



MEMORANDUM

DATE: July 10, 2023

TO: Planning Commission

FROM: Pierce Macdonald, Senior Planner

SUBJECT: Accessory Dwelling Unit Incentives

AGENDA ITEM NUMBER 5

RECOMMENDATION:

This item reintroduces the draft affordable accessory dwelling unit (ADU) incentives program, and no action by the Commission is required on July 10, 2023. Comments on this agenda item from Commissioners and members of the public are welcomed and encouraged. City staff requests that the Commission inform staff about information or revisions needed prior to consideration of a future recommendation to City Council.

EXECUTIVE SUMMARY:

California law and Health and Safety Code section 65583(c)(7) requires cities, towns, and counties to develop a plan that incentivizes and promotes the creation of ADUs that can be offered at affordable rent to very-low to moderate-income renters. This agenda item presents new incentives for homeowners to develop ADUs on private property and to make them available at affordable rents, included as Attachment A.

Piedmont's current fair housing policy efforts began in 2019 with preparation for a Measure A-1 affordable housing funding program, and then in 2020 with authorization to pursue an SB 2 grant. Developed with SB 2 grant funding and developed in conjunction with the work to update the Piedmont Housing Element, City staff published the first draft of new Piedmont affordable ADU incentives on October 19, 2021.

This item was last presented at a public meeting at the Housing Advisory Committee on March 15, 2022. At the March 15, 2022, meeting, City staff and housing consultants, Lisa Wise Consulting and Openscope Studio, gave a presentation on the public comments during and after the virtual workshop on October 21, 2021. At the October 21, 2021 New Housing Programs workshop, City staff and housing consultants facilitated a discussion about new incentives for rent-restricted ADUs. Public comments received at the community workshop and via email have been reviewed by City staff, Lisa Wise Consulting, and Openscope Studio, and is included as an attachment to this staff report (Attachment B).

Since receiving the SB 2 grant funding, the deadline for satisfying the terms of the grant was extended until September 2023. As a result of the 2022 Budget Act, the State of California extended the deadline for completion of the new housing programs work until September 2023. This provided an opportunity to better integrate the ADU incentives program with Piedmont's 6th Cycle Housing Element programs.

BACKGROUND:

In 2020, the Piedmont City Council authorization staff to pursue an SB 2 grant to develop new fair housing programs, including new ADU incentives. In 2020, the City's existing incentives for affordable ADUs consisted of a unit size increase in exchange for limiting the rent for an ADU for a period of 10 years. This affordable ADU incentive continues to be outlined in section 17.38.070 of the Piedmont City Code, allowing for an increase in area to 1,000 square feet and 1,200 square feet in return for rents affordable to low-income and very low-income households. Prior to 2016, the City had also offered a parking waiver as an incentive, but that program was superseded by a State prohibition on local parking requirements for ADUs in 2016 (AB 2299 and SB 1069).

In March 2021, the City launched the Fair Housing Community Survey and an online, interactive pinnable map tool, hosted on the Social Pinpoint app. Response to the survey was robust, consisting of 877 survey participants and 90 visitors to the map. Also in March, the City launched a Piedmont fair housing website at <https://Piedmontishome.org>. Public engagement with Piedmont residents, property owners, business owners and workers encouraged participation in development of the new ADU incentives program.

At the Housing Advisory Committee meeting on May 19, 2021, LWC and City staff presented the results of community engagement completed since November 2020 and what had been learned about community values and priorities. Survey results showed general levels of familiarity with State and federal housing law regarding ADUs and general design preferences.

At the Housing Advisory Committee meeting on June 15, 2021, City staff, Lisa Wise Consulting (LWC), and Openscope Studio, an architectural firm and sub-consultant to LWC, presented information on the implementation of previous ADU programs and a proposed approach to developing an ADU incentives program specific to Piedmont. The presentation included results of stakeholder interviews and the Fair Housing Community Survey. At this meeting, the Housing Advisory Committee also recommended City Council approval of a set of guiding principles for new housing programs, developed through engagement with the community.

On June 21, 2021, the Piedmont City Council adopted guiding principles for the new fair housing programs at a regular meeting of the Council. The guiding principles are, as follows.

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 Junior ADUs, 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 enhances the area 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 striving to reach

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.

On September 29, 2021, the Housing Advisory Committee and Planning Commission held a joint meeting to learn about the Piedmont Housing Element update process, the history of fair housing law, and statutory requirements for fair housing.

On October 21, 2021, City staff, LWC, and Openscope Studio, hosted a virtual community workshop on new housing programs for Piedmont, including incentives for affordable ADUs and new objective design standards for multifamily and mixed-use housing. Approximately 50 people participated. Opportunities for public comment were provided both during the workshop, in small group break-out sessions, and afterwards via email and mail. The public comment period ended on November 19, 2021, but comments received after this date were also compiled and considered. All of the public comment made during the workshop and received after are included in this staff report as Attachment B.

March 15, 2022, the Housing Advisory Committee considered informational items about the results of the City's housing consultants' analysis and design work. Representatives of LWC and Openscope Studio presented an overview of State law, local community preferences within Piedmont, public feedback from the October 21 community workshop, and the consultants' suggested approaches for new ADU incentives. The consultants' recommendations included the following incentives in exchange for restricting the rent of an ADU for a period of 10 years:

1. Increase the allowed height limit for ADUs to a maximum of 22 feet;
2. Allow an additional ADU greater than 500 square feet on properties that have an existing ADU (and which may also have a JADU);
3. Allow a 5% increase in permitted FAR for the purpose of building an ADU;
4. Allow a 5% increase in permitted structure coverage for the purpose of building an ADU;
5. Increase the allowed expansion of detached accessory structures up to 300 square feet for the purpose of converting or replacing an accessory structure with an ADU;
6. Make available City-approved ADU plans for planning entitlements;
7. Consider a financing program for ADUs, including low-interest loans;
8. Expand public outreach, education, and technical assistance to homeowners interested in developing one or more ADUs on their property; and
9. Maintain a unit size exception for rent-restricted ADUs.

At the conclusion of the meeting on March 15, 2022, the Housing Advisory Committee was generally supportive of the ADU incentives program and provided feedback to City staff and consultants. Since then, several of the consultants' recommendations, listed above, have been included as programs in Piedmont's 6th Cycle Housing Element, adopted by the City Council on March 20, 2023.

However, in 2022, new laws enacted by the State of California superseded the first of the consultants' draft recommendations to establish a new height increase incentive. SB 897 and AB 2221 further limited the City's ability to regulate ADUs. In response to State law, the Piedmont City Council approved amendments in 2022 to the permitted maximum heights of ADUs (sections 17.38.060.B.4. and 17.38.060.D.2.b. of the City Code). Under these amended sections, the maximum height of a detached ADU is now 18 feet, but an additional height of two feet is allowed to accommodate an ADU roof pitch that is aligned with the roof pitch of the primary residence (up to 20 feet). The new maximum height of an attached ADU is 25 feet or the height limitations for a primary residence, whichever is lower. In effect, the State removed a possible concession or incentive that the City of Piedmont could offer in return for a rent-restriction for an ADU.

In addition, City staff does not recommend moving forward on some of the recommended ADU incentive programs by the September 2023 deadline. Some recommended incentives will increase the development potential of properties, such as the incentives allowing increases to permitted FAR and structure coverage. These new incentives will require additional environmental review for potential impacts. Staff recommends consideration of these incentive programs as part of the Code amendments to be completed as part of the Housing Element implementation. The following section of this staff report highlights the consultant recommendations being brought forward for Planning Commission consideration at this time.

ANALYSIS:

The following section outlines the incentives that City staff recommend completing in the short-term to meet the SB 2 grant requirements, including the ADU programs already adopted by the City Council. Staff recommends adoption of City approved plans for ADUs, maintaining a unit size exception, and maintaining a new incentive adopted by the City Council on November 21, 2022, to establish section 17.38.090 of the City Code allowing a homeowner to remove an owner-occupancy deed restriction in return for limiting the rent on an ADU. In addition, the Analysis section discusses a change to the definition of "accessory dwelling unit" and "junior accessory dwelling unit" to comply with State law. Lastly, this report discusses staff's responses to public comments and incorporation of suggestions made by the public.

ADU Incentives Programs in the Piedmont 6th Cycle Housing Element

The following programs in the Piedmont 6th Cycle Housing Element were developed with SB 2 funding as part of the ADU incentives program (the Housing Element page numbers are included in brackets). These programs were adopted by City Council on March 20, 2023. No further consideration by the Planning Commission is required at this time.

- Program 1.C Public Engagement for ADUs (page 41)
- Program 1.S ADU Compliance (page 52)
- Program 3.A Affordable ADU Public Information Campaign (page 56)
- Program 3.C Monitoring ADU Missed Opportunities (page 58)
- Program 3.D Monitoring ADU Development Opportunities (page 58)
- Program 3.E Affordable Housing Fund (page 59)
- Program 3.F Incentives for Rent-Restricted ADUs (page 60)
- Program 5.H Housing for Extremely Low-Income Individuals and Households (page 81)
- Program 5.I Housing for Extremely Low-Income Families (page 82)

City Code Section 17.38.070

The ADU unit size incentive is established in section 17.38.070 of the City Code. Section 17.38.070 reads as follows, “The Director shall approve an exception to the maximum unit size set forth in section 17.38.060 B.1 for an accessory dwelling unit upon request of an applicant in accordance with the requirements of this section.” This incentive has been in effect in Piedmont’s City Code since 2013. If an exception is granted, the accessory dwelling unit must meet all the requirements set forth in the table below and restrict the rent and occupancy of the ADU for 10 years.

IF THE UNIT INCLUDES:	EXPANSION UP TO 1,000 SQUARE FEET	EXPANSION TO 1,200 SQUARE FEET
One bedroom or less	Imposition of covenants requiring an affordable rent level to households of low income	Imposition of covenants requiring an affordable rent level to households of very low income
More than one bedroom	N/A	Imposition of covenants requiring an affordable rent level to households of very low income

As recommended by the City’s housing consultants, City staff recommend continuing the ADU incentive described above because it complies with State law, and it has been used successfully in the past by homeowners in Piedmont to create rent-restricted housing.

City Code Section 17.38.090

Section 17.38.090 is a new incentive for rent-restricted ADUs, adopted by the City Council on November 21, 2022, and developed through the SB 2-funded public engagement process. In response to public comments regarding ADUs adopted in the past under a prior ordinance, homeowners had asked the City for a mechanism to remove owner-occupancy restrictions. The owner-occupancy restriction was a requirement for an ADU prior to 2106, in the form of a deed restriction limiting the rental of a Second Unit (ADU) to homeowners who live on the same property as the ADU. New section 17.38.090 allows a homeowner to remove an owner-occupancy deed restriction on an ADU permitted prior to 2016 in return for limiting the rent and occupancy of the ADU. This incentive program allows a homeowner to remove the deed restriction if a new restriction is recorded limiting the rent to levels affordable to a very-low-income household for a period of 15 years. City staff recommends maintaining this new incentive, and no further consideration is necessary at this time.

City Approved ADU Plans

After a robust public engagement process, Piedmont housing consultants have developed Planning permit-ready designs for a variety of ADU solutions appropriate to Piedmont’s landscape and setting. References to these floor plans and elevations will be added to Division 5.03 of Chapter 5 of the Design Guidelines, Building Design: Single-Family, Accessory Dwelling Units. Staff recommended that the Design Guidelines be retitled *Design Standards and Guidelines*. The City approved ADU floor plans and elevations will be included as an appendix to the retitled *Design Standards and Guidelines*. As prepared, these ADU designs can be submitted to Piedmont’s Planning division staff for issuance of a Planning permit. The ADU designs must then be further developed with items, including a detailed site plan, engineering plans, and construction details, and submitted to Piedmont’s Building division for formal review and issuance of a Building

permit. This bifurcated approach was recommended by the City Engineer to take into account the different slope and soils conditions in Piedmont, which will likely require site-specific foundation and/or framing details.

Definitions

A permitted ADU can be either an ADU, allowed up to 1,000 square feet if two bedrooms or more (up to a limit of 1,200 square feet for a detached ADU), or a JADU, allowed up to 500 square feet within the building envelope of an existing residence or attached garage. Both are permitted on a lot containing a single-family home or multifamily residence. Division 17.38 of the City Code outlines the requirements for ADUs and JADUs, including the following definitions.

Accessory dwelling unit is defined in section 17.38.020 of the City Code as an attached or a detached residential dwelling unit that provides complete independent living facilities for one or more persons and located on the same lot as a proposed or existing primary residence, which may be a single or multi-family dwelling, and has a separate, exterior entrance than that of the primary residence. It includes permanent provisions for living, sleeping, eating, cooking, and sanitation. Permanent cooking facilities include installed cooktops, preparation sink, space for a refrigerator, food preparation counter and storage cabinets. It may include (1) an efficiency unit, as defined in Health and Safety Code section 17958.1 and (2) a manufactured home as defined in Health and Safety Code section 18007.

Junior accessory dwelling unit is defined in section 17.38.020 of the City Code as a unit that is no more than 500 square feet in size and contained within a single-family residence, with a separate entrance. A junior accessory dwelling unit may include separate sanitation facilities, or may share sanitation facilities with the existing structure, but shall include an efficiency kitchen that provides for a cooking facility with appliances, including a permanently installed cooktop, a preparation sink, space for a refrigerator, and a food preparation counter and storage cabinets that are of reasonable size in relation to the size of the junior accessory dwelling unit.

During the development of 6th Cycle Housing Element Program 1.S, ADU Compliance, on page 52, City staff met with staff of the California Department of Housing and Community Development (HCD). HCD staff informed the City that the requirement for “permanent cooking facilities” may not be consistent with State law. City staff recommends amending these definitions in section 17.38.020 to more closely follow the definitions used in State law. The definitions with the revisions recommended by staff are shown below in redline format:

Accessory dwelling unit means an attached or a detached residential dwelling unit that provides complete independent living facilities for one or more persons and is located on the same a lot as with a proposed or existing primary residence, ~~., which may be a single or multi-family dwelling, and has a separate, exterior entrance than that of the primary residence.~~ It shall includes permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the single-family or multifamily dwelling is or will be situated. ~~Permanent cooking facilities include installed cooktops, preparation sink, space for a refrigerator, food preparation counter and storage cabinets.~~ It An accessory dwelling units also includes the following may include (1) an efficiency unit, as defined in Health and Safety Code section 17958.1 and (2) a manufactured home as defined in Health and Safety Code section 18007.

Junior accessory dwelling unit means a unit that is no more than 500 square feet in size and contained within a single-family residence, with a separate entrance. A junior accessory dwelling unit may include separate sanitation facilities, or may share sanitation facilities with the existing structure, but shall include an efficiency kitchen that provides for a cooking facility with appliances, ~~including a permanently installed cooktop, a preparation sink, space for a refrigerator,~~ and a food preparation counter and storage cabinets that are of reasonable size in relation to the size of the junior accessory dwelling unit.

Response to Public Comments

Public comments about community values, design elements, and architectural styles directly informed the draft ADU incentives program. Leading up to the October 21, 2021 workshop with City staff, LWC, and Openscope Studio, and since the close of public comment on November 19, 2021, City staff and consultants have used community feedback, as well as Openscope's experience working in a range of cities and towns, to develop recommendations (Attachment A).

All of the public comments are included in this staff report as Attachment B. Public comments on the ADU incentives are combined with comments made on a program to develop objective design standards for multifamily and mixed-use buildings, because both were funded with the City's SB 2 grant and presented at the same meetings together.

Many of the public comments about ADUs were related to the community's general support of ADUs, with some community members raising concerns about the proposed incentives to allow height increases. As described in this report, State laws that took effect this year increased the allowed heights of ADUs above those being considered as a new ADU incentive program. Now, because the City cannot limit the heights below those allowed by State law, the City cannot offer greater height as a new incentive for a rent-restricted ADU.

If the Planning Commission would support height limits for ministerial ADUs above 20 feet for detached ADUs and 25 feet for attached ADUs, City staff would recommend additional public meetings and workshops to study this option before taking any action on it.

Next Steps

On March 15, 2022, the Housing Advisory Committee was generally supportive of the ADU incentives program and provided feedback to City staff and consultants. At the Planning Commission meeting to be held on August 14, 2023, City staff plans to bring forward a draft resolution for the consideration of the Planning Commission to make a recommendation to the City Council. The agenda item will include draft amendments to the City Code and to the Design Guidelines to implement the new ADU incentives programs. The draft amendments will be the information presented in this staff report and in LWC's report that has been reformatted into draft City regulations and design standards. The City Council is scheduled to hold a public hearing on the proposed amendments on September 5, 2023.

CEQA:

The ADU incentives program focuses on existing structures, existing and recently adopted incentives, and on establishing and “pre-approving” the exterior design elements, such as exterior materials, roof forms, windows, doors, and building features, for new ADUs. The proposed ADU Incentives program, included as Attachment B, does not increase the development potential of any property, and it implements State law pursuant to a CEQA statutory exemption. As such, the adoption of the proposed ADU incentives program is not subject to the California Environmental Quality Act (CEQA) because implementation of State ADU law is statutorily exempt from CEQA pursuant to Public Resources Code section 21080.17 and CEQA Guidelines section 15282(h) which exempts adoption of ordinances to implement Government Code section 65852.2 regarding accessory dwelling units, and other ADU incentives are not a project within the meaning of CEQA. Alternatively, if categorized as a Project under CEQA, the ADU incentives are exempt because it can be seen with certainty that there is no possibility that the adoption of the proposed ADU incentives may have a significant effect on the environment. (Public Resources Code section 21065; CEQA Guidelines, 14 Cal. Code of Regs. Sections 15061(b)(3), 15378.)

CONCLUSION:

The supply of new apartments through the production of ADUs is critical to meeting the City’s fair housing goals. The extension of the SB 2 Grant deadline for completion of the new ADU incentives program, made possible by the State of California 2022 Budget Act, gave the City the opportunity to include programs to support new affordable ADUs in the 6th Cycle Housing Element, adopted by City Council on March 20, 2023. City staff is seeking Planning Commission and community member feedback prior to scheduling a public hearing on draft City Code and Design Guideline amendments necessary to implement the ADU incentives. The public hearing is planned for the August 14, 2023, Planning Commission meeting.

ATTACHMENTS:

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|---|---------------|--|
| A | Pages 9-55 | ADU Incentives Recommendations Report, prepared by Lisa Wise Consulting (LWC) and Openscope Studio, dated June 2023. |
| B | Pages 56-60 | Public Comment |
| C | <i>Online</i> | March 15, 2022 Housing Advisory Committee meeting video |



City of Piedmont

Accessory Dwelling Unit Incentives and Plans

Revised Hearing Draft | June 2023

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1 Overview

In the fall of 2020, the City of Piedmont initiated the Piedmont Multi-family Objective Design Standards and ADU Incentives programs. Funded by an SB 2 Planning Grant, these programs are part of the larger City-led “Piedmont is Home” campaign to reach out the community, to consider creative ways the City can help address the region’s housing crisis, and to make Piedmont an even more inclusive place to call home.

The Multi-family Design Standards and Accessory Dwelling Units (ADU) Incentives programs seek to aid this effort by removing barriers for multi-family and ADU development in Piedmont. The programs support the equitable distribution of affordable units across the City and ensure that future multi-family and ADU development will preserve and enhance community character. Specifically, the programs address design and feasibility of multi-family residential and residential mixed-use development, accessory dwelling units (ADUs), and Junior ADUs (JADUs) through community-informed design standards and prototype plans.

Following a community outreach campaign in the spring of 2021 that included a community-wide survey and two public meetings, the City and consulting team developed material for public review. Following public review, the planning team developed the material in this document for review by the City’s decision-making bodies.

In This Document

This document includes the following parts:

- **Part 2, ADU Recommendations**, provides incentives to facilitate equitable distribution of affordable units across the City through the construction of ADUs and Junior ADUs (JADUs). This chapter provides recommended revisions to the Division 17.38 of the Piedmont City’s Planning and Land use Code in conformance with recent State legislation.
- **Part 3, ADU Prototype Plans**, provides sample ADU plans to aid property owners in the design process. These plans present designs that are feasible on typical Piedmont lots and that reflect massing, site design, and architectural styles supported by the City and Piedmont community.

The Multi-Family Design Standards are provided separately.

Next Steps

Review and adoption of the ADU Incentives are anticipated in the summer/fall of 2023.

The work of this project has informed the ongoing efforts to the Piedmont Housing Element and identification of suitable sites to meet the requirements of State law. The recommendations will ultimately allow for a streamlined approval of housing that is affordable to both owner and renter households at all income levels on a range of sites throughout the City. This includes all sites that are zoned to allow residential uses; sites that are publicly-owned; and vacant parcels. In conjunction with the Housing Element Update, State law mandates that the City must support and actively facilitate affordable multi-family development and ADU development.

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2 ADU Recommendations

Piedmont's current ADU Ordinance, defined in Division 17.38 of the City's Planning and Land Use code, was brought into compliance with State law in January 2023. While there are a number of pieces of legislation under consideration at the State level that may eventually impact ADU development, the local ordinance remains in compliance (see the Appendix for a summary of recent proposed/pending ADU legislation).

Following is a set of suggestions for revisions to Division 17.38 intended to expand the opportunities for ADU development in Piedmont.

Potential and Required Revisions to Piedmont ADU Ordinance

Height Limit

One of the limitations placed on ADU's in the local ordinance is the adoption of the state's 'minimum maximum' 16-foot height limit. Two aspects of designing ADUs in Piedmont are particularly challenging with respect to building height - the precedence of roof shape on the primary residence, and the steeply sloping sites that are common throughout the city. These specific constraints warrant reviewing both the limit itself and/or how that limit is calculated.

As we studied adapting our ADU floor plans to various architectural styles it became clear that a single-story structure with a pitched roof pushes against the height limit with slopes greater than 6:12. It is often desirable for the ADU to coordinate with the roof shape of the primary residence, and although there is still a lot of design latitude with that intention, the 16' height limit does sometimes conflict with that goal.

Much of the eastern portion of the city is in hilly terrain, with homes built on sometimes steeply sloping sites. As is common in many jurisdictions, the zoning code determines building height as measured from the average of the finish grade around the building. On steep sites this might add several feet to the calculated height, requiring additional excavation in order to lower the ADU.

