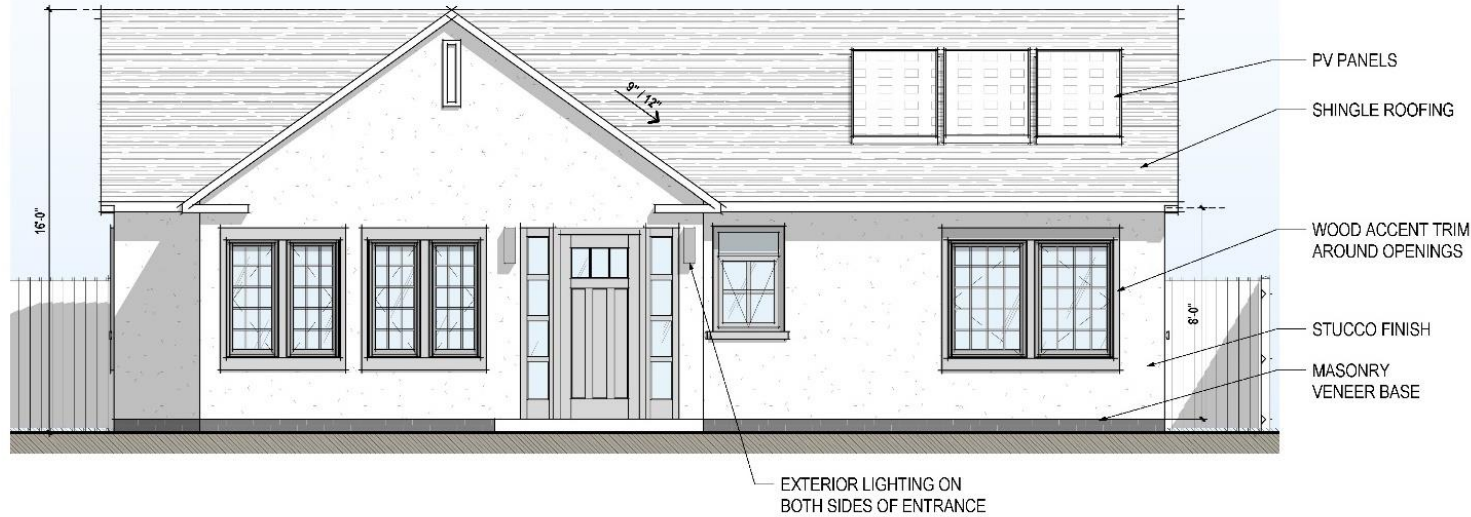
Mediterranean / Spanish Revival Style

- Lower-pitched roofs
- Arched windows
- Exterior Materials: Stucco, barrel tile roofing, wood trim
- Ornamentation on doors, windows and doors, and accents



Craftsman Style

- Pitched roofs 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



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 are features of these designs