The adoption of AB 916, AB 2221, and SB 897 requires cities to allow ADUs taller than 16 feet if located in a transit-oriented area, allows detached ADUs to be up to 18 feet in height on a lot with an existing or proposed multistory multi-family dwelling, and allows attached ADUs to be up to 25 feet or to the maximum height of the primary dwelling, while still allowing cities to limit the ADU to two stores. To be consistent with this recent State legislation and to encourage more generous ceiling heights and rooflines consistent with Piedmont's existing styles, an increase of the 16' height limit must be adopted.

Carriage House

While noted as a potential affordable incentive in our prior report, relieving the height limit for an ADU constructed over an existing garage, assuming the footprint remains the same, would enable residents to maintain on-site covered parking while adding a dwelling unit to their property. This Carriage House model is a traditional way of providing an additional dwelling unit over a garage or storage building, and would seem consistent with much of Piedmont's existing residential fabric. Other California jurisdictions (Santa Monica and Orange County, for example) have encouraged this option to maintain existing parking counts.

A similar limit on overall building height, and/or accommodation of roof pitch as noted in the previous recommendation would be appropriate.

Revise Definitions of ADUs and JADUs

A limitation of the City's current code is the City's requirement for "permanenet cooktops" for ADUs and JADUs. The requirment of a "permanent cooktop" may cause higher construction costs or constrain existing spaces for ADUs and JADUs to be considered an opportunity for residential use. The City will consider the Code's current definitions of ADUs and JADUs to increase the accessibility for units to be built. The revisions will be addressing accordingly:

Accessory dwelling unit means an attached or a detached residential dwelling unit that provides complete independent living facilities for one or more persons and located on the same lot as a proposed or existing primary residence, which may be a single or multi-family dwelling, and has a separate, exterior entrance than that of the primary residence. It includes ~~permanent~~ provisions for living, sleeping, eating, cooking, and sanitation integral to the floor or wall framing of the structure. ~~Permanent-Integral~~ cooking facilities include ~~installed~~ cooktops recessed into and affixed to counter tops, preparation sink, space for a refrigerator, food preparation counter, and storage cabinets. It may include (1) an efficiency unit, as defined in Health and Safety Code section 17958.1 and (2) a manufactured home as defined in Health and Safety Code section 18007. (Formerly called *second dwelling unit*. See section 17.38.030 for types of accessory dwelling units and permits.)

Junior accessory dwelling unit means a unit that is no more than 500 square feet in size and contained within a single-family residence, with a separate entrance. A junior accessory dwelling unit may include separate sanitation facilities, or may share sanitation facilities with the existing structure on the same floor as the JADU, but shall include an efficiency kitchen that provides for a cooking facility with appliances, including a ~~permanently installed~~ an integral cooktop, a preparation sink, space for a refrigerator, and a food preparation counter and storage cabinets that are of reasonable size in relation to the size of the junior accessory dwelling unit.

Incentive Programs

While Junior ADUs (J-ADUs) can qualify as affordable units without additional regulation, formal incentive programs need to be established in order for ADUs to contribute to Piedmont's affordable housing stock. The State's Health and Safety Code (HSC), Section 65583(c)(7), requires that cities and counties develop a plan as part of their Housing Element that incentivizes and promotes the creation of ADUs that are offered at affordable rent for very-low, low-, and moderate-income households. Affordable rents are typically enforced with 10-year deed restrictions, and the units must be recorded and filed with the California Department of Finance.

Over the course of this study we reviewed a number of potential incentives to encourage the development of low- and very-low income rent-restricted units. The general strategy is to allow less restrictive development standards in return for a time-limited deed-restriction ensuring the maintenance of the affordable dwelling unit. Additionally, the City is providing pre-approved plans to be attractive options for moderate- and lower-income property owners for whom architect fees and the risk that their plans could be denied could be barriers for pursuing an ADU on their property. We believe the following incentives deserve additional study and consideration:

Additional ADU

To incentivize the production of new housing units and preserve existing older homes, the City may decide to allow:

- An additional ADU greater than 500 square feet by right on properties that have an existing ADU, where the primary residence is at least 45 years old.
- The developer of the additional ADU may take a 5% increase in permitted FAR for the purposes of building the additional ADU, meaning 60% for lots less than 5,000 square feet, 55% for lots between 5,000 and 10,000 square feet, and 50% for lots greater than 10,000 square feet.
- The developer of the additional ADU may take a 5% increase in permitted structure coverage for the purposes of building the additional ADU, meaning 45% structure coverage in most cases.
- The additional ADU must be rent-restricted to very low income. An existing ADU and/or JADU on the same property can be rented at market rates.
- Total number of dwelling units on each Zone A or Zone E property would be four dwelling units.
- The developer of the additional ADU would not be permitted to take advantage of more than one incentive program at the same time.

Division 17.38.050.C could limit a lot to having no more than one ADU and one JADU. We recommend that this provision and Zone A and Zone E floor area and structure coverage limits be revised so that Piedmont may permit two ADUs and one JADU, using the guidelines above.

Expand Conversion ADUs

Conversion of an existing garage or other accessory structure into an ADU is currently limited to the existing square footage plus a maximum 150 SF expansion to allow entry/exit from the unit. With small existing structures this may severely limit the feasibility of any sort of ADU. Consider allowing a larger expansion of an existing accessory building - perhaps up to 300 SF total expansion - in return for providing a deed-restricted affordable unit. The additional area may make the conversion of a small outbuilding into a generous affordable studio feasible; or encourage owners to place an affordable 1- or 2-bedroom unit where they would currently be permitted to only add a market-rate studio or 1-bedroom unit.

As part of this item we recommend clarifying that although an existing non-confirming structure is eligible to be converted to an ADU, any expansion of the building must comply with existing requirements (setbacks, height limits, etc.).

Pre-Approved Plans

Our current brief is to provide Planning permit-ready designs for a variety of rent-restricted ADU solutions appropriate to Piedmont, and available to the Piedmont community. As prepared, rent-restricted ADU designs can be submitted to Piedmont's Planning Department for issuance of Planning permit. The ADU designs must then be further developed with items including a detailed site plan, engineering plans, and construction details, and submitted to Piedmont's Building Department for formal review and issuance of a Building permit.

Existing Affordable ADU Incentive

For an ADU built as an expansion of the primary residence, an affordable incentive is currently outlined in 17.38.070, allowing for an increase in area to 1,000 SF and 1,200 SF for low-income and very low-income rent restrictions. We recommend continuing this incentive.

Financing Incentives

According to an April 2021 report by the UC Berkeley Center for Community Innovation 95% of ADUs are financed at least partially with cash savings and/or bank loans (including construction and home equity loans). These funding sources generally exclude low-income households, and certainly provide no inherent incentive to offer a newly constructed ADU at below-market rent.

To directly incentivize affordable units Santa Cruz County partnered with a local credit union to offer up to \$70,000 of low-interest funding in exchange for a deed-restricted affordable rent level. While the program resulted in very few loans, a similar structure with different restrictions may prove successful in Piedmont.

In addition to Piedmont's allocation of the County's Measure A-1 affordable housing bond, there are two HCD-managed programs that may provide funding to assist Piedmont with developing affordable housing units as ADUs:

- **CalHOME Program** provides state funding to local public agencies and nonprofits in the form of deferred-payment loans, with the stated goal of enabling low-income households to become (and remain) homeowners. Their funds are available for owner-occupied home improvement projects, including the construction or rehabilitation of an ADU/J-ADU. A Notice of Funding Availability for approximately \$57 million was issued on September 21, with applications due November 22, 2021.
- **Cal HFA ADU Grant Program** provides grants to reimburse homeowners for pre-development costs associated with the construction of an ADU. Under this program, the California Housing Finance Agency (Cal HFA) will review the submission package and contribute up to \$25,000 directly to construction escrow. The funds can be used to reimburse borrowers for eligible costs including but not limited to architectural designs, permits, soil test, impact fees, property surveys, and energy reports.
- **Local Housing Trust Fund (LHTF) Program** can provide matching funds to local housing trust funds. Eligible uses include the construction, conversion, repair, reconstruction or rehabilitation of ADUs or JADUs. The 2021 funding application deadline has passed, however the 2022 NoFA is expected next spring, and funds can be applied for through the HCD website.

Habitat for Humanity has received a CalHOME grant, and several chapters have launched successful ADU programs focused on providing funding and volunteer labor for the construction of ADUs for low-income homeowners. While the East Bay chapter has apparently only pursued one ADU project, there may be an opportunity to partner with them for assistance with the development of an ADU/JADU for an eligible low-income household.

Outreach, Public Education, and Technical Assistance

The UC Berkeley Turner Center published an August 2020 paper noting that educating the public is a crucial component to the success of widespread ADU development. This is even more vital with regards to

opportunities and incentives for affordable ADUs. Regardless of the incentives adopted, Piedmont should commit to becoming a dependable resource for homeowners interested in learning more about affordable housing options in Piedmont, including affordable-ADU incentives.

Active outreach to homeowners with affordable ADU incentive promotional materials should be prepared to inform eligible homeowners of the new programs as they are being planned and launched. As part of this effort, Piedmont should also consider appointing an ADU ombudsman to serve as a central resource for information and advocacy regarding the City's ADU ordinance and incentives.

Removal of Owner Occupancy Restrictions

In January 2023, the City updated the ADU Ordinance by adopting the following incentive to remove owner occupancy restrictions in compliance with State law. By removing the owner occupancy requirements, Piedmont is able to provide more flexibility in providing affordable housing options for residents. The adopted language reads as follows:

- A. The Director shall be authorized to remove any previously imposed owner-occupancy requirements imposed via deed restriction on any accessory dwelling unit previously permitted, by recording any appropriate documents rescinding the restriction, if the following criteria are met:
 - i. The applicant shall provide a copy of the original recorded deed restriction.
 - ii. The applicant agrees to an imposition of covenants requiring an affordable rent level to households of very low-income for a period of fifteen years, which shall be recorded in the county recorder's office, as a declaration of rent restrictions (in a form provided by the city), and will remain in effect for fifteen years. The fifteen-year period of rent restriction shall begin on the date set forth in the recorded declaration.

If, after fifteen years, the termination of the recorded declaration is not automatic (by its terms), the city will record a document terminating the declaration of rent restrictions, upon the written request of the property owner.
 - B. A property owner that receives removal of owner occupancy restrictions shall comply with certification requirements related to affordable rent set forth in section 17.38.070 B.1.b.
-

Summary of Recently Proposed and/or Pending State ADU Legislation

AB 345 Allows ADUs built by nonprofits to be sold separately. Habitat for Humanity, which builds homes for low income residents, is the sponsor of this bill. *Status as of 9/28/2021: Approved into law.*

AB 561 Loan fund for building ADUs. Homeowners would be able to use this fund to borrow money to build additional homes on their property. *Status as of 11/30/2022: Referred to Senate committee without further action.*

AB 916 Allows 2-story ADUs in all cities. The bill prohibits local agencies from establishing by ordinance a height limit of less than 18 feet for an ADU on a lot that has an existing multi-family and multi-story dwelling. Previously, cities were required to allow ADUs that were 16 feet high — not quite enough to add a home above a garage. AB 916 raises it to 18 feet, which is just enough. *Status as of 9/28/2022: Approved into law.*

AB 2221 and SB 897 Clarifies standards from AB 916. Requires cities to allow ADUs taller than 16 feet if located in a transit-oriented area, allows detached ADUs to be up to 18 feet in height on a lot with an existing or proposed multistory multi-family dwelling, and allows attached ADUs to be up to 25 feet or to the maximum height of the primary dwelling, while still allowing cities to limit the ADU to two stores. *Status as of 1/1/2023. Approved into law.*

Mezzanines, excerpt from CBC 2019, Section 505.

505.2 Mezzanines. A mezzanine or mezzanines in compliance with Section 505.2 shall be considered a portion of the story below. Such mezzanines shall not contribute to either the building area or number of stories as regulated by Section 503.1. The area of the mezzanine shall be included in determining the fire area. The clear height above and below the mezzanine floor construction shall be not less than 7 feet (2134 mm).

505.2.1 Area limitation. The aggregate area of a mezzanine or mezzanines within a room shall be not greater than one-third of the floor area of that room or space in which they are located. The enclosed portion of a room shall not be included in a determination of the floor area of the room in which the mezzanine is located. In determining the allowable mezzanine area, the area of the mezzanine shall not be included in the floor area of the room.

Exceptions:

1. N/A

2. N/A

3. The aggregate area of a mezzanine within a dwelling unit that is located in a building equipped throughout with an approved automatic sprinkler system in accordance with Section 903.3.1.1 or 903.3.1.2 shall not be greater than one-half of the floor area of the room, provided that:

3.1. Except for enclosed closets and bathrooms, the mezzanine shall be open to the room in which such mezzanine is located;

3.2. The opening to the room shall be unobstructed except for walls not more than 42 inches (1067 mm) in height, columns and posts; and

3.3. Exceptions to Section 505.2.3 shall not be permitted.

505.2.2 Means of egress. The means of egress for mezzanines shall comply with the applicable provisions of Chapter 10.

505.2.3 Openness. A mezzanine shall be open and unobstructed to the room in which such mezzanine is located except for walls not more than 42 inches (1067 mm) in height, columns and posts.

Exceptions:

1. Mezzanines or portions thereof are not required to be open to the room in which the mezzanines are located, provided that the occupant load of the aggregate area of the enclosed space is not greater than 10.

2. A mezzanine having two or more exits or access to exits is not required to be open to the room in which the mezzanine is located.

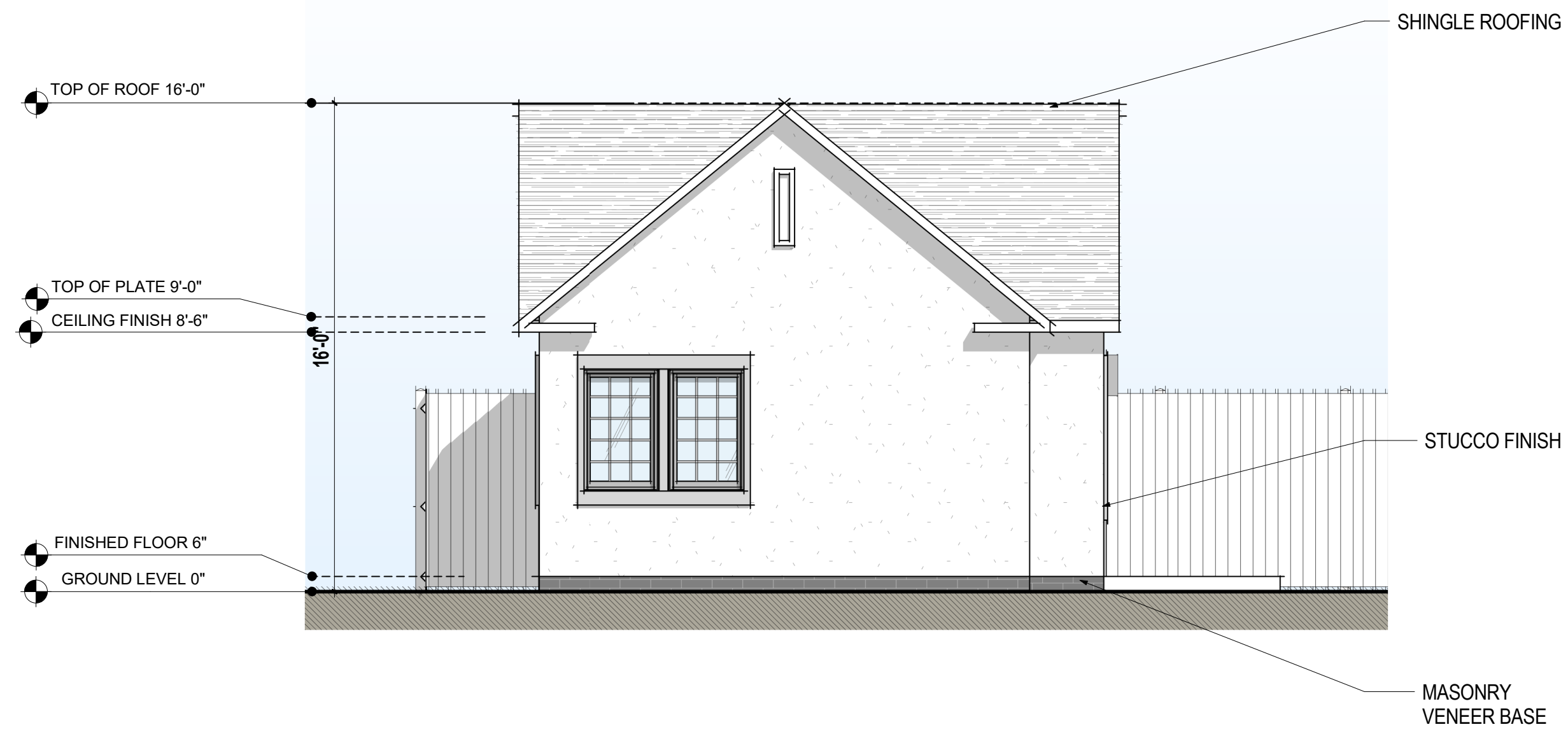
3. Mezzanines or portions thereof are not required to be open to the room in which the mezzanines are located, provided that the aggregate floor area of the enclosed space is not greater than 10 percent of the mezzanine area.

3 ADU Prototype Plans

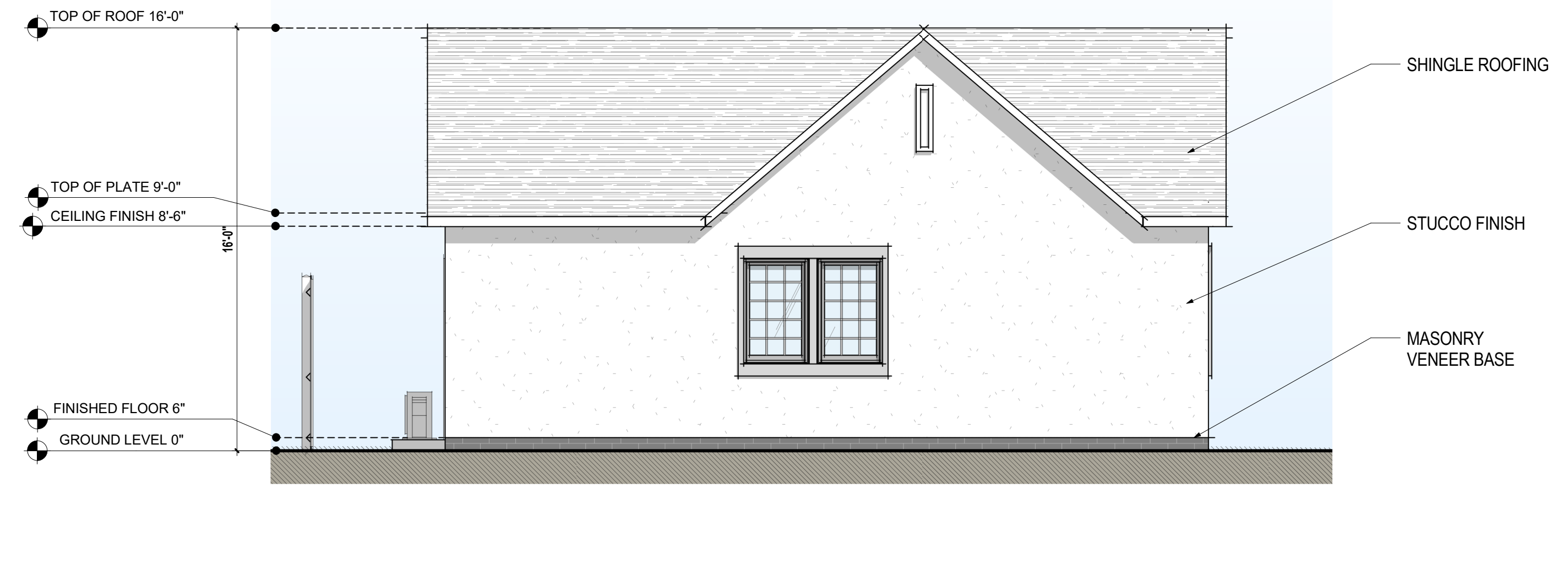
The following pages provide prototype drawings sets for three different single-story accessory dwelling units that are code-compliant, feasible on a typical Piedmont lot, and demonstrative of design priorities and preferences expressed by the Piedmont community. Included are:

- **Pages A1-1 through A3-2:** A detached studio ADU, 500 gross square feet, shown in Tudor, Craftsman, and Spanish styles.
- **Pages B1-1 through B3-2:** A detached one-bedroom ADU, 800 gross square feet, shown in Tudor, Craftsman, and Spanish styles.
- **Page C1-1:** A garage conversion, 484 gross square feet.