ADUs Breakout Discussion - Materials

Roofing

Asphalt Shingles



Clay Tiles



Siding

Stucco



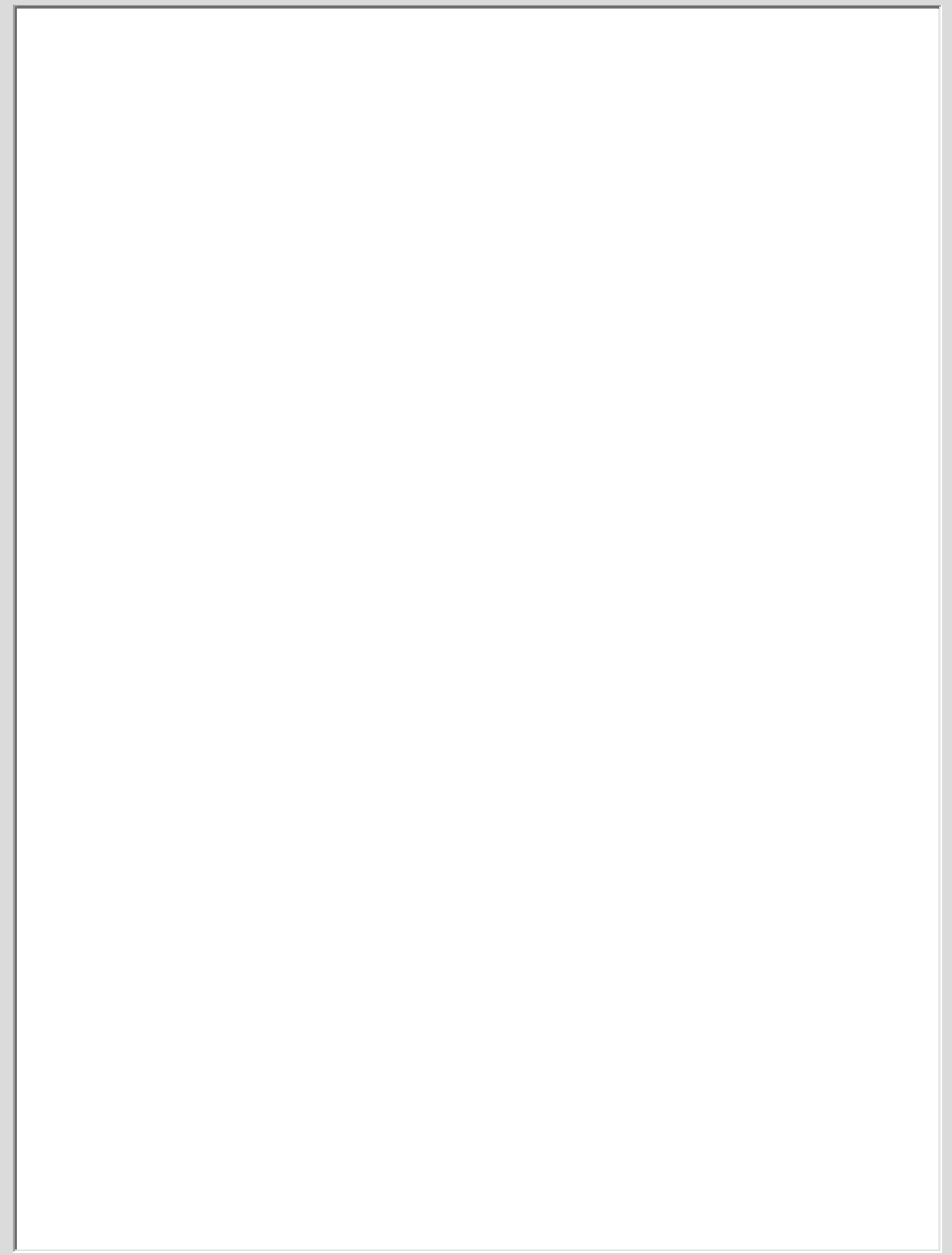
Fiber Cement Board



Wood Shiplap Siding



Flip Chart Notes



Heating/Cooling

Electric Heat Pump



Solar Power

PV Panels



Flat sites

Slab on Grade



Hill Site

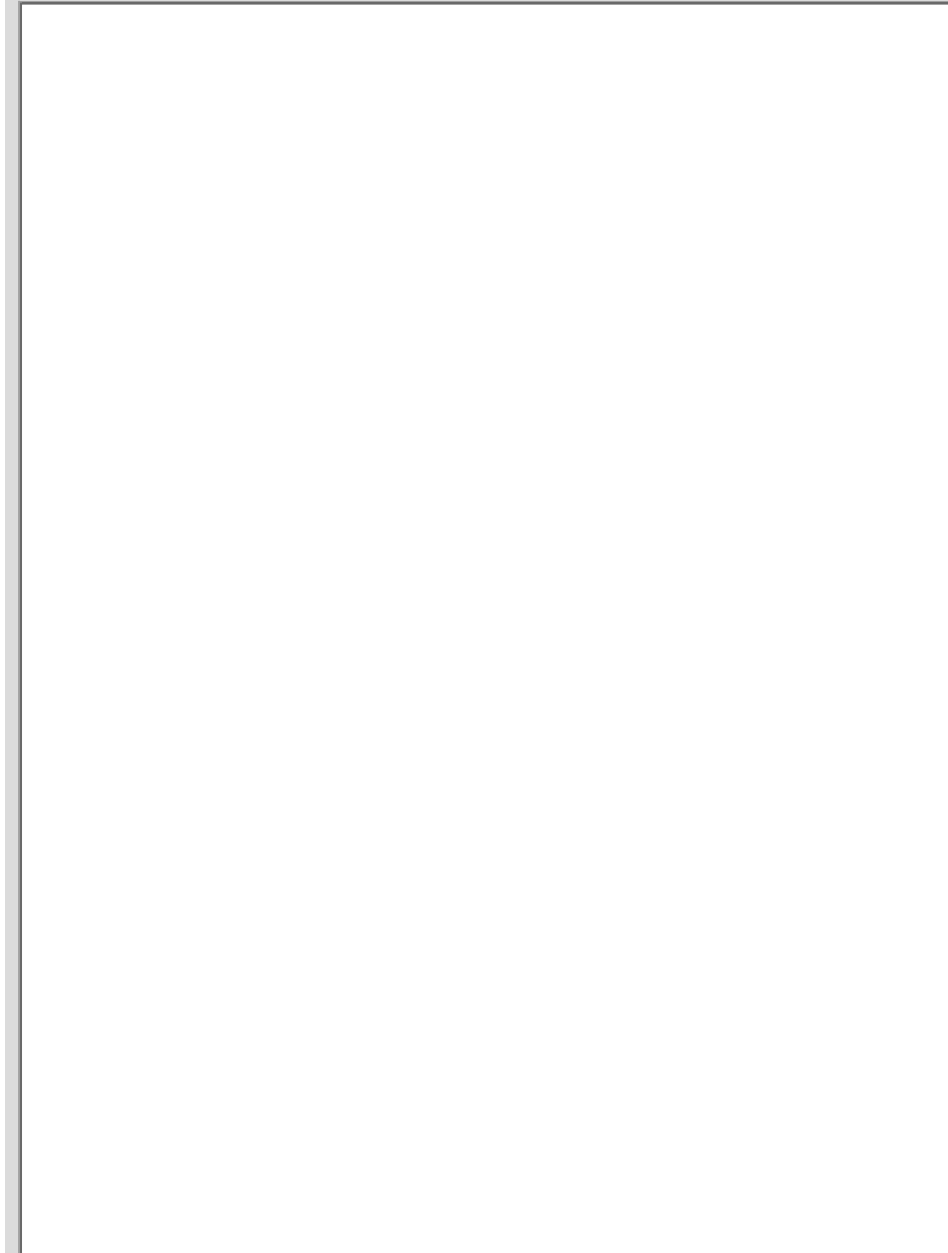
Piers/Excavation



ADUs Breakout Discussion – Process of Building

- **Feasibility Study** – Looking at Existing Structures, Setbacks
- **Schematic Design** – Coordinated with Site
- **Permit Drawings** – Coordinated with Structural Engineering
- **Permitting through the City Building Department**
- **Hire Contractor to Build ADU**

Flip Chart Notes



5. Report Back



Multi-family Design Discussions - Top 3:

Group 1

Map of Zones C and D - existing!

Style requirement - too limited? Appropriate to require a single design style only? Other appropriate styles?

Cost of devt - do the stds limit affordability?

Group 2

What are ODS? Why do we need them?? Let's make sure everyone knows. How is it different from existing system for review and approval of projects?

Is it too prescriptive? How can we meet state reqs w/o being too prescriptive?

Why are we only showing 4 stories??

Group 3

Where is this doc located? Let's make it easier to find.

Make ppt available on website, too.

Front yard setback -- let's make it more urban, remove front setback

(Models don't show front setbacks - at prop line)

Step backs - great! Make new devt less imposing.

Height and adjacencies to single family residential in Zone D

Prices and rental rates in feasibility test and not accurate -- costs min \$350/sqft to build, same for pkg (approx \$400/sq ft)

ADU Design & Incentives Discussions - Top 3:

Group 1

Why these styles? (Does not prevent construction of other styles)

Visibility from street - maybe that's all that matters in terms of regulating design?

Privacy and neighbors - setbacks insufficient?

Incentive to encourage renting ADUs out

Group 2

Where do we get them? How/where/when can I get my hands on them?

How do we measure height of bldg? Think about hillsides. CLarifies in code, will clarify in diagrams too.

Customization - how much is OK to still be "pre-approved"?

Can we have a contemp/modern prototype?

Are there HCD/State-approved plans, products?

Group 3

Do we really have to match the style of primary home? What's the flexibility there?

PG&E metering vs. City reqs.

Cheaper ways to build ADUs, like manufactured housing?

What happens after the 10 years of a deed restriction?

Modern style option?

6. Next Steps



Next Steps

- Prepare and release Hearing Draft based on feedback received tonight and during the entire public review period
- Planning Commission review, City Council adoption in early 2022
- ODS will inform the Piedmont's Housing Element update process, findings will be used in consideration and identification of suitable sites for housing in the City.
- Project's recommendations will:
 - *allow for a streamlined approval of multi-family residential projects*
 - *facilitate construction of ADUs*

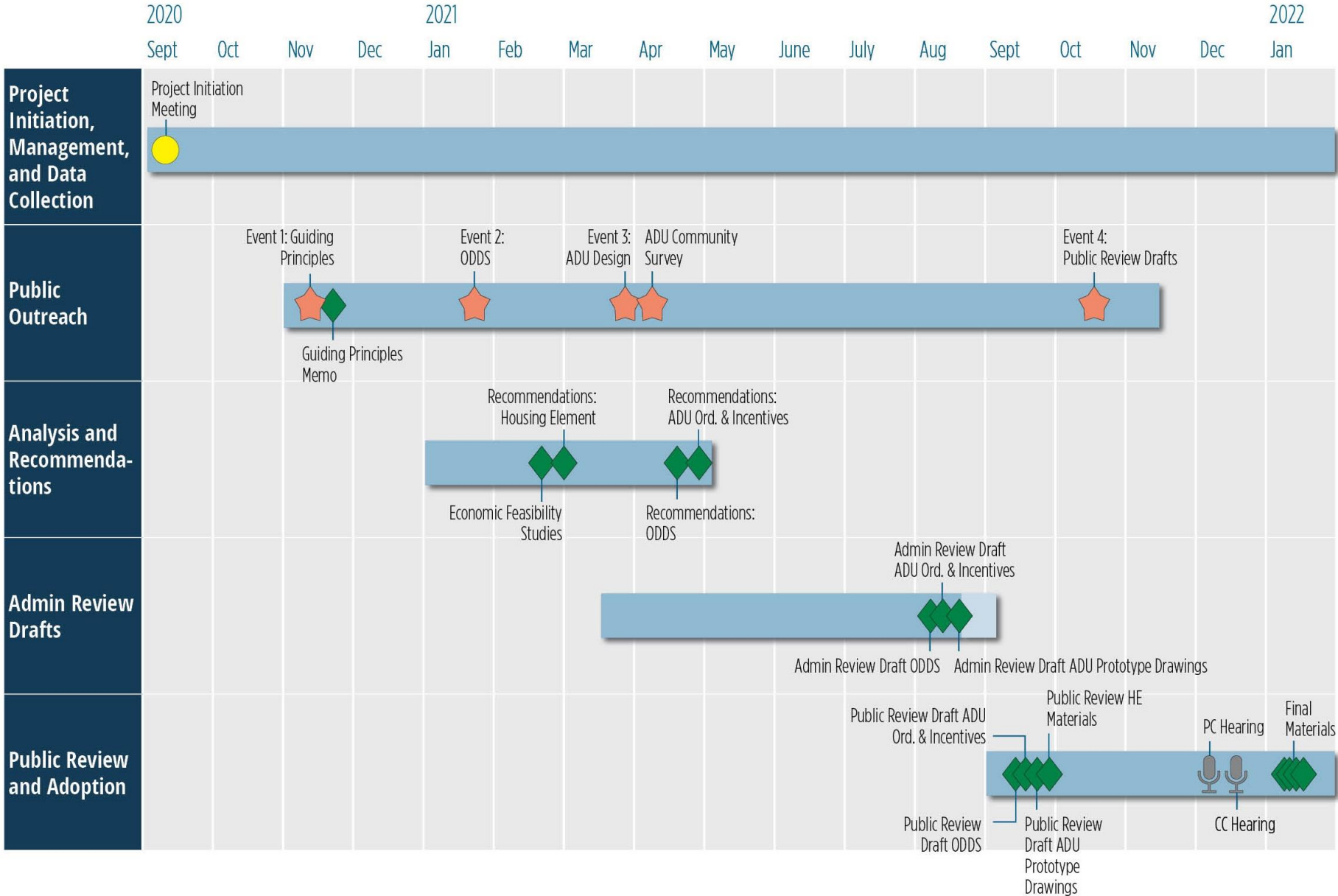


Public review period extends through November 19, 2021. Send written comments to: PiedmontIsHome@Piedmont.ca.gov



The City must support and actively facilitate affordable multi-family development on sites between 0.5 acres and 10 acres in size that permit residential uses at a density of at least 20 du/ac.

Next Steps



- Consultant Work
- Staff Review
- Community Outreach
- Meeting
- Product
- Public Hearing



Thank you.