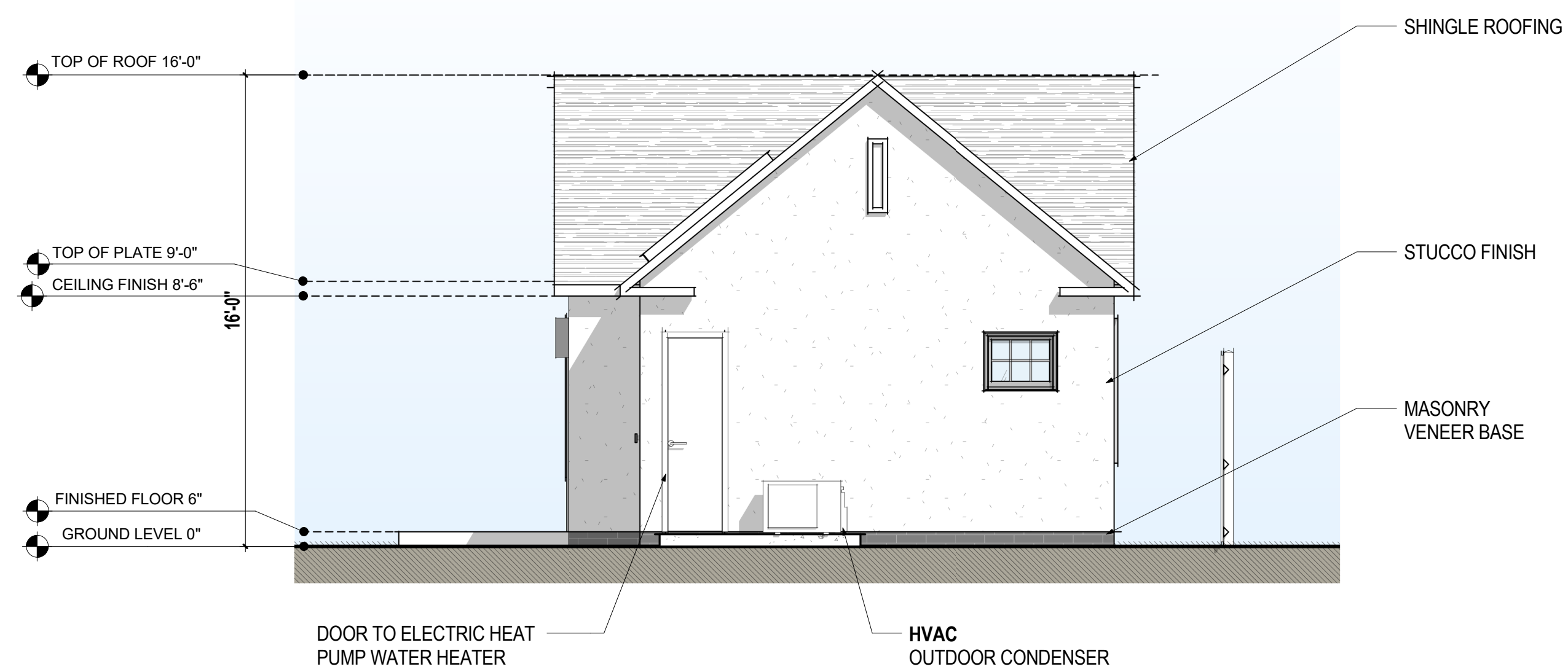
These are “Planning permit-ready” designs that can be submitted to Piedmont’s Planning Division for issuance of Planning permit for rent-restricted AUDs for a period of 10 years. The ADU designs must then be further developed with items including a detailed site plan, engineering plans, and construction details, and submitted to Piedmont’s Building Division for formal review and issuance of a Building permit.



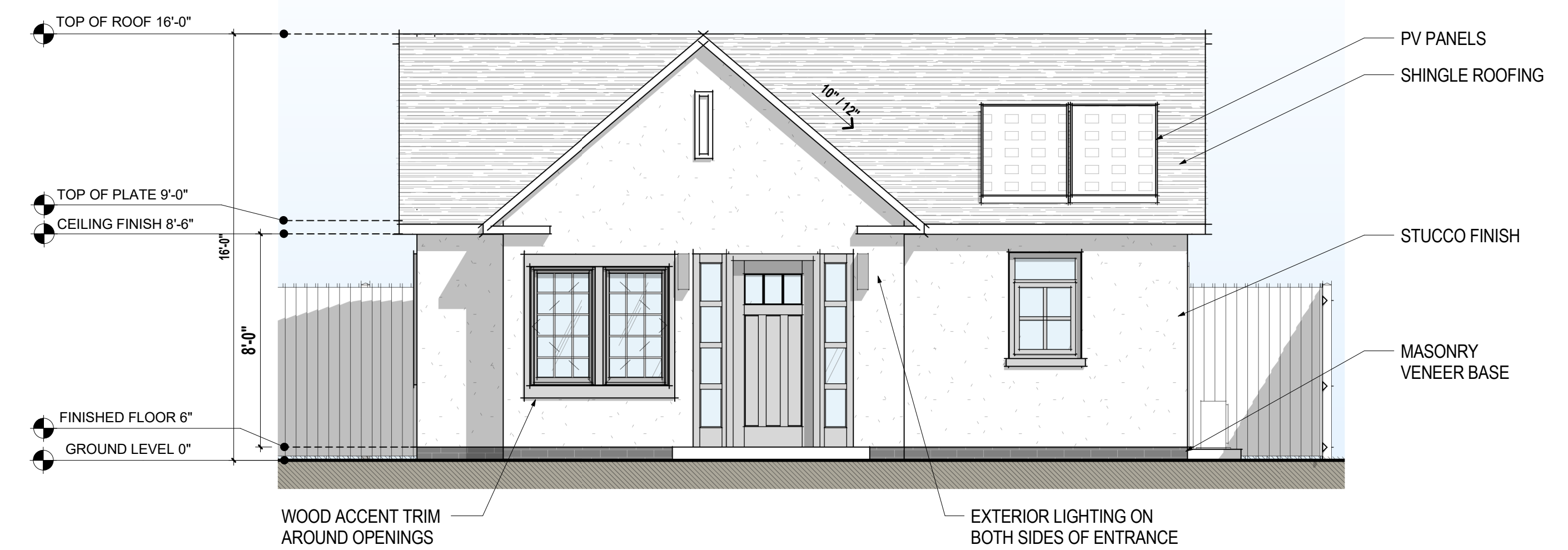
1/4" = 1'-0" A1 - TUDOR - WEST ELEVATION 4



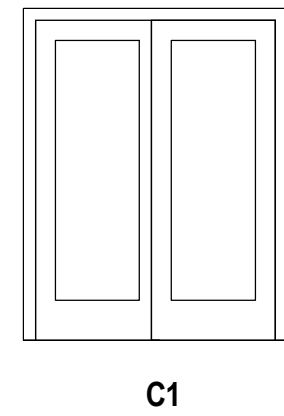
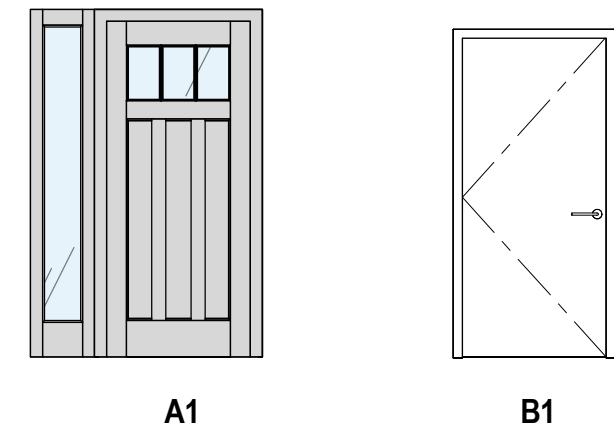
1/4" = 1'-0" A1 - TUDOR - NORTH ELEVATION 2



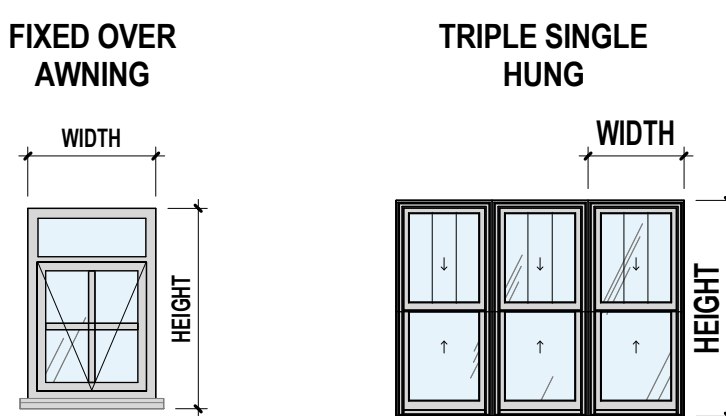
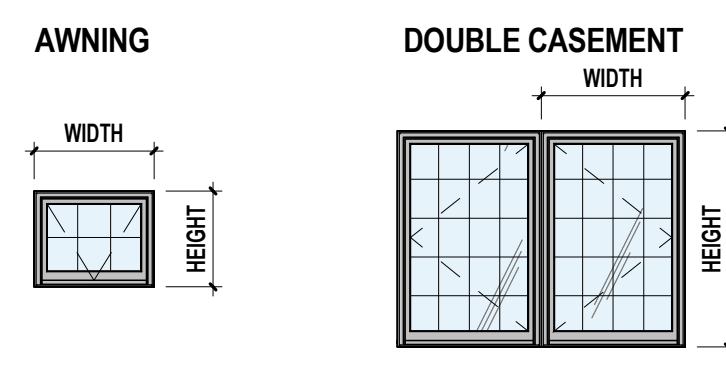
1/4" = 1'-0" A1 - TUDOR - EAST ELEVATION 3



1/4" = 1'-0" A1 - TUDOR - SOUTH ELEVATION 1



DOOR SCHEDULE					
TYPE	DESCRIPTION	WIDTH	HEIGHT	MATERIAL	COMMENTS
A1	EXT. UNIT ENTRY	3'-0"	7'-0"	ALUM. CLAD WD OR WD	SIDELIGHTS VARY BY STYLE, SEE ELEVATIONS
B0	EXTERIOR DOOR	2'-0"	6'-8"	ALUM. CLAD WD OR WD	TO WATER HEATER CLOSET
B1	INTERIOR DOOR	2'-4"	6'-8"	WD	
B2	INTERIOR DOOR	2'-8"	6'-8"	WD	
C1	DOUBLE SLIDING - SINGLE FLAT PANEL	4'-0"	6'-8"	WD	



WINDOW SCHEDULE - CRAFTSMAN					
TYPE	DESCRIPTION	WIDTH	HEIGHT	MATERIAL	COMMENTS
AW1	AWNING	2'-6"	2'-0"	ALUM. CLAD WD	TEMPERED GLASS AT BATHROOM
CS2	DOUBLE CASEMENT	2'-6"	4'-0"	ALUM. CLAD WD	EGRESS WINDOWS INDICATED W/ *
CS3	DOUBLE CASEMENT	2'-6"	4'-6"	ALUM. CLAD WD	
FA1	FIXED OVER AWNING	2'-8"	4'-0"	ALUM. CLAD WD	
SH1	TRIPLE SINGLE HUNG	2'-0"	4'-6"	ALUM. CLAD WD	

WINDOW NOTES

- ANY NEW WINDOWS WITHIN 10 FEET OF AN ADJACENT DWELLING SHALL HAVE FROSTED GLAZING.
- ALL WINDOWS TO BE RECESSED 2" FROM THE WALL PLANE.
- RESCUE WINDOWS SHALL COMPLY W/ THE FOLLOWING:
 - MIN. OPENING HEIGHT 24"
 - MIN. OPENING WIDTH 20"
 - MAX. 44" MEASURED FROM THE FLOOR
 - 5.7 SQ. FT. MIN. AREA
- BATHROOM WINDOWS AND WINDOWS WITHIN DOOR SWING TO BE TEMPERED.

CODE NOTES

GROSS SQUARE FOOTAGE: 500 SF

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

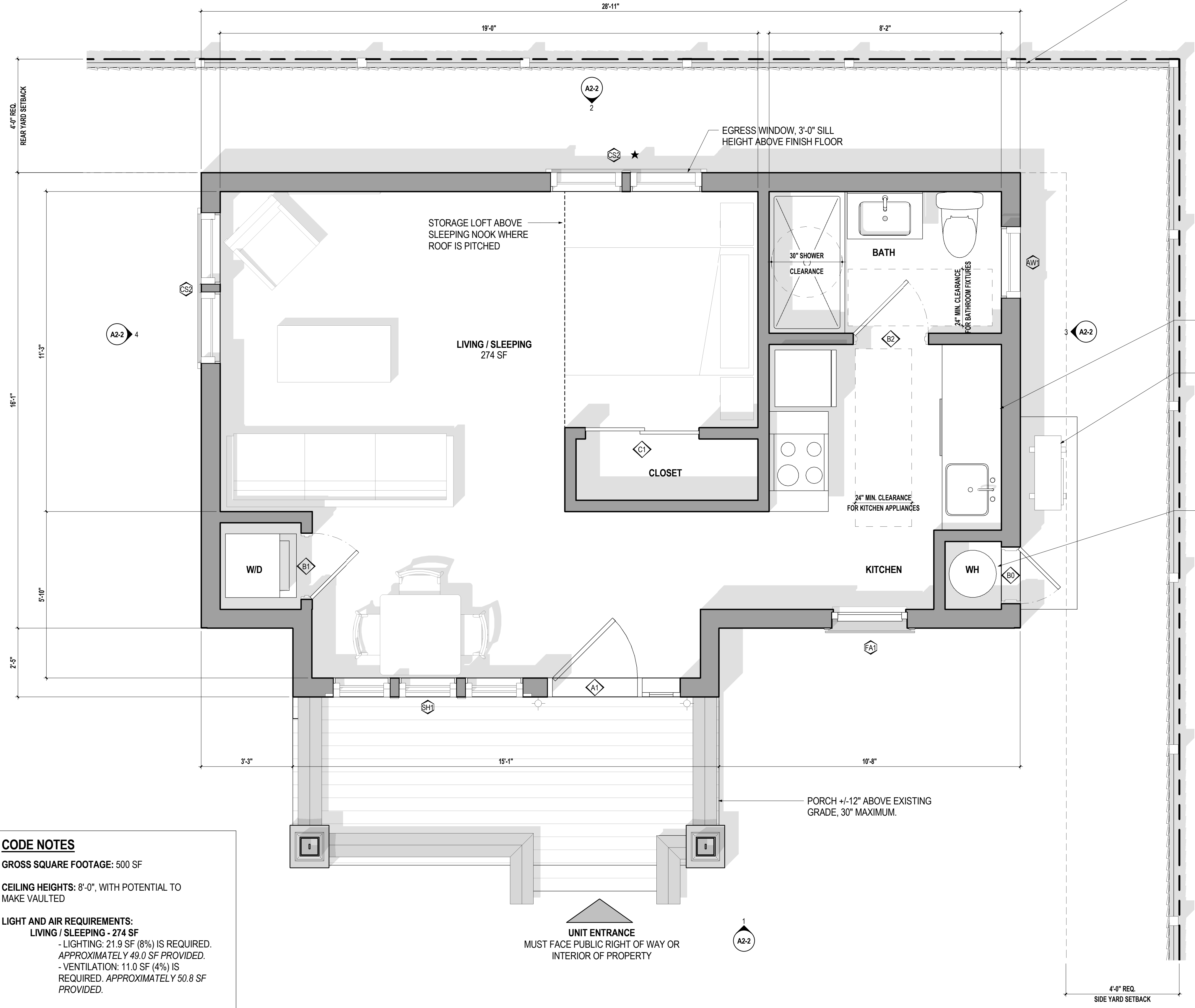
LIGHT AND AIR REQUIREMENTS:
LIVING / SLEEPING - 274 SF
 - LIGHTING: 21.9 SF (8%) IS REQUIRED. APPROXIMATELY 49.0 SF PROVIDED.
 - VENTILATION: 11.0 SF (4%) IS REQUIRED. APPROXIMATELY 50.8 SF PROVIDED.

OTHER NOTES:

- FRONT ENTRANCE FACES THE PUBLIC RIGHT OF WAY OR THE INTERIOR OF PROPERTY
- THE UNIT FEATURES ALL ELECTRICAL APPLIANCES
- WUI FIRE-RESISTANT MATERIALS AT PORCH, ROOF, DECKING, AND EAVES
- FOR DOWNSLOPING LOTS, BUILDING BASE WILL REQUIRE WATER TABLE / COURSE BAND WITH CONTRASTING DARKER STUCCO TO THE GROUND LEVEL
- REQUIRED SETBACKS ARE 4' FOR REAR AND SIDE YARDS AND 20' FOR STREET YARDS. ROOF EAVES MAY PROJECT INTO SETBACKS

A - STUDIO

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



FENCE ADU AND PATH OF TRAVEL MUST BE SCREENED BY 6' TALL FENCE, EXCEPT WITHIN THE 20' STREET YARD SETBACK

KITCHEN ALL APPLIANCES TO BE ELECTRIC

HVAC DUCTED ELEC. FAN COIL WITH OUTDOOR CONDENSER. SOUND LIMIT - 50 dBA MEASURED AT NEAREST PROPERTY LINE. HVAC MAY NOT PROJECT INTO REQ. SETBACKS

ELECTRIC HEAT PUMP WATER HEATER

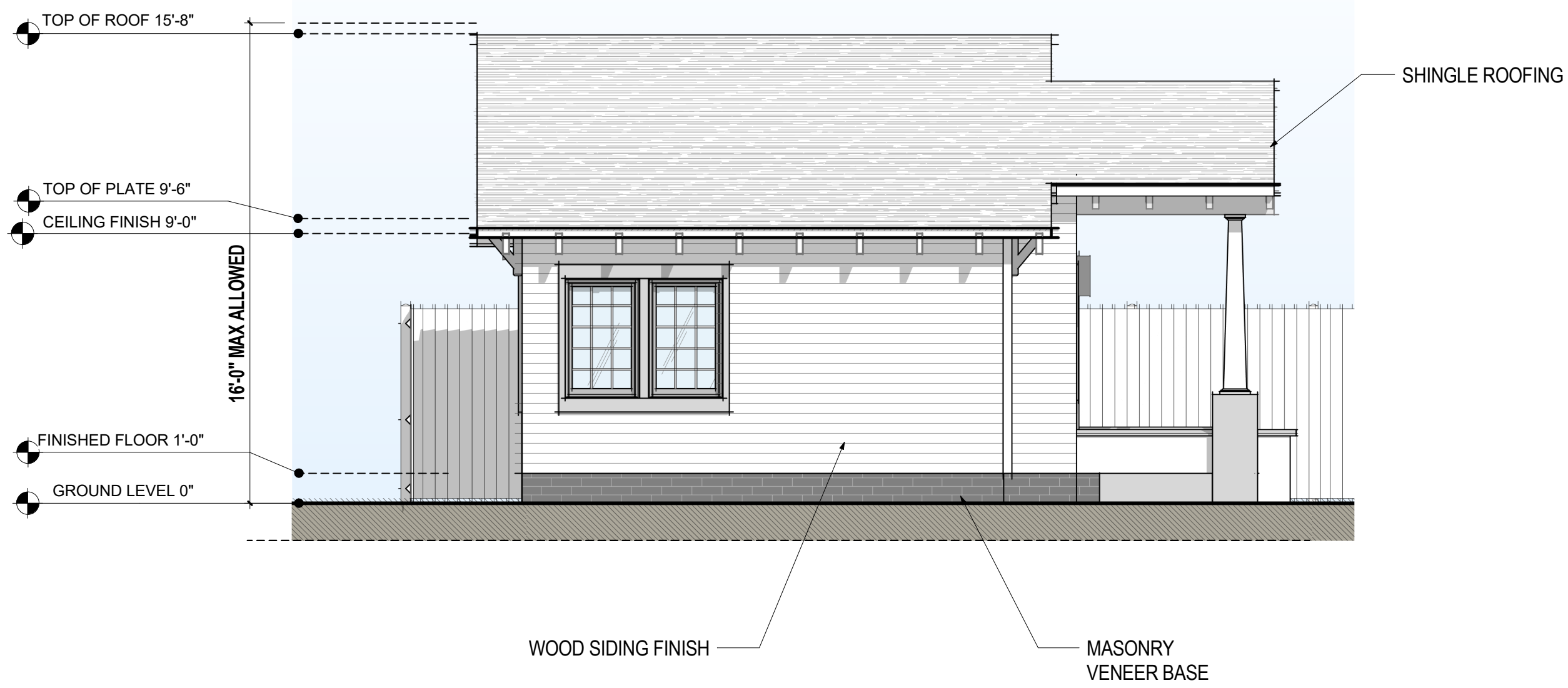
EGRESS WINDOW, 3'-0" SILL HEIGHT ABOVE FINISH FLOOR

STORAGE LOFT ABOVE SLEEPING NOOK WHERE ROOF IS PITCHED

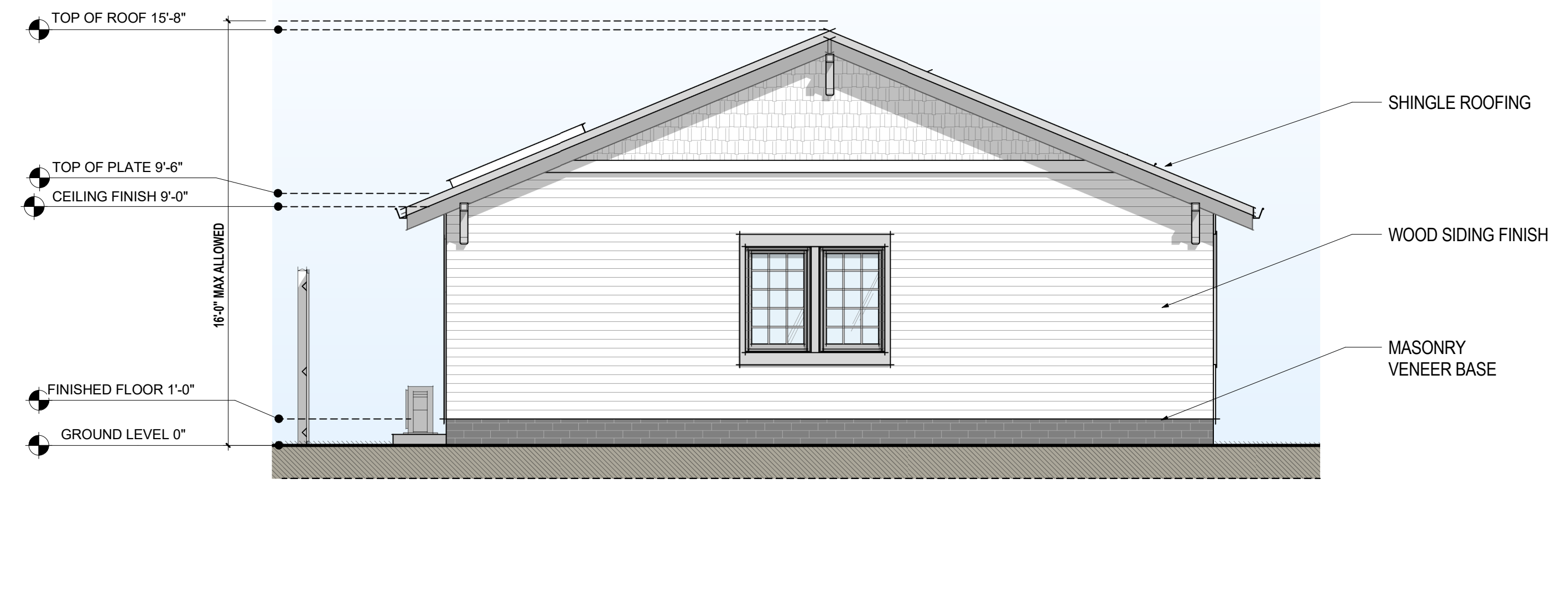
24" MIN. CLEARANCE FOR KITCHEN APPLIANCES

PORCH +/-12" ABOVE EXISTING GRADE, 30" MAXIMUM.

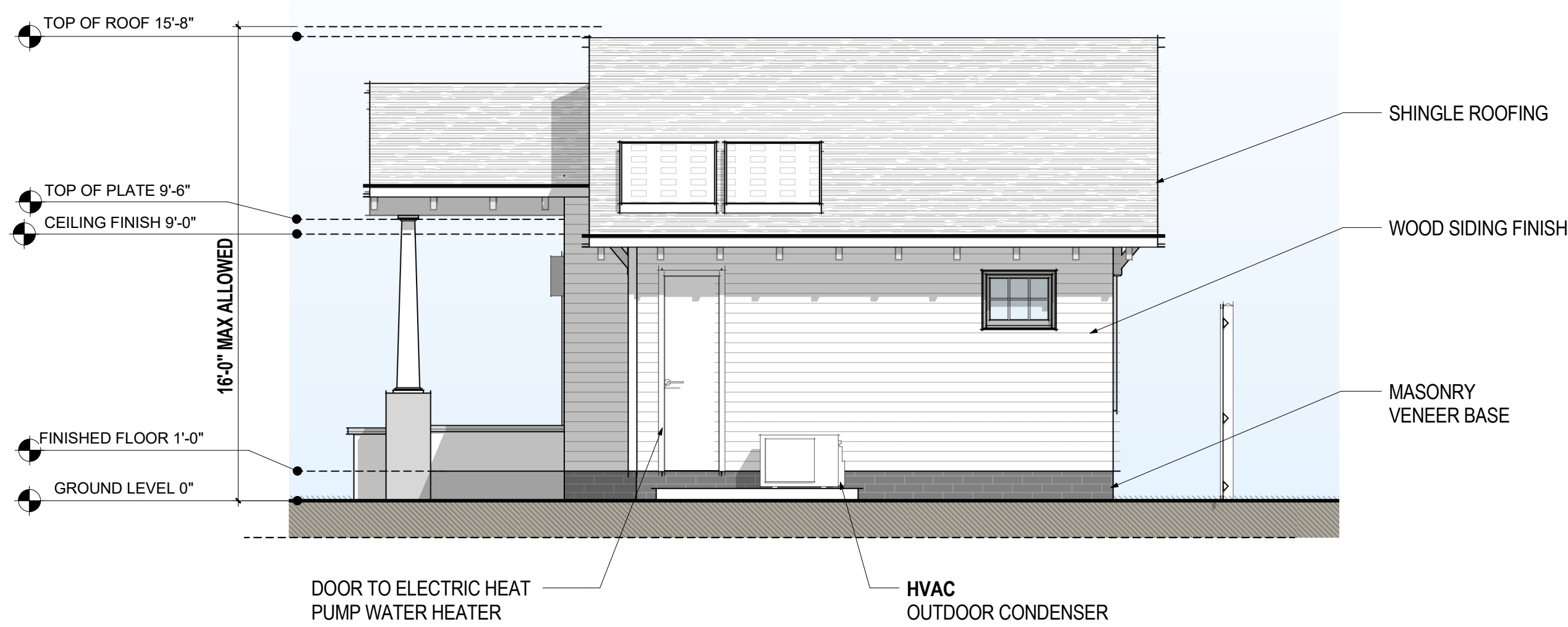
UNIT ENTRANCE MUST FACE PUBLIC RIGHT OF WAY OR INTERIOR OF PROPERTY



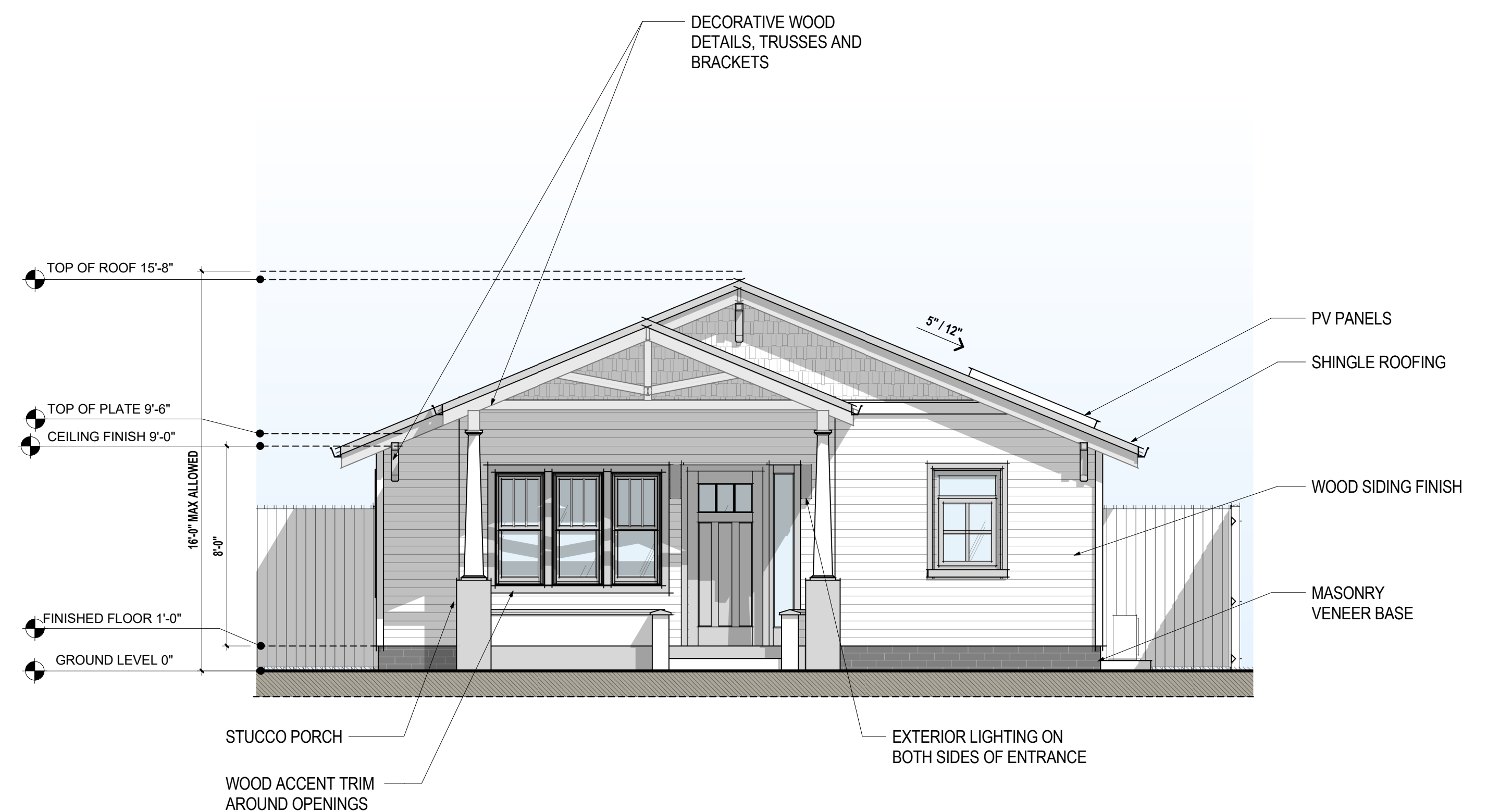
1/4" = 1'-0" A2 - CRAFTSMAN - WEST ELEVATION 4



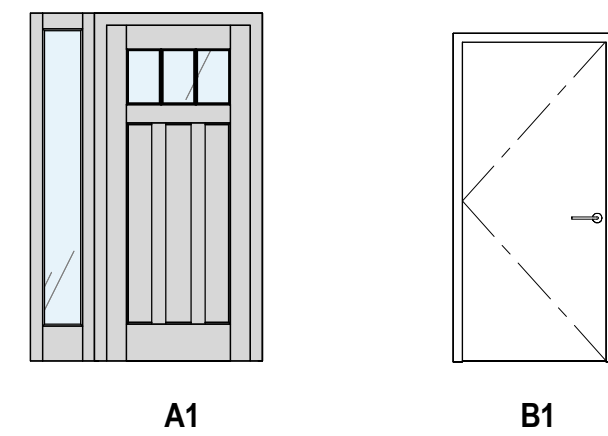
1/4" = 1'-0" A2 - CRAFTSMAN - NORTH ELEVATION 2



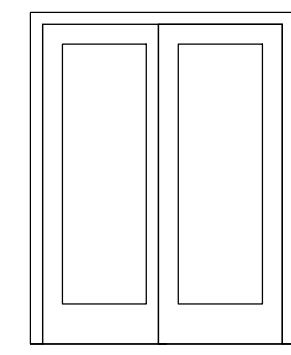
1/4" = 1'-0" A2 - CRAFTSMAN - EAST ELEVATION 3



1/4" = 1'-0" A2 - CRAFTSMAN - SOUTH ELEVATION 1



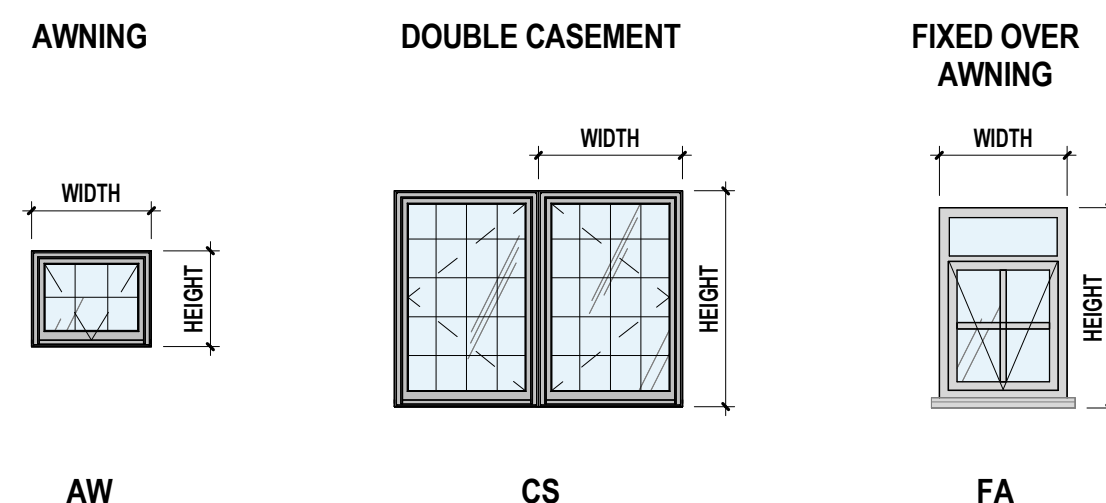
A1 B1



C1

DOOR SCHEDULE

TYPE	DESCRIPTION	WIDTH	HEIGHT	MATERIAL	COMMENTS
A1	EXT. UNIT ENTRY	3'-0"	7'-0"	ALUM. CLAD WD OR WD	SIDE LIGHTS VARY BY STYLE, SEE ELEVATIONS
B0	EXTERIOR DOOR	2'-0"	6'-8"	ALUM. CLAD WD OR WD	TO WATER HEATER CLOSET
B1	INTERIOR DOOR	2'-4"	6'-8"	WD	
B2	INTERIOR DOOR	2'-8"	6'-8"	WD	
C1	DOUBLE SLIDING - SINGLE FLAT PANEL	4'-0"	6'-8"	WD	



AW CS FA

WINDOW SCHEDULE

TYPE	DESCRIPTION	WIDTH	HEIGHT	MATERIAL	COMMENTS
AW1	AWNING	2'-6"	2'-0"	ALUM. CLAD WD	TEMPERED GLASS AT BATHROOM
CS2	DOUBLE CASEMENT	2'-6"	4'-0"	ALUM. CLAD WD	EGRESS WINDOWS INDICATED W/ *
CS3	DOUBLE CASEMENT	2'-6"	4'-6"	ALUM. CLAD WD	
FA1	FIXED OVER AWNING	2'-8"	4'-0"	ALUM. CLAD WD	

WINDOW NOTES

- ANY NEW WINDOWS WITHIN 10 FEET OF AN ADJACENT DWELLING SHALL HAVE FROSTED GLAZING.
- ALL WINDOWS TO BE RECESSED 2" FROM THE WALL PLANE.
- RESCUE WINDOWS SHALL COMPLY W/ THE FOLLOWING:
 - MIN. OPENING HEIGHT 24"
 - MIN. OPENING WIDTH 20"
 - MAX. 44" MEASURED FROM THE FLOOR
 - 5.7 SQ. FT. MIN. AREA
- BATHROOM WINDOWS AND WINDOWS WITHIN DOOR SWING TO BE TEMPERED.

CODE NOTES

GROSS SQUARE FOOTAGE: 500 SF

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

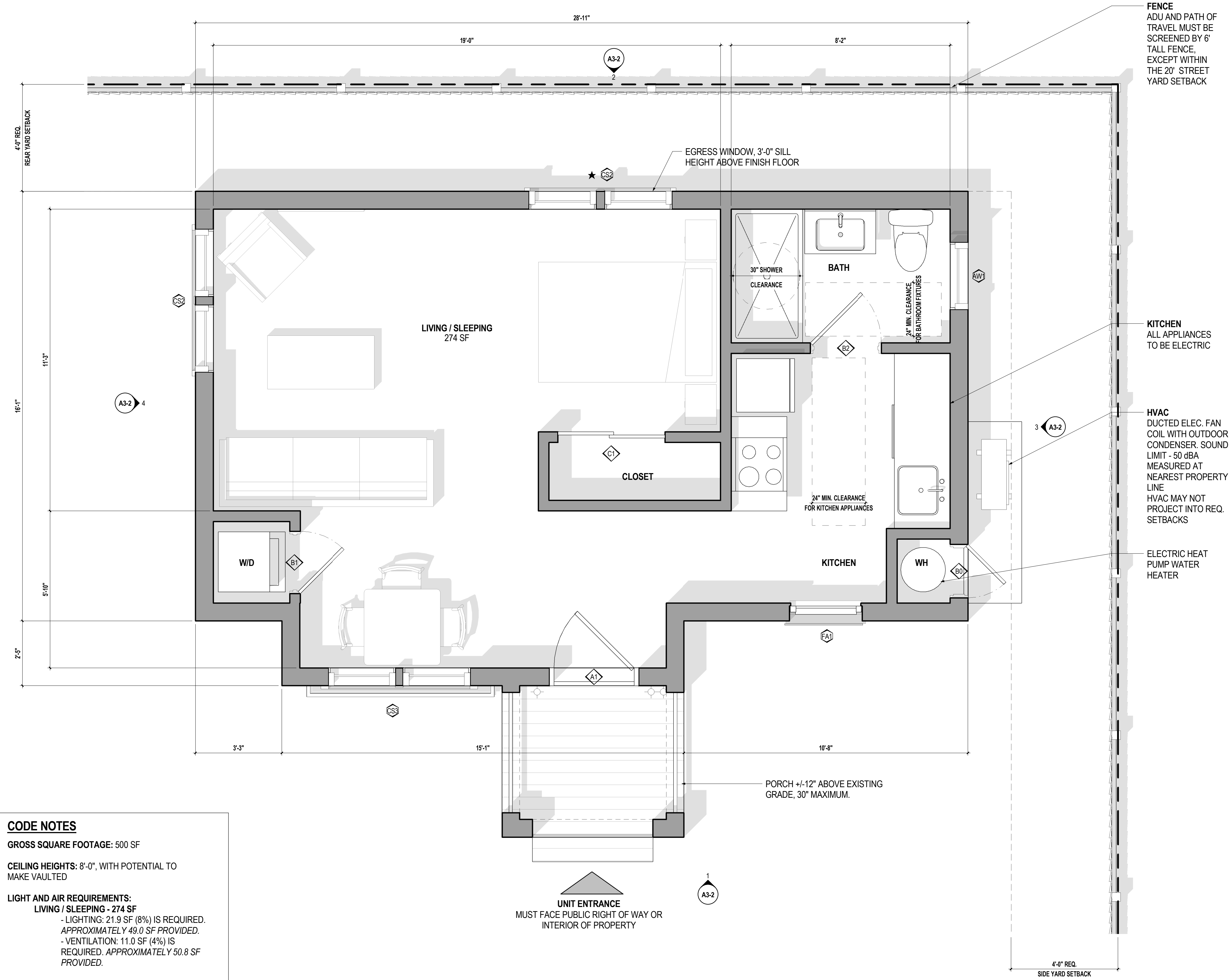
LIGHT AND AIR REQUIREMENTS:
LIVING / SLEEPING - 274 SF
 - LIGHTING: 21.9 SF (8%) IS REQUIRED. APPROXIMATELY 49.0 SF PROVIDED.
 - VENTILATION: 11.0 SF (4%) IS REQUIRED. APPROXIMATELY 50.8 SF PROVIDED.

OTHER NOTES:

- FRONT ENTRANCE FACES THE PUBLIC RIGHT OF WAY OR THE INTERIOR OF PROPERTY
- THE UNIT FEATURES ALL ELECTRICAL APPLIANCES
- WUI FIRE-RESISTANT MATERIALS AT PORCH, ROOF, DECKING, AND EAVES
- FOR DOWNSLOPING LOTS, BUILDING BASE WILL REQUIRE WATER TABLE / COURSE BAND WITH CONTRASTING DARKER STUCCO TO THE GROUND LEVEL
- REQUIRED SETBACKS ARE 4' FOR REAR AND SIDE YARDS AND 20' FOR STREET YARDS. ROOF EAVES MAY PROJECT INTO SETBACKS

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
GSF:	500 SF



FENCE
ADU AND PATH OF TRAVEL MUST BE SCREENED BY 6' TALL FENCE, EXCEPT WITHIN THE 20' STREET YARD SETBACK

KITCHEN
ALL APPLIANCES TO BE ELECTRIC

HVAC
DUCTED ELEC. FAN COIL WITH OUTDOOR CONDENSER. SOUND LIMIT - 50 dBA MEASURED AT NEAREST PROPERTY LINE
HVAC MAY NOT PROJECT INTO REQ. SETBACKS

ELECTRIC HEAT PUMP WATER HEATER

EGRESS WINDOW, 3'-0" SILL HEIGHT ABOVE FINISH FLOOR

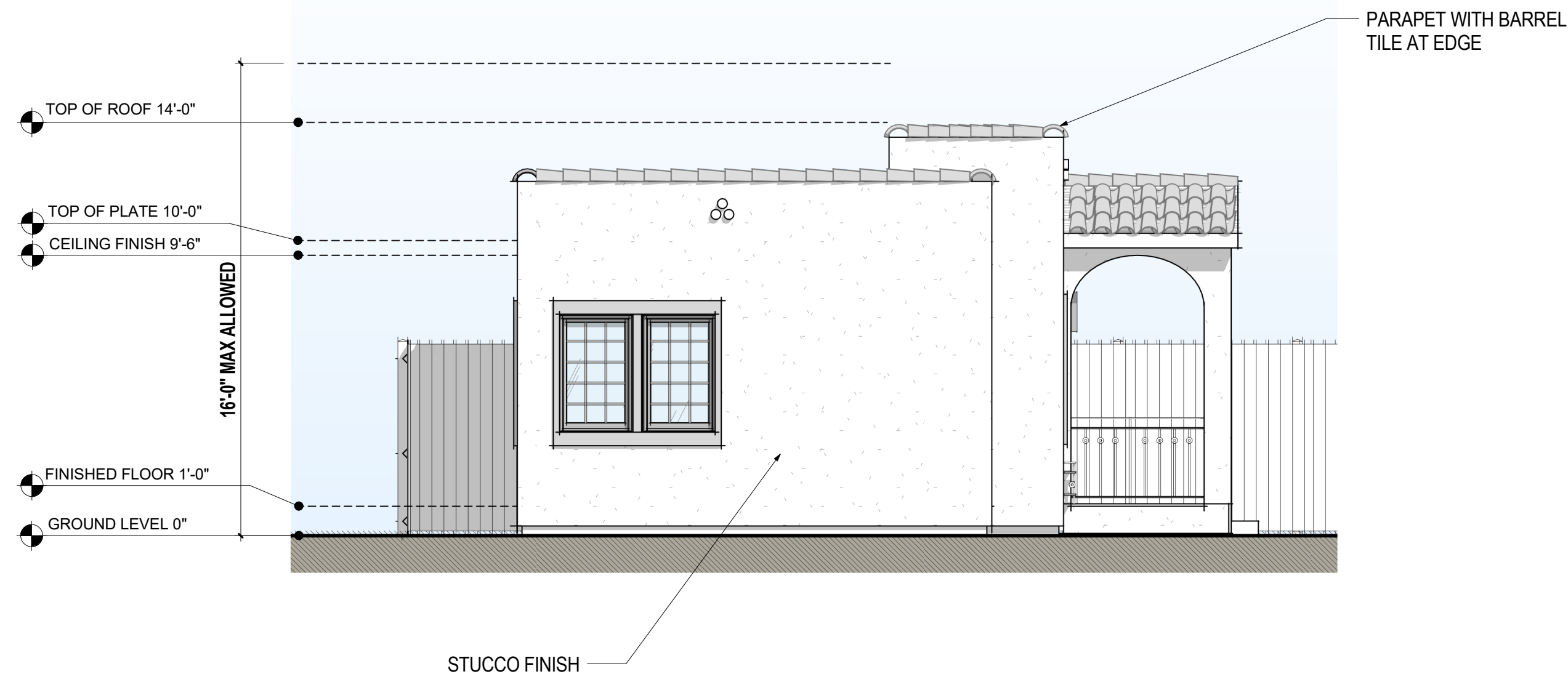
24" MIN. CLEARANCE FOR KITCHEN APPLIANCES

30" SHOWER CLEARANCE

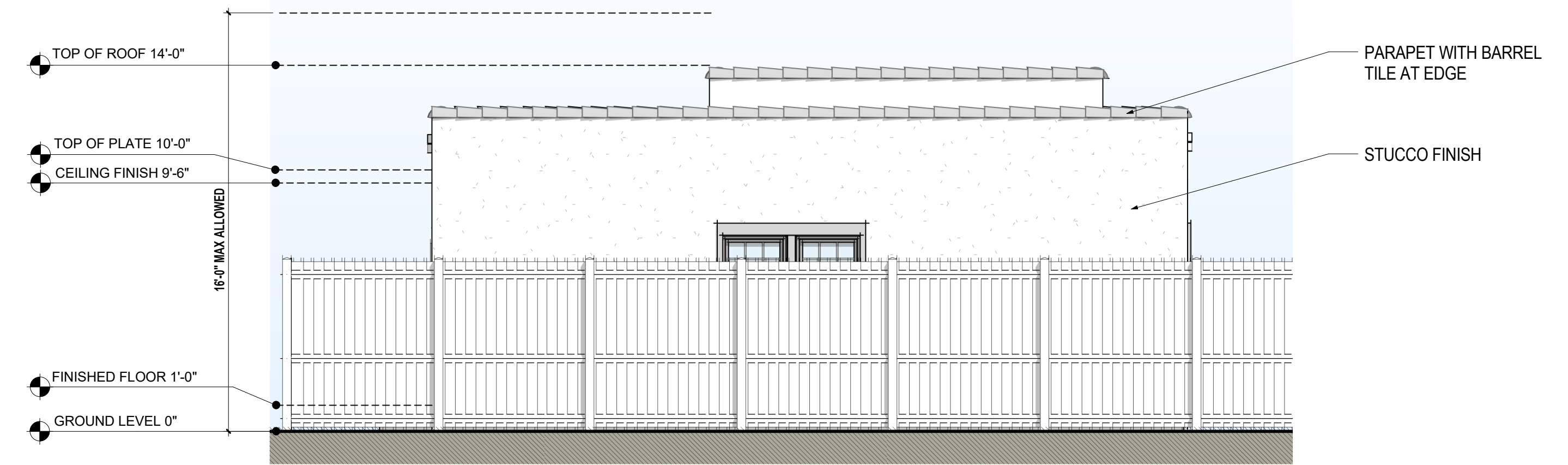
24" MIN. CLEARANCE FOR BATHROOM FIXTURES

PORCH +/- 12" ABOVE EXISTING GRADE, 30" MAXIMUM.

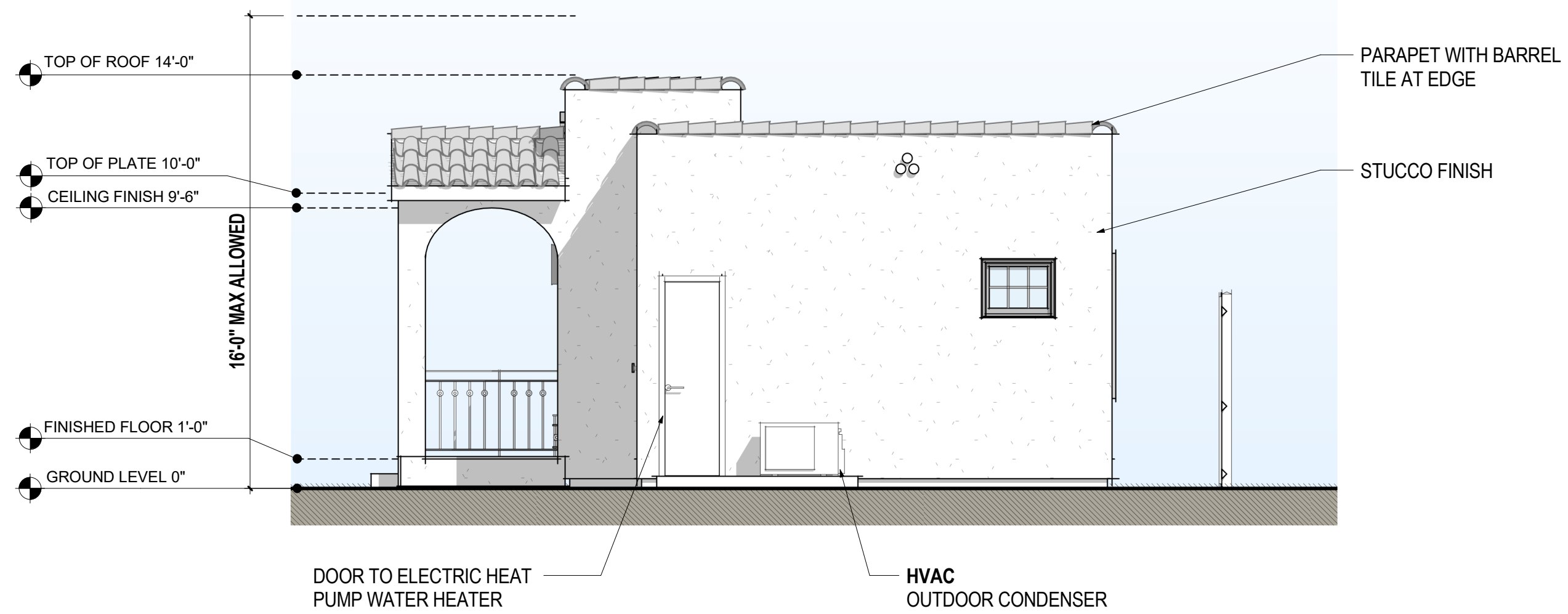
UNIT ENTRANCE
MUST FACE PUBLIC RIGHT OF WAY OR INTERIOR OF PROPERTY



1/4" = 1'-0" A3 - SPANISH - WEST ELEVATION 4



1/4" = 1'-0" A3 - SPANISH - NORTH ELEVATION 2



1/4" = 1'-0" A3 - SPANISH - EAST ELEVATION 3



1/4" = 1'-0" A3 - SPANISH - SOUTH ELEVATION 1

CONSULTANTS

PROJECT
1915
**PIEDMONT
ADU
PROGRAM**

PROJECT ADDRESS

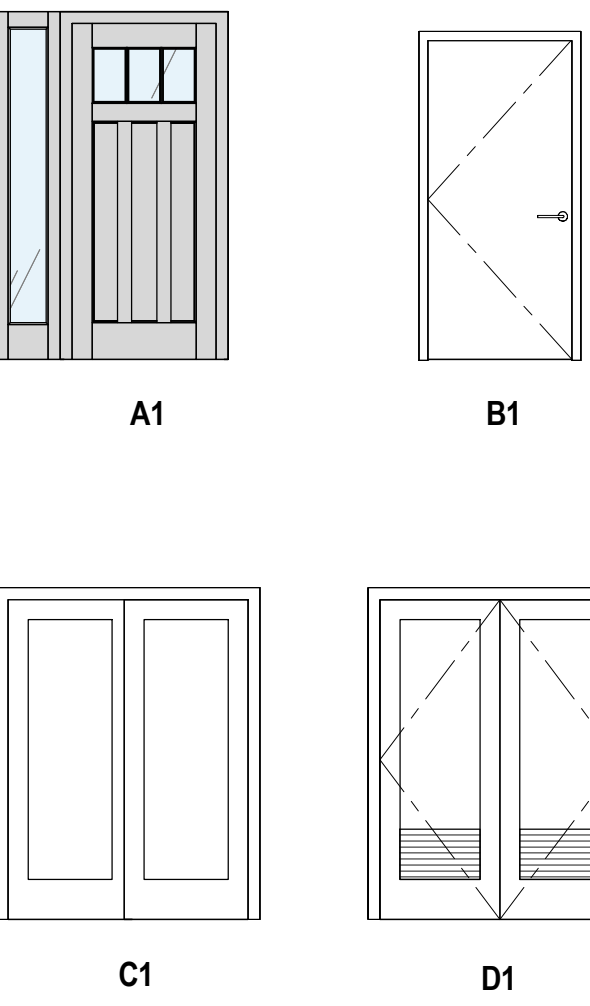
ISSUE DATE
10/04/2022

REVISIONS
NO. DATE.

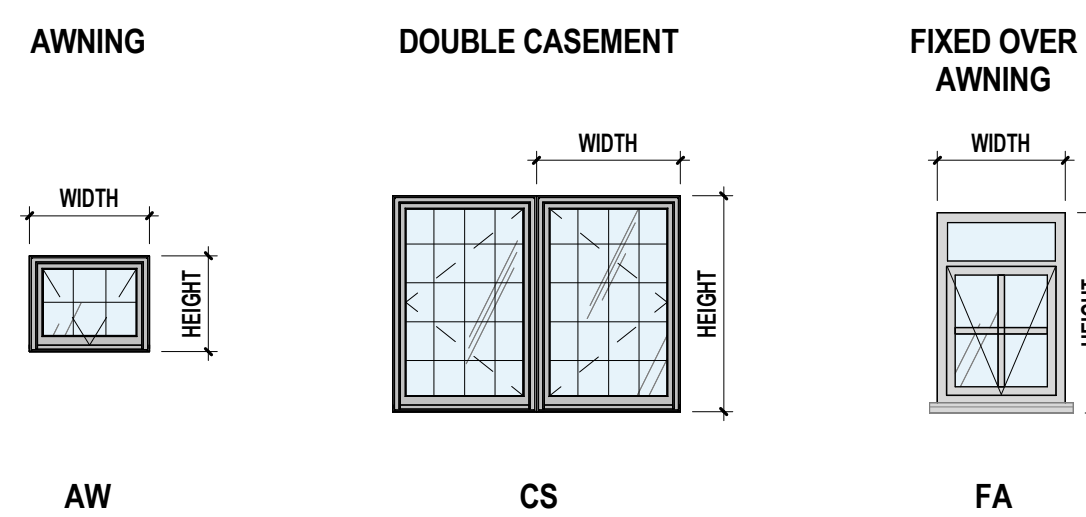
SCALE
1/4" = 1'-0"

ELEVATIONS

A3-2

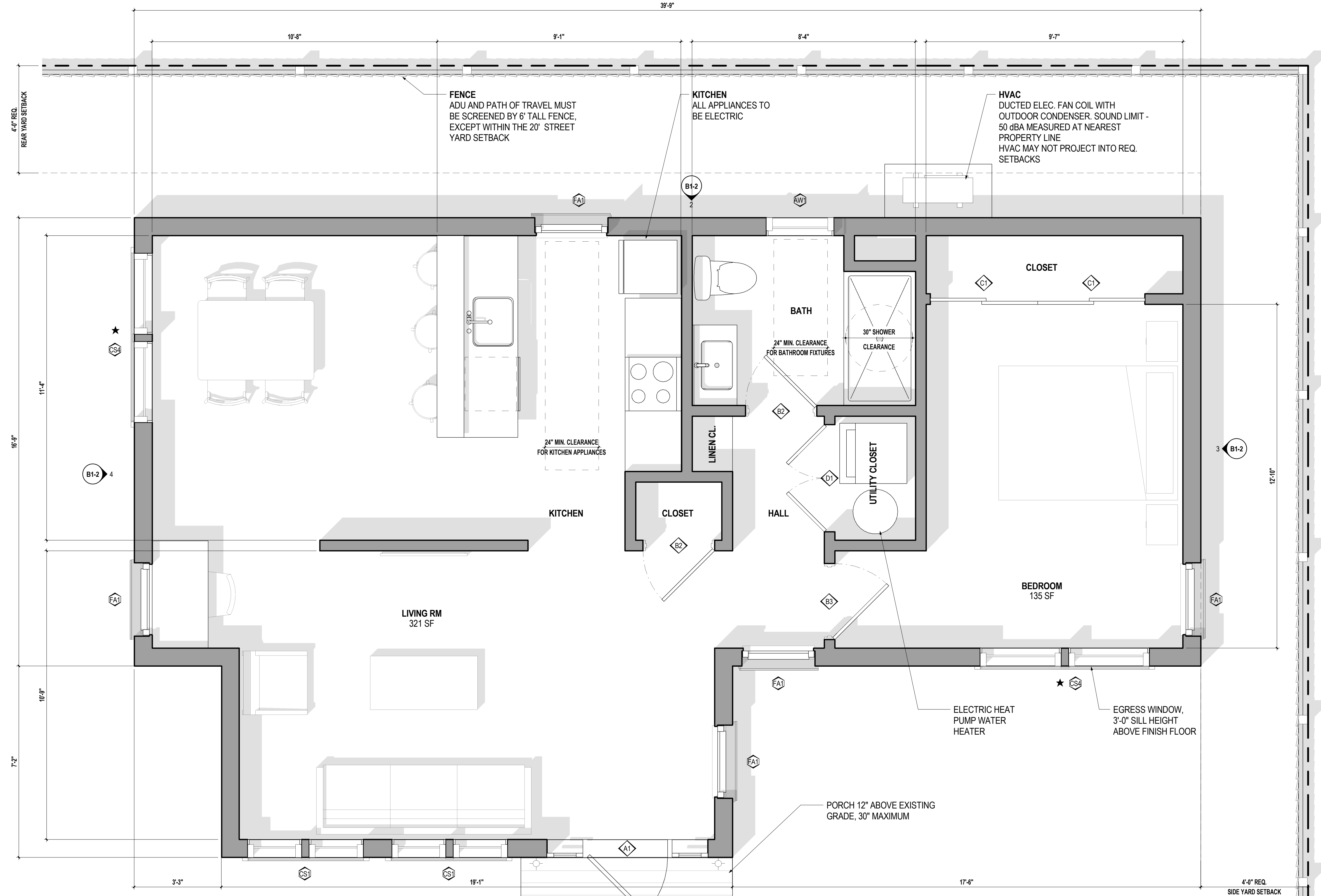


DOOR SCHEDULE - 1 BEDROOM					
TYPE	DESCRIPTION	WIDTH	HEIGHT	MATERIAL	COMMENTS
A1	EXT. UNIT ENTRY	3'-0"	7'-0"	ALUM. CLAD WD OR WD	SIDELIGHTS VARY BY STYLE, SEE ELEVATIONS
B0	EXTERIOR DOOR	2'-0"	6'-8"	ALUM. CLAD WD OR WD	TO WATER HEATER CLOSET
B1	INTERIOR DOOR	2'-4"	6'-8"	WD	
B2	INTERIOR DOOR	2'-8"	6'-8"	WD	
C1	DOUBLE SLIDING - SINGLE FLAT PANEL	4'-0"	6'-8"	WD	
D1	DOUBLE SWING - SINGLE FLAT PANEL	4'-0"	6'-8"	WD	WITH PARTIAL LOUVERS



WINDOW SCHEDULE - 1BED					
TYPE	DESCRIPTION	WIDTH	HEIGHT	MATERIAL	COMMENTS
AW1	AWNING	2'-6"	2'-0"	ALUM. CLAD WD	TEMPERED GLASS AT BATHROOM
CS1	DOUBLE CASEMENT	2'-0"	4'-6"	ALUM. CLAD WD	
CS4	DOUBLE CASEMENT	3'-0"	4'-6"	ALUM. CLAD WD	EGRESS WINDOWS INDICATED W/ *
FA1	FIXED OVER AWNING	2'-8"	4'-0"	ALUM. CLAD WD	

- WINDOW NOTES**
- ANY NEW WINDOWS WITHIN 10 FEET OF AN ADJACENT DWELLING SHALL HAVE FROSTED GLAZING.
 - ALL WINDOWS TO BE RECESSED 2" FROM THE WALL PLANE.
 - RESCUE WINDOWS SHALL COMPLY W/ THE FOLLOWING:
 - MIN. OPENING HEIGHT 24"
 - MIN. OPENING WIDTH 20"
 - MAX. 44" MEASURED FROM THE FLOOR
 - 5.7 SQ. FT. MIN. AREA
 - BATHROOM WINDOWS AND WINDOWS WITHIN DOOR SWING TO BE TEMPERED.



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
- WUI FIRE-RESISTANT MATERIALS AT PORCH, ROOF, DECKING, AND EAVES
- FOR DOWNSLOPING LOTS, BUILDING BASE WILL REQUIRE WATER TABLE / COURSE BAND WITH CONTRASTING DARKER STUCCO TO THE GROUND LEVEL

PRINTED 10/04/2022 1:44:39 PM

BUILDING DEPT STAMPING

CONSULTANTS

PROJECT 1915
PIEDMONT ADU PROGRAM

PROJECT ADDRESS

ISSUE DATE
10/04/2022

REVISIONS
NO. DATE.

SCALE
As indicated

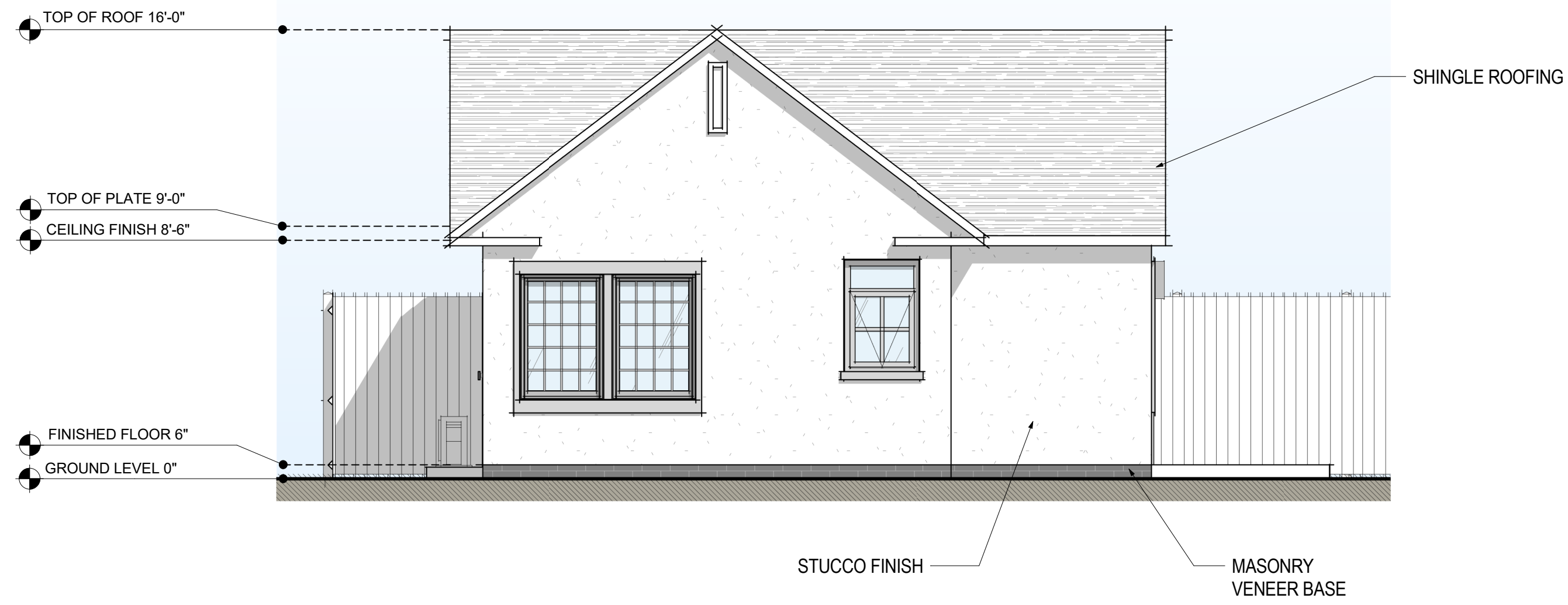
FLOOR PLAN

B1-1

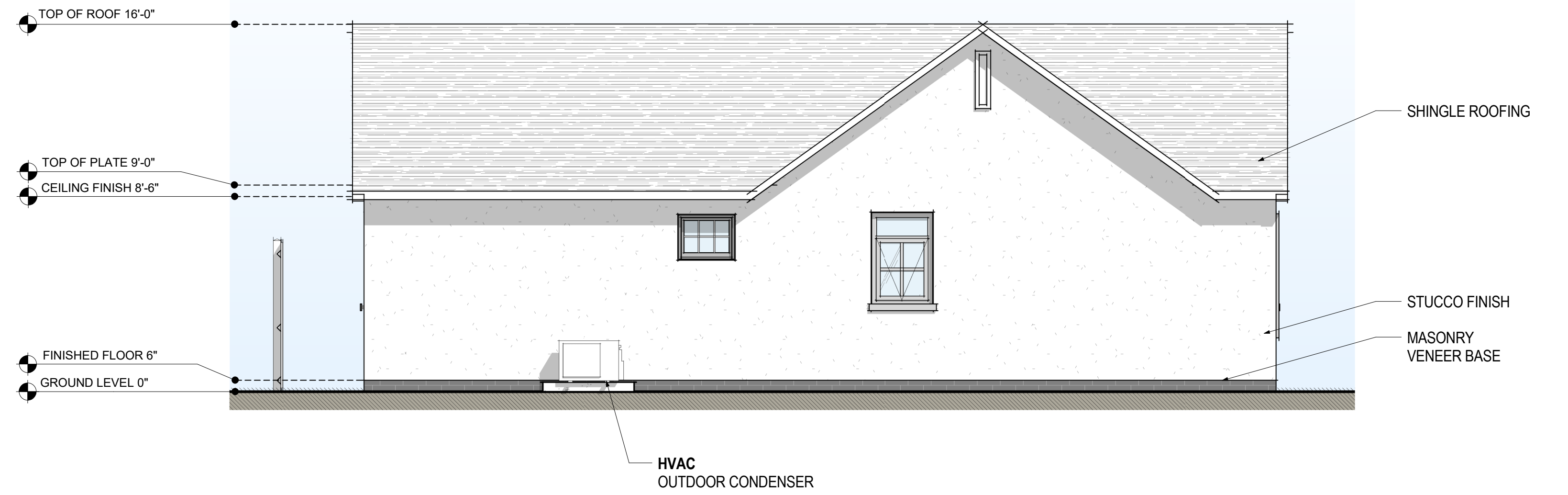
1/2" = 1'-0"

B1 1-BED - TUDOR - FLOOR PLAN

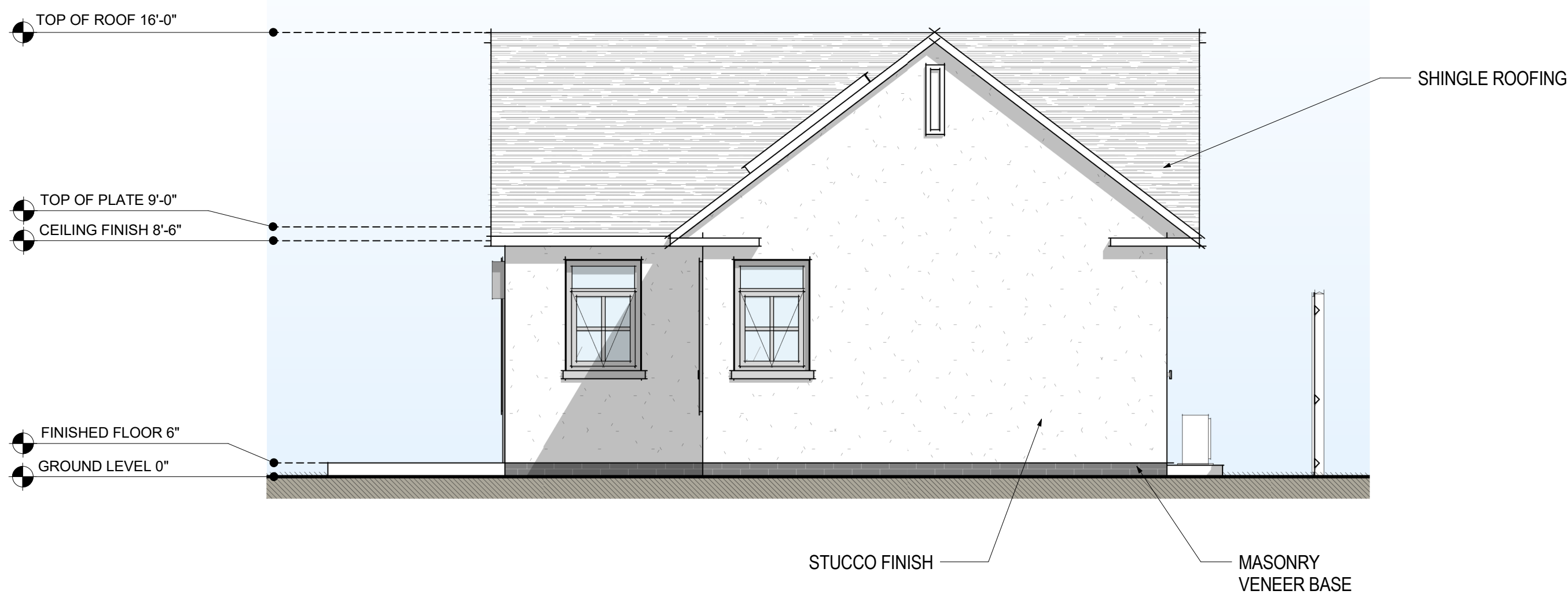
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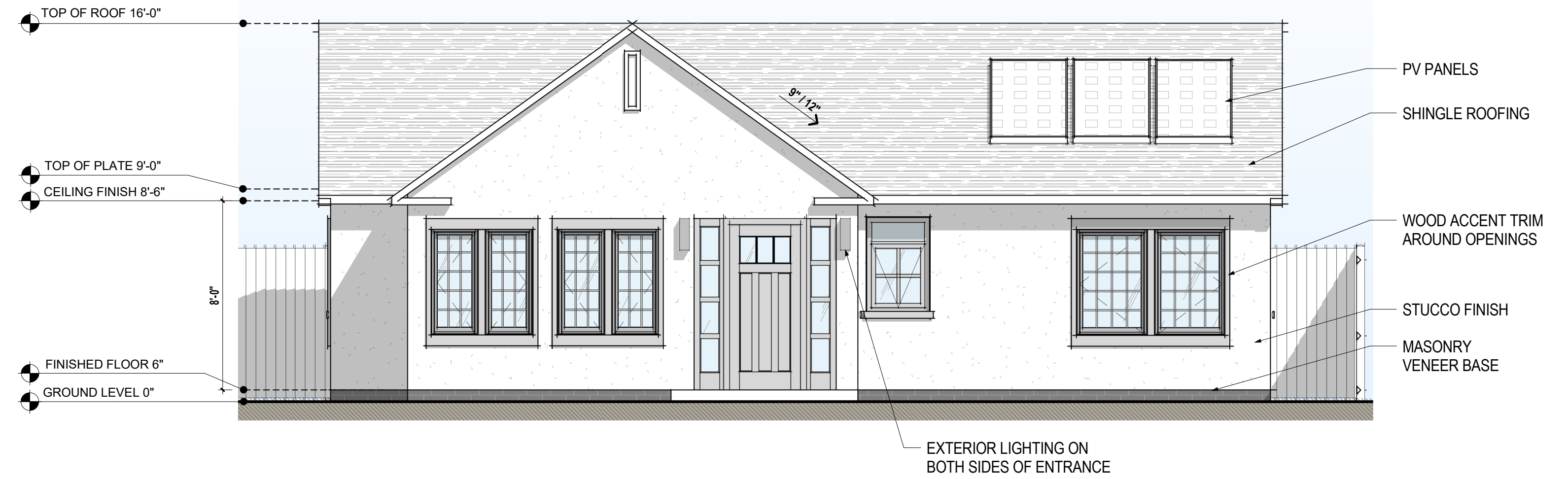
1/4" = 1'-0" B1 - TUDOR - WEST ELEVATION 4



1/4" = 1'-0" B1 - TUDOR - NORTH ELEVATION 2



1/4" = 1'-0" B1 - TUDOR - EAST ELEVATION 3



1/4" = 1'-0" B1 - TUDOR - SOUTH ELEVATION 1

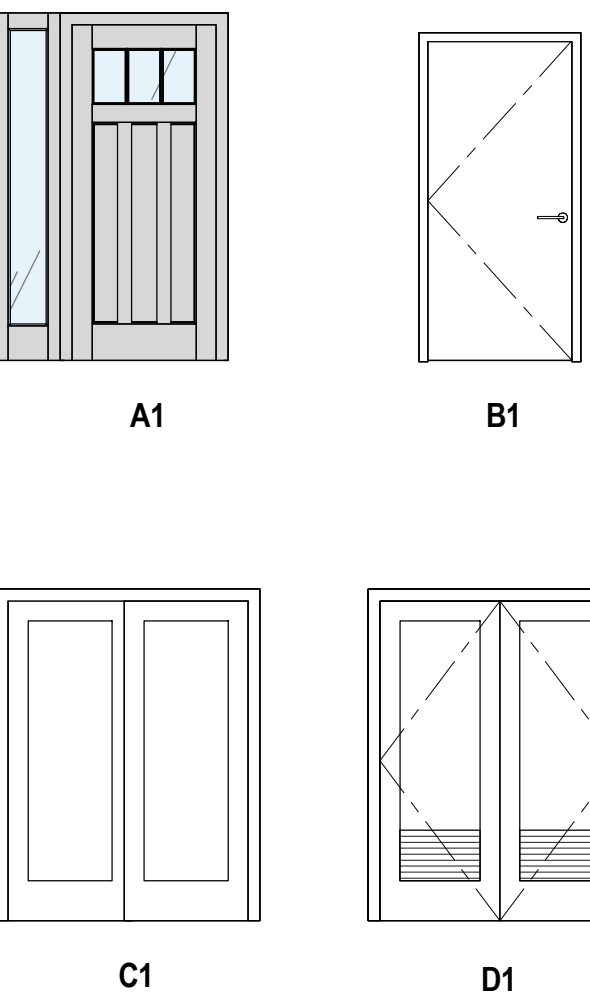
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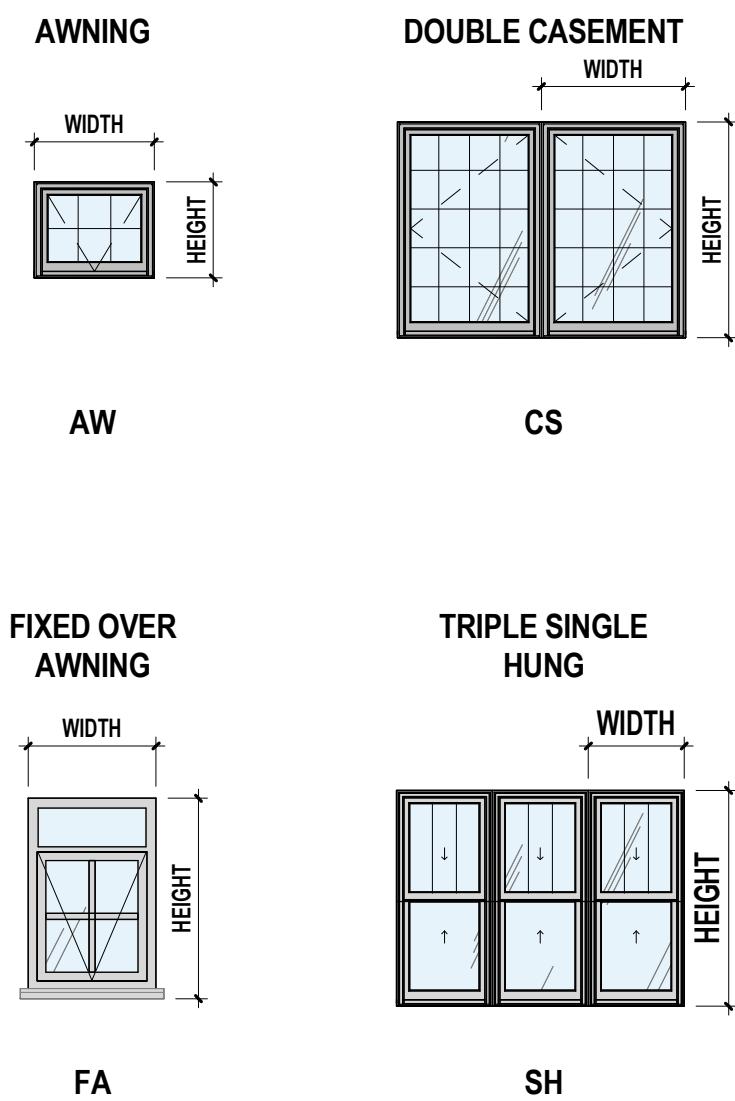
PROJECT
1915
**PIEDMONT
ADU
PROGRAM**
PROJECT ADDRESS

ISSUE DATE
10/04/2022
REVISIONS
NO. DATE.

SCALE
1/4" = 1'-0"
ELEVATIONS
B1-2

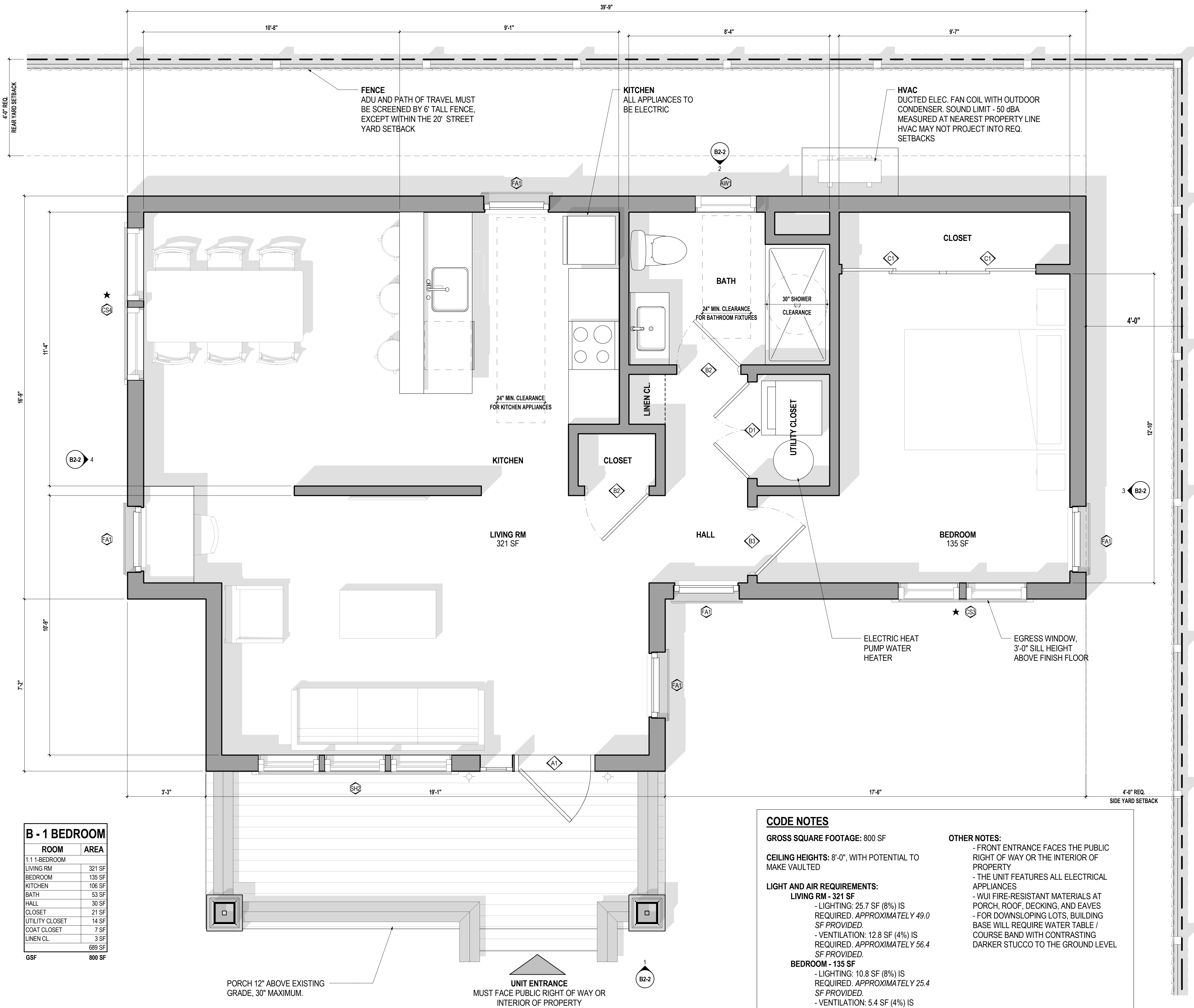


DOOR SCHEDULE - 1 BEDROOM					
TYPE	DESCRIPTION	WIDTH	HEIGHT	MATERIAL	COMMENTS
A1	EXT. UNIT ENTRY	3'-0"	7'-0"	ALUM. CLAD WD OR WD	SIDELIGHTS VARY BY STYLE, SEE ELEVATIONS.
B0	EXTERIOR DOOR	2'-0"	6'-8"	ALUM. CLAD WD OR WD	TO WATER HEATER CLOSET
B1	INTERIOR DOOR	2'-4"	6'-8"	WD	
B2	INTERIOR DOOR	2'-8"	6'-8"	WD	
C1	DOUBLE SLIDING - SINGLE FLAT PANEL	4'-0"	6'-8"	WD	
D1	DOUBLE SWING - SINGLE FLAT PANEL	4'-0"	6'-8"	WD	WITH PARTIAL LOUVERS



WINDOW SCHEDULE - 1BED CRAFTSMAN					
TYPE	DESCRIPTION	WIDTH	HEIGHT	MATERIAL	COMMENTS
AW1	AWNING	2'-6"	2'-0"	ALUM. CLAD WD	TEMPERED GLASS AT BATHROOM
CS1	DOUBLE CASEMENT	2'-0"	4'-6"	ALUM. CLAD WD	
CS4	DOUBLE CASEMENT	3'-0"	4'-6"	ALUM. CLAD WD	EGRESS WINDOWS INDICATED W/ *
FA1	FIXED OVER AWNING	2'-8"	4'-0"	ALUM. CLAD WD	
SH2	TRIPLE SINGLE HUNG	2'-6"	4'-6"	ALUM. CLAD WD	

- WINDOW NOTES**
- ANY NEW WINDOWS WITHIN 10 FEET OF AN ADJACENT DWELLING SHALL HAVE FROSTED GLAZING.
 - ALL WINDOWS TO BE RECESSED 2" FROM THE WALL PLANE.
 - RESCUE WINDOWS SHALL COMPLY W/ THE FOLLOWING:
 - MIN. OPENING HEIGHT 24"
 - MIN. OPENING WIDTH 20"
 - MAX. 44" MEASURED FROM THE FLOOR
 - 5.7 SQ. FT. MIN. AREA
 - BATHROOM WINDOWS AND WINDOWS WITHIN DOOR SWING TO BE TEMPERED.



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
- WUI FIRE-RESISTANT MATERIALS AT PORCH, ROOF, DECKING, AND EAVES
- FOR DOWNSLOPING LOTS, BUILDING BASE WILL REQUIRE WATER TABLE / COURSE BAND WITH CONTRASTING DARKER STUCCO TO THE GROUND LEVEL

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BUILDING DEPT STAMPING

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PROJECT 1915
PIEDMONT ADU PROGRAM

PROJECT ADDRESS

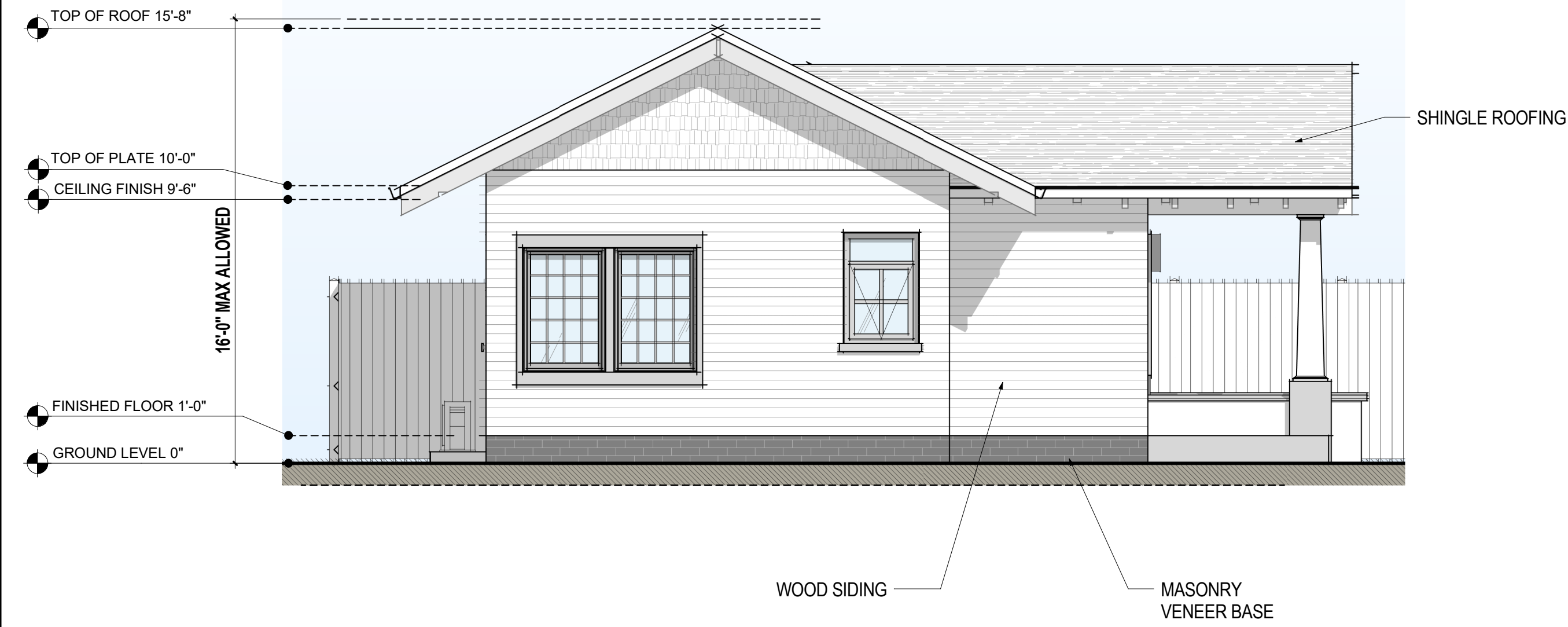
ISSUE DATE
10/04/2022

REVISIONS
NO. DATE.

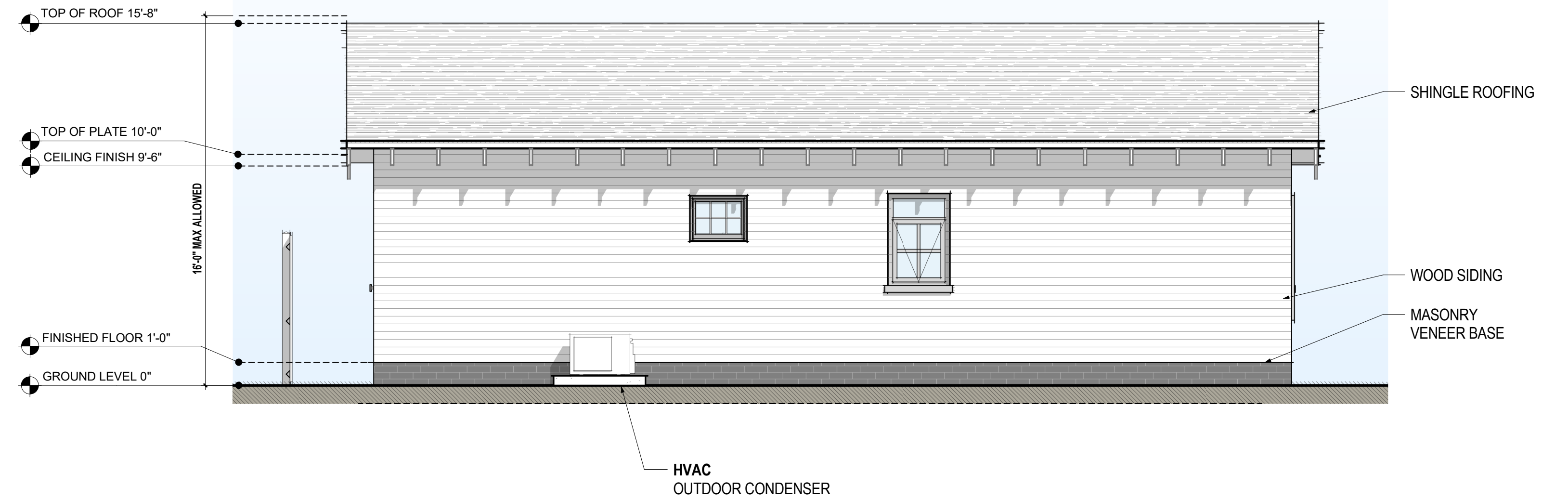
SCALE
As indicated

FLOOR PLAN

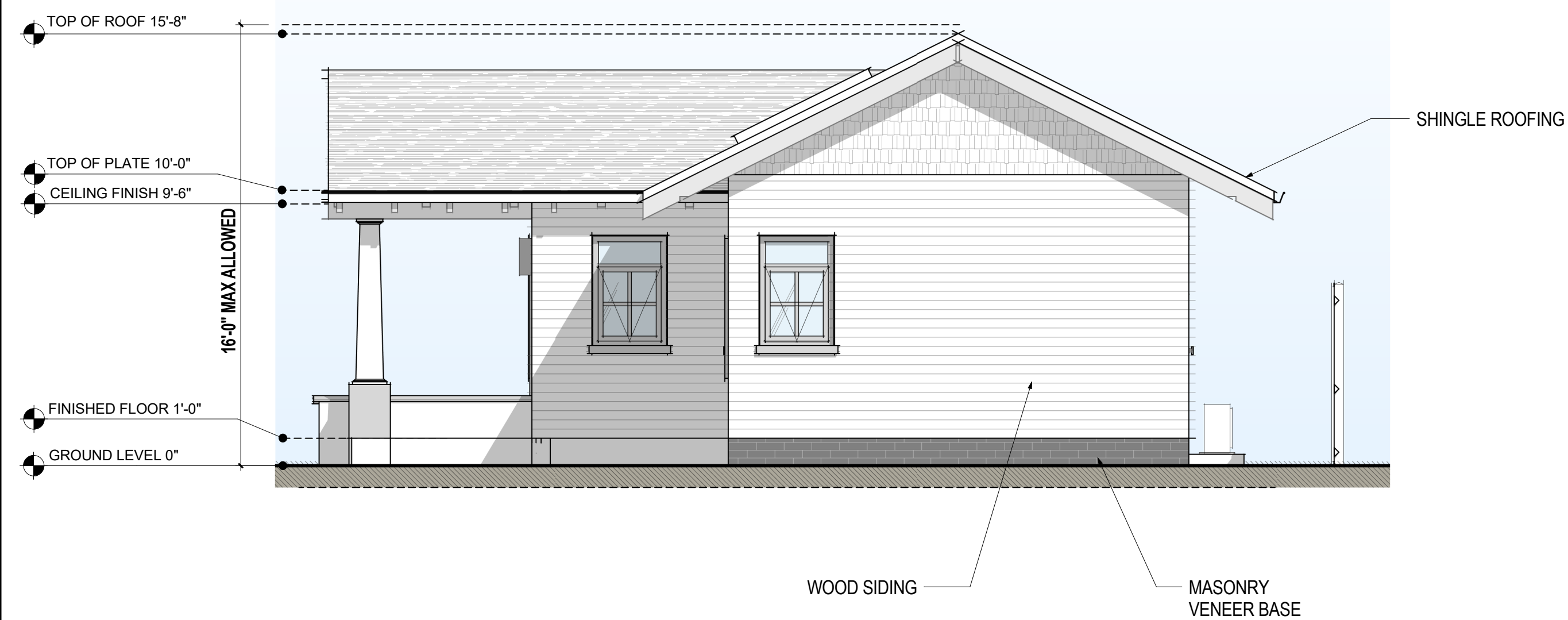
B2-1



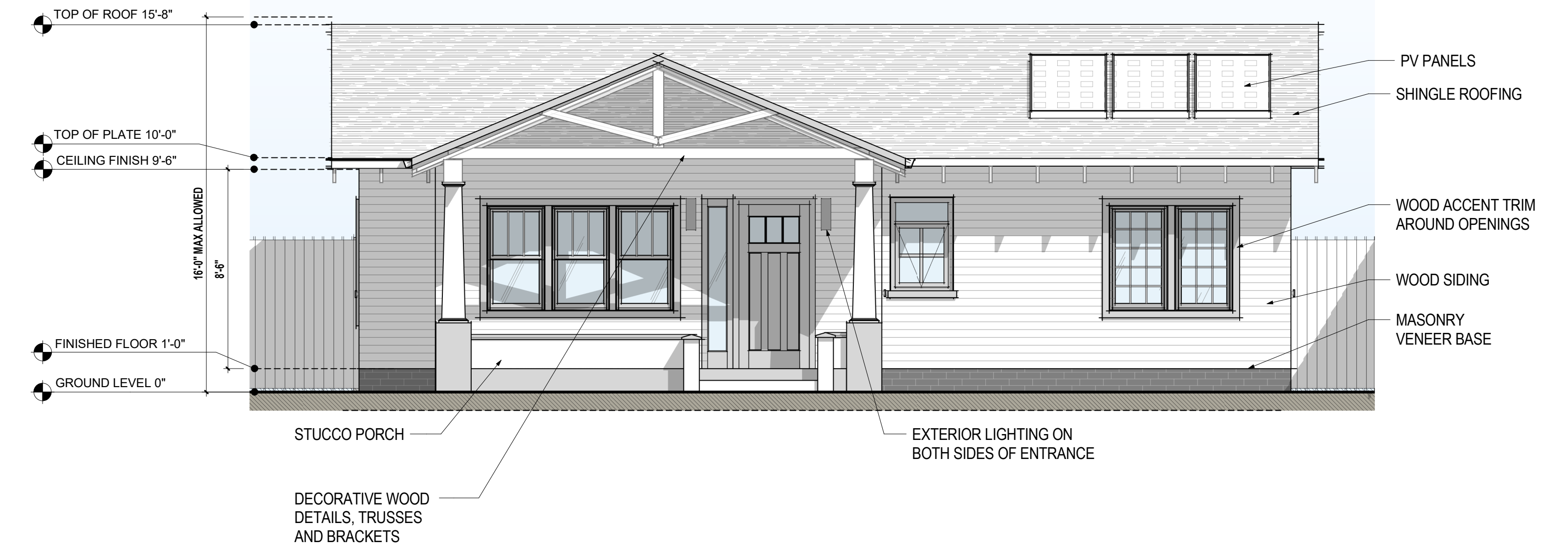
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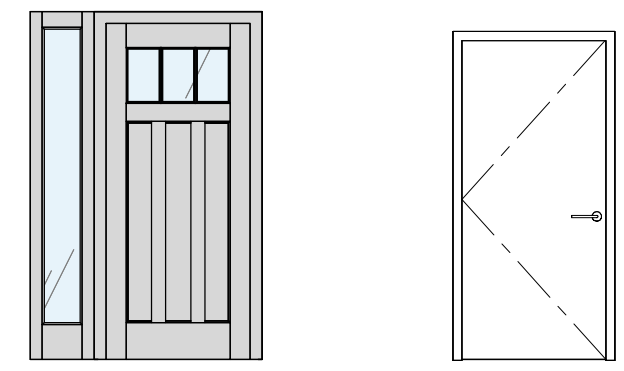
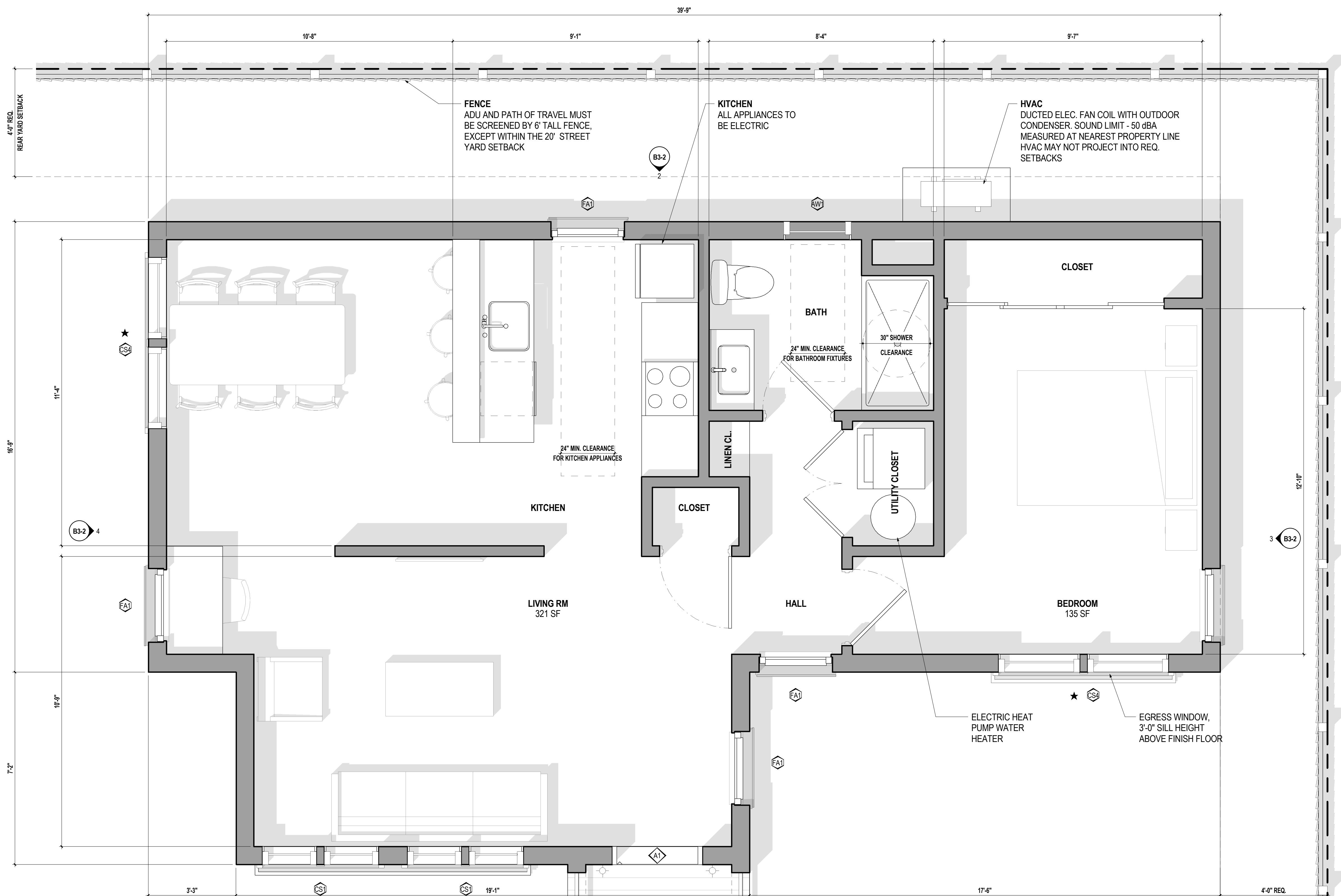
1/4" = 1'-0" B2 - CRAFTSMAN - NORTH ELEVATION 2



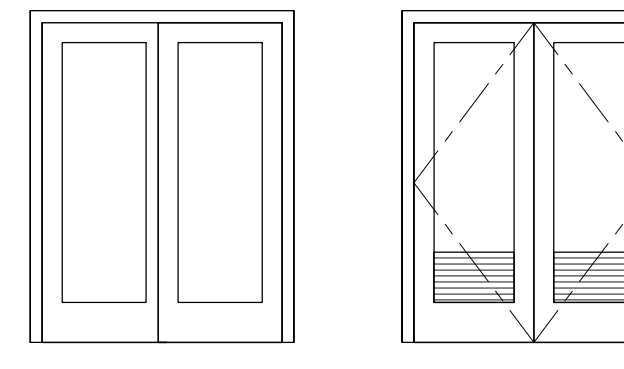
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1/4" = 1'-0" B2 - CRAFTSMAN - SOUTH ELEVATION 1



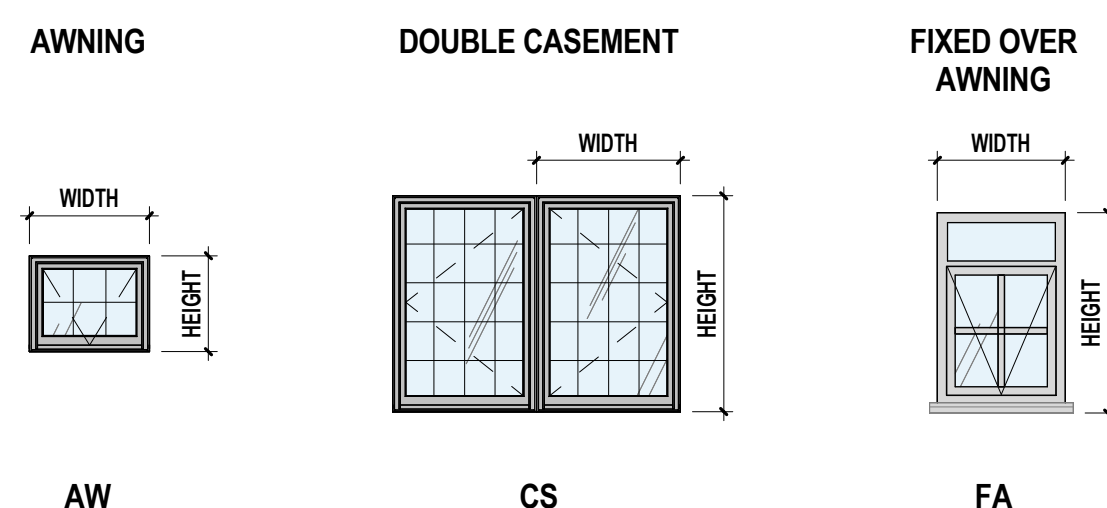
A1 B1



C1 D1

DOOR SCHEDULE - 1 BEDROOM

TYPE	DESCRIPTION	WIDTH	HEIGHT	MATERIAL	COMMENTS
A1	EXT. UNIT ENTRY	3'-0"	7'-0"	ALUM. CLAD WD OR WD	SIDE LIGHTS VARY BY STYLE, SEE ELEVATIONS
B0	EXTERIOR DOOR	2'-0"	6'-8"	ALUM. CLAD WD OR WD	TO WATER HEATER CLOSET
B1	INTERIOR DOOR	2'-4"	6'-8"	WD	
B2	INTERIOR DOOR	2'-8"	6'-8"	WD	
C1	DOUBLE SLIDING-SINGLE FLAT PANEL	4'-0"	6'-8"	WD	
D1	DOUBLE SWING-SINGLE FLAT PANEL	4'-0"	6'-8"	WD	WITH PARTIAL LOUVERS



AW CS FA

WINDOW SCHEDULE - 1BED

TYPE	DESCRIPTION	WIDTH	HEIGHT	MATERIAL	COMMENTS
AW1	AWNING	2'-6"	2'-0"	ALUM. CLAD WD	TEMPERED GLASS AT BATHROOM
CS1	DOUBLE CASEMENT	2'-0"	4'-6"	ALUM. CLAD WD	
CS4	DOUBLE CASEMENT	3'-0"	4'-6"	ALUM. CLAD WD	EGRESS WINDOWS INDICATED W/ ★
FA1	FIXED OVER AWNING	2'-8"	4'-0"	ALUM. CLAD WD	

WINDOW NOTES

- ANY NEW WINDOWS WITHIN 10 FEET OF AN ADJACENT DWELLING SHALL HAVE FROSTED GLAZING.
- ALL WINDOWS TO BE RECESSED 2" FROM THE WALL PLANE.
- RESCUE WINDOWS SHALL COMPLY W/ THE FOLLOWING:
 - MIN. OPENING HEIGHT 24"
 - MIN. OPENING WIDTH 20"
 - MAX. 44" MEASURED FROM THE FLOOR
 - 5.7 SQ. FT. MIN. AREA
- BATHROOM WINDOWS AND WINDOWS WITHIN DOOR SWING TO BE TEMPERED.

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

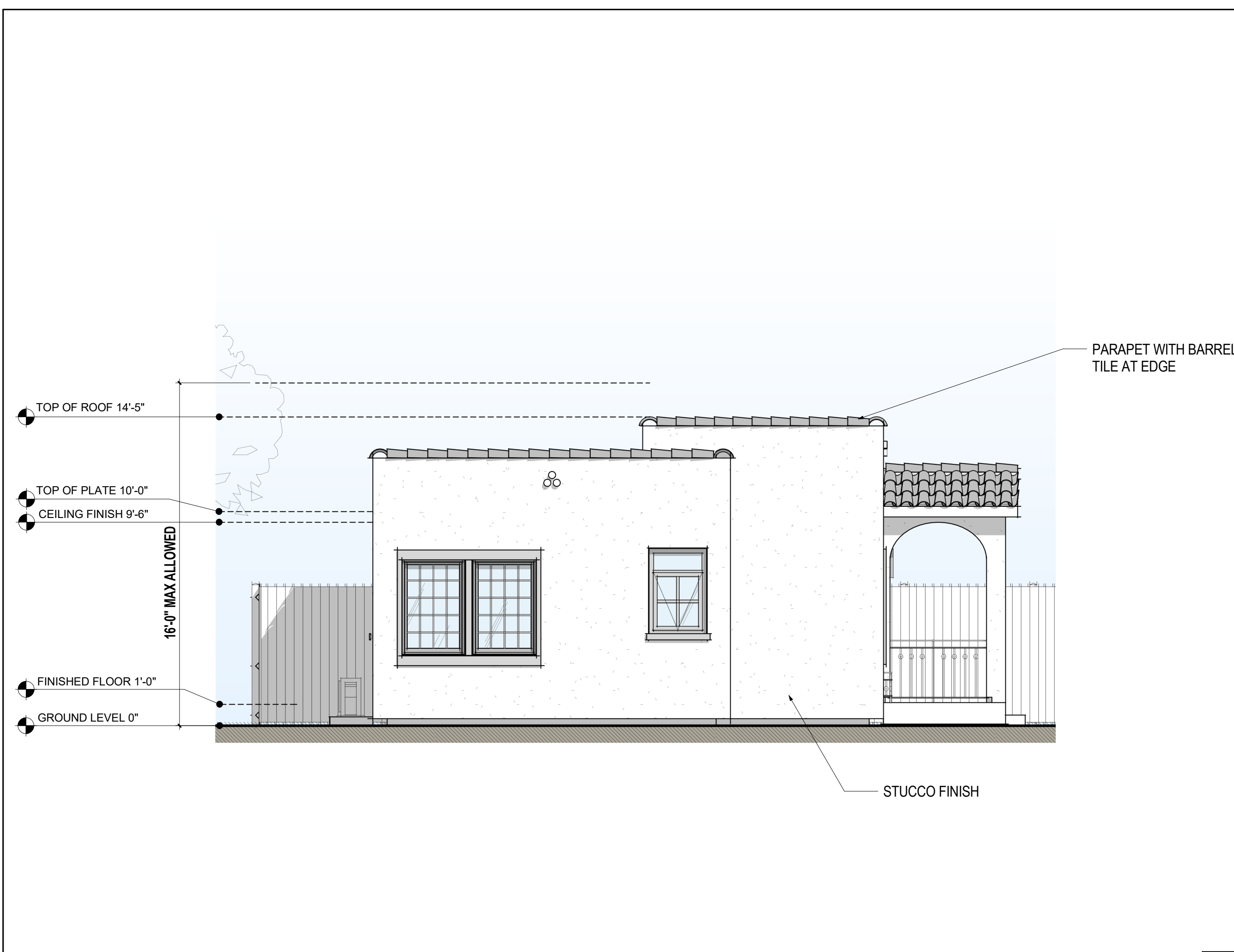
CEILING HEIGHTS: 8'-0", WITH POTENTIAL TO MAKE VAULTED

LIGHT AND AIR REQUIREMENTS:

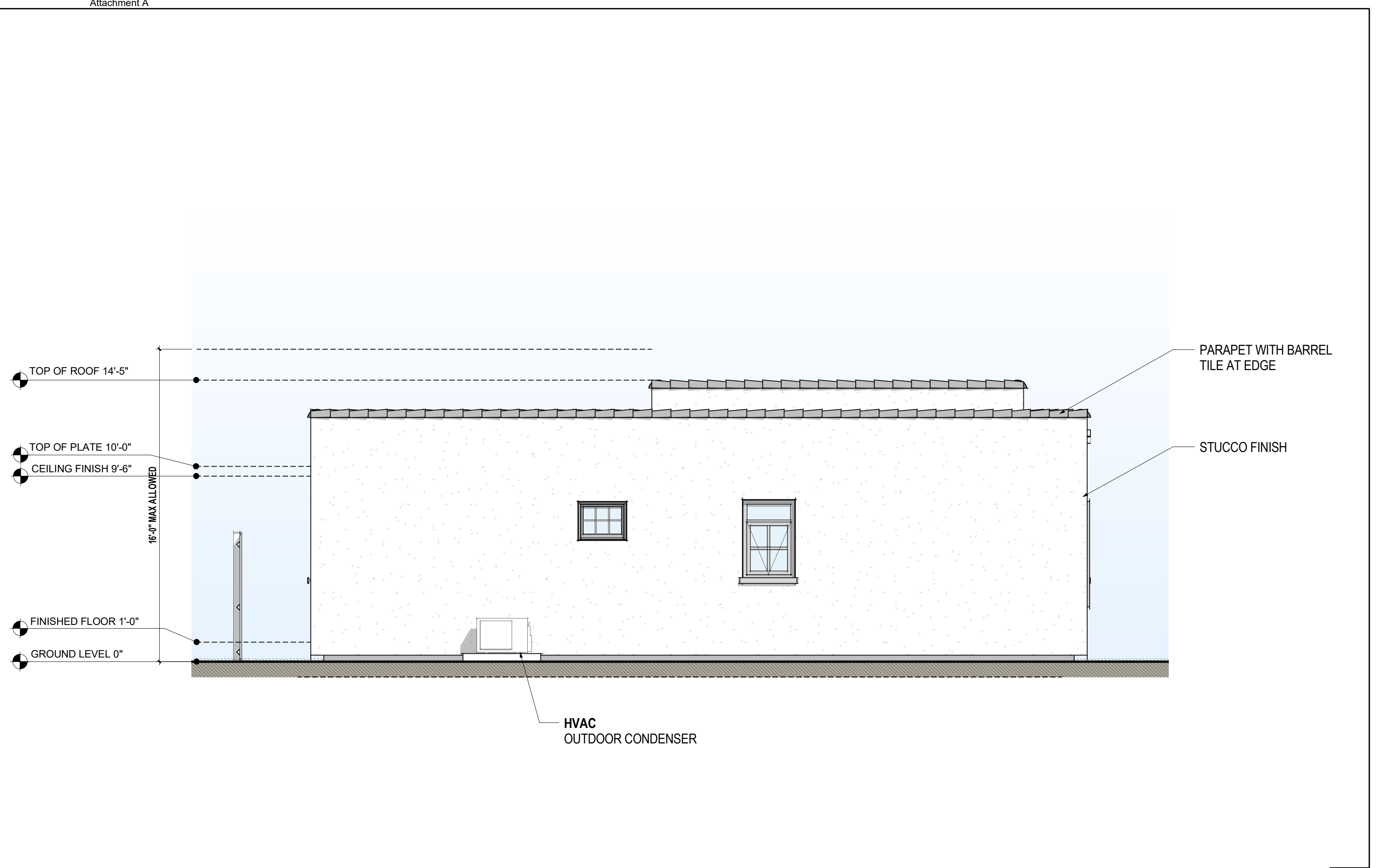
- LIVING RM - 321 SF**
- LIGHTING: 25.7 SF (8%) IS REQUIRED. APPROXIMATELY 49.0 SF PROVIDED.
 - VENTILATION: 12.8 SF (4%) IS REQUIRED. APPROXIMATELY 56.4 SF PROVIDED.
- BEDROOM - 135 SF**
- LIGHTING: 10.8 SF (8%) IS REQUIRED. APPROXIMATELY 25.4 SF PROVIDED.
 - VENTILATION: 5.4 SF (4%) IS REQUIRED. APPROXIMATELY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

OTHER NOTES:

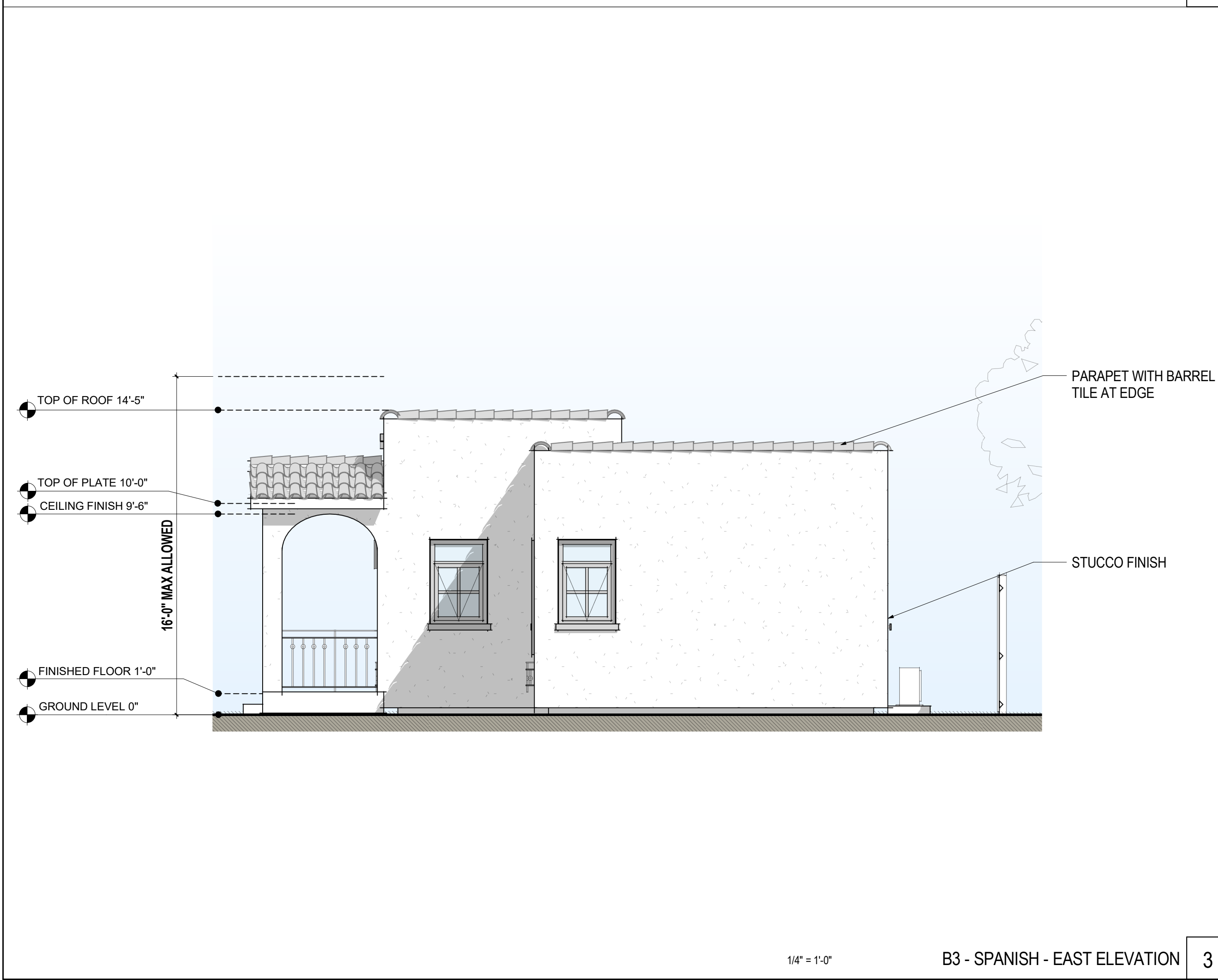
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- THE UNIT FEATURES ALL ELECTRICAL APPLIANCES
- WUI FIRE-RESISTANT MATERIALS AT PORCH, ROOF, DECKING, AND EAVES
- FOR DOWNSLOPING LOTS, BUILDING BASE WILL REQUIRE WATER TABLE / COURSE BAND WITH CONTRASTING DARKER STUCCO TO THE GROUND LEVEL



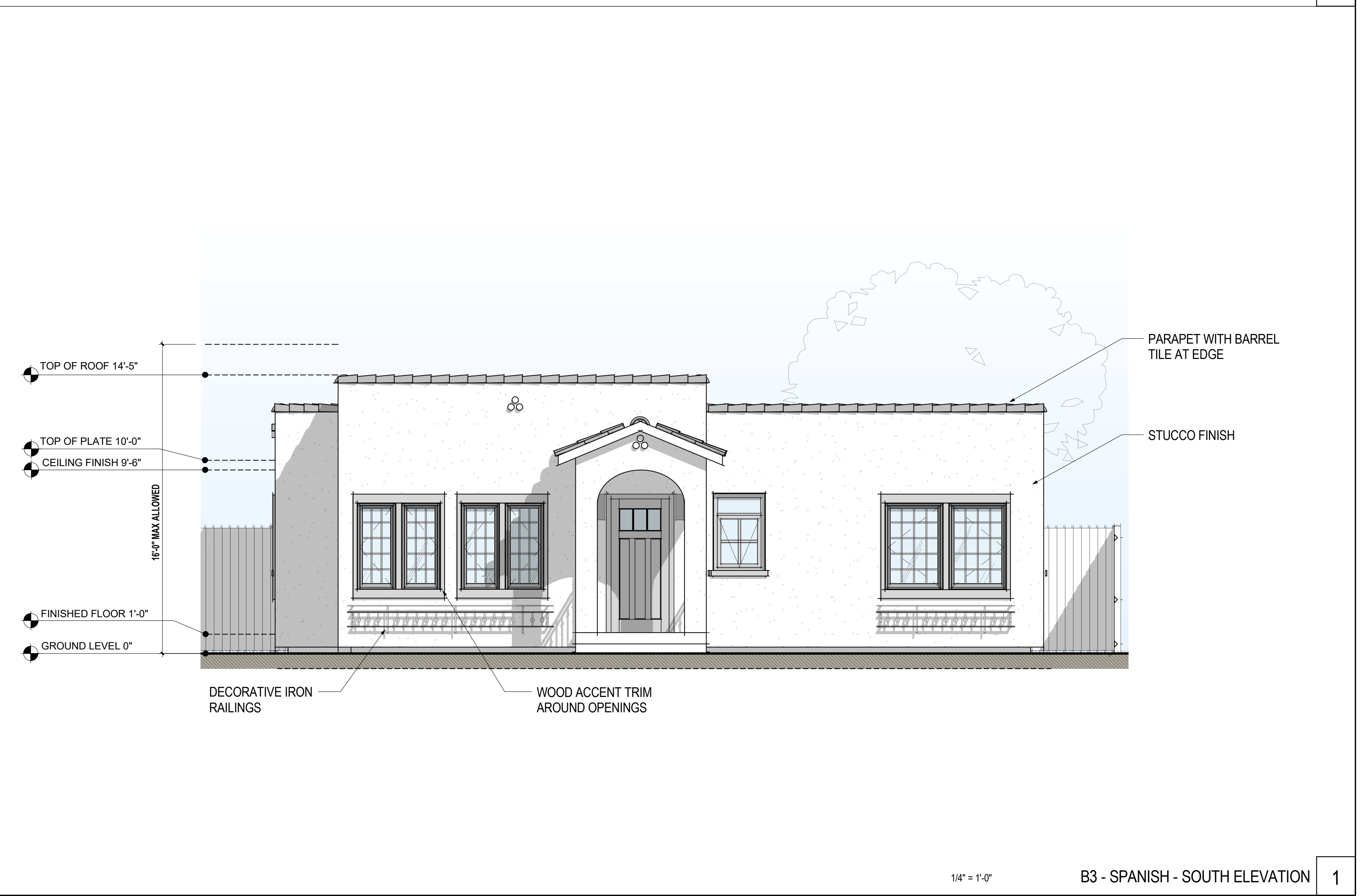
1/4" = 1'-0" B3 - SPANISH - WEST ELEVATION 4



1/4" = 1'-0" B3 - SPANISH - NORTH ELEVATION 2



1/4" = 1'-0" B3 - SPANISH - EAST ELEVATION 3



1/4" = 1'-0" B3 - SPANISH - SOUTH ELEVATION 1

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CONSULTANTS

PROJECT
1915
**PIEDMONT
ADU
PROGRAM**

PROJECT ADDRESS

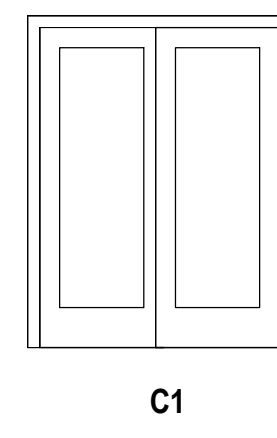
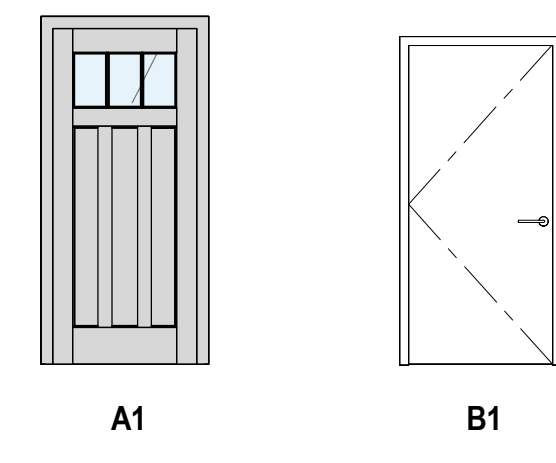
ISSUE DATE
10/04/2022

REVISIONS
NO. DATE.

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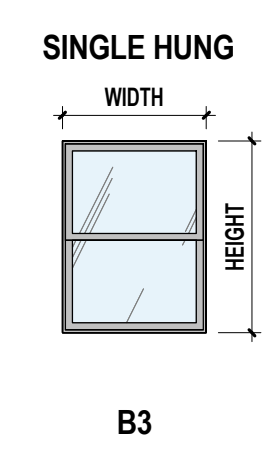
ELEVATIONS

B3-2



DOOR SCHEDULE - GARAGE

TYPE	DESCRIPTION	WIDTH	HEIGHT	COMMENTS
A1	EXT. UNIT ENTRY	3'-0"	7'-0"	DETAIL TO MATCH ARCHITECTURAL STYLE OF MAIN HOUSE
B1	INTERIOR DOOR	2'-4"	6'-8"	
B2	INTERIOR DOOR	2'-8"	6'-8"	
C3	DOUBLE SLIDING - SINGLE FLAT PANEL	4'-0"	6'-8"	



WINDOW SCHEDULE - GARAGE

TYPE	DESCRIPTION	WIDTH	HEIGHT	COMMENTS
B3	DOUBLE HUNG	3'-0"	4'-0"	DETAIL TO MATCH ARCHITECTURAL STYLE OF MAIN HOUSE

WINDOW NOTES

- ANY NEW WINDOWS WITHIN 10 FEET OF AN ADJACENT DWELLING SHALL HAVE FROSTED GLAZING.
- ALL WINDOWS TO BE RECESSED 2" FROM THE WALL PLANE.
- RESCUE WINDOWS SHALL COMPLY W/ THE FOLLOWING:
 - MIN. OPENING HEIGHT 24"
 - MIN. OPENING WIDTH 20"
 - MAX. 44" MEASURED FROM THE FLOOR
 - 5.7 SQ. FT. MIN. AREA
- BATHROOM WINDOWS AND WINDOWS WITHIN DOOR SWING TO BE TEMPERED.

CODE NOTES

GROSS SQUARE FOOTAGE: 484 SF

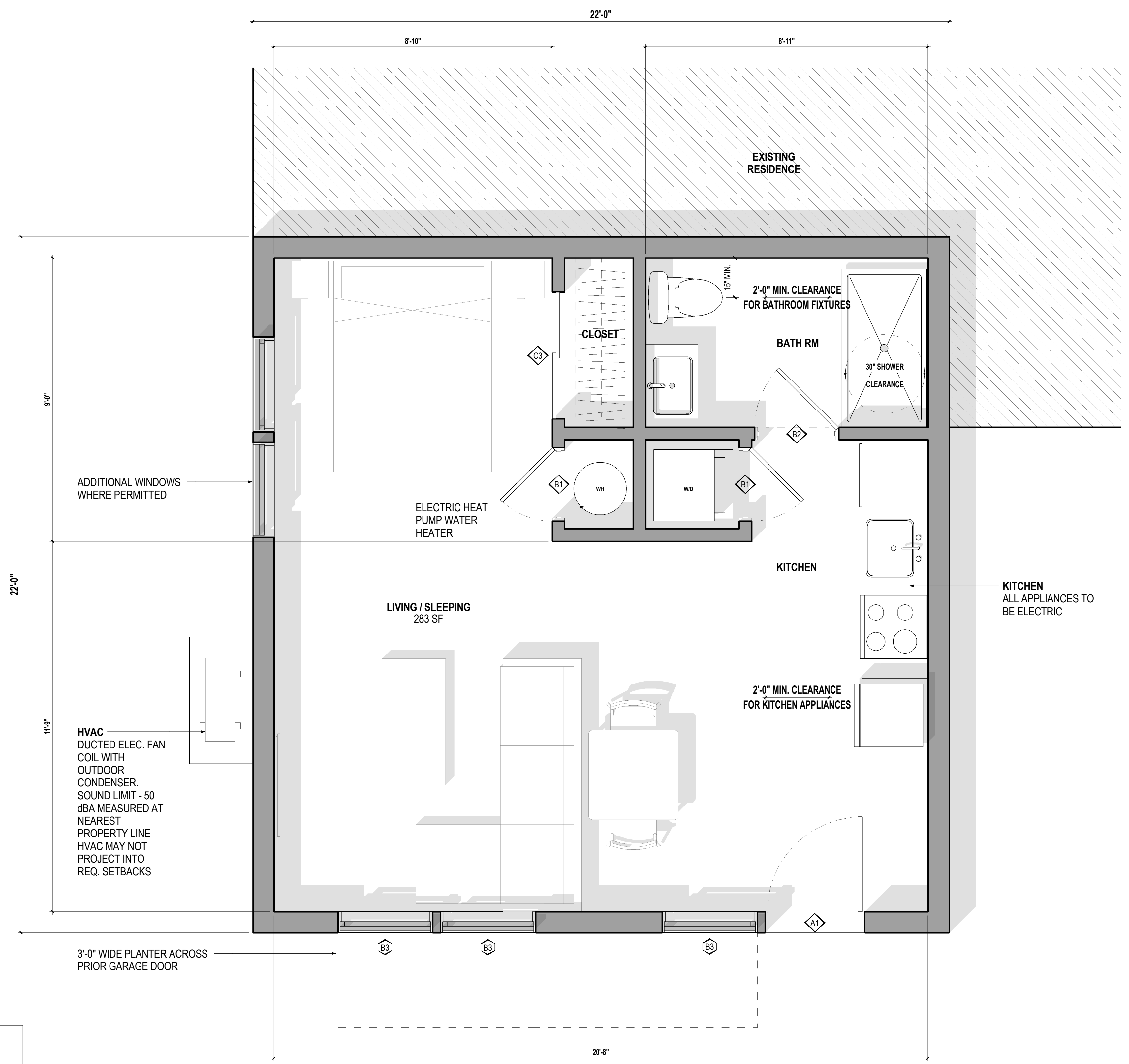
CEILING HEIGHTS: DEPENDENT ON EXISTING CONDITION, MIN 7'-6"

LIGHT AND AIR REQUIREMENTS:
LIVING / SLEEPING - 283 SF
 - LIGHTING: 22.6 SF (8%) IS REQUIRED. APPROXIMATELY 26.6 SF PROVIDED.
 - VENTILATION: 11.32 SF (4%) IS REQUIRED. APPROXIMATELY 16.08 SF PROVIDED.

OTHER NOTES:
 - THE UNIT FEATURES ALL ELECTRICAL APPLIANCES
 - 3'-0" WIDE PLANTER REQUIRED ACROSS THE LOCATION OF THE PRIOR GARAGE DOOR, EXCEPT FOR WIDTH OF THE ENTRANCE DOOR

2.1 GARAGE CONVERSION

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



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Compiled Public Comments – March 11, 2022**Draft Objective Design Standards and ADU Incentives New Housing Programs**

Ms. Jane Lin:

I have gone through the draft and made comments on the PDF. Please see below. I hope that the LWC Team finds these suggestions helpful. Generally, the approach is good, and the team has done some nice work.

Page 5 – Does 70% frontage standard adequately allow for variation of projections and recesses and open space?

Page 6 – Part 3., top of page, how was a break of 6 feet arrived at? This is a very deep break recess or projection, the size of a balcony. Suggest allowing breaks with less dimension.

Part 4.c., i. – 30% orientation - this is a hard standard to interpret. What does it mean?

Part B.1.a.c. “porches of decks over a minimum 25 percent of the façade” How is this interpreted?

Part B.1.a.ii. change 25 ft façade bay to 30 feet façade bay which is typical of structural bay in multifamily development. Suggest that they match.

Page 7, top of page roof line changes of 8 feet are a full story. Is that necessary? The illustration below shows roughly a change of 2 feet in height can provide the change, which is more typical.

Bay articulation standard seems unnecessarily prescriptive.

Page 8, top of page, omit roof-line balustrade which is not commonly found in Piedmont. Consider allowing roof decks that are completely private and partially or completely enclosed on sides. Is there a way where roof decks are permitted if concealed from ground floor visibility? There are many delightful roof decks that are still designed as private.

Part 3.a., why should buildings not have lobbies serving more than three units? Make the policy distinction clear. This is intended to encourage townhouse type building form?

Page 9, Part d., Forecourt – consider allowing forecourt to be partially enclosed on three sides, meaning not the entire length of the forecourt.

Page 10, Part 6.d., Common Open Space - Consider adding privacy for adjacent units next to common spaces (with a buffer, perhaps). Increase minimum dimension to greater than 15 feet.

Page 12, Part C., Façade Design – why limit blank walls to 8 feet? What is the basis? Existing Piedmont design elements?

Part 2 EIFS is prohibited in many cities – why does Piedmont allow it?

I think stating primary color percentage is fine, but secondary and tertiary seems a little more excessive. Do applicants need to prove the facade coverage?

Page 13 – Parapet Design “...exhibit a combination of steps and/or curves”

Ornamental Features – these ODS standard should specify that security features like window or door bars should have their own standards.

Apply comments above to Zone D, Mixed-use Multifamily standards.

Page 24. For commercial spaces, require a minimum height or depth of the spaces. This is common for many other cities. Perhaps these would be in development standards. But generally, 16 feet minimum clear ground floor would be leasable retail space. Also, depth should be 50 feet minimum for at least 50% of depth.

Mr. David Hobstetter:

In reviewing the design standard documents I did not have any issues with it with the exception that perhaps I would like to see a little bit more flexibility in allowing good quality modern design in addition to the traditional approach.

Mr. Houlands:

Per your suggestion, here are my comments on ADU. Hope it helps

With considering neighborhood harmony and minimizing adjacent neighbor impact in mind, lift height limit from 16 to 18 even 20 feet, it not only improves the architectural appearance of an ADU, resulting improve overall existing community beautification, but also improves land use efficiency, reduce the challenges of lot coverage and provide nature living for those loving outdoor space, more home growing veggie option and improve overall healthy living of the community.

As you know a lot of homes in Piedmont were tiny vacation homes back century ago, lift size limitation from 800 sf to 1000 sf before all subject limitations kick in, which provide opportunities to improve living quality as entire community, provide a decent, possible living style people can dream about, reduce average square foot cost, and in resulting improving affordability.

Strongly recommend the City provide standard, good architectural design, pre-approved, ready to build plans to save work and cost for the city residents, most important is that to avoid overwhelmed city building and planning staffs to plan check and simplify inspections, like the city of San Jose, even Stockton, which provides free architecture and structure drawings and is ready to build with a city logo on the plans. That is the way to achieve a common goal for all citizens. With high city local taxes, residents deserve to have some incentives.

Lift some restrictions on size and income qualification, let people decide their lives. It is not a good idea to put too many political restrictions on people's lives. We are all good citizens and caring people, plus this is a free country, sorry, although I don't even know if we still are.

Thank you all for your reading and support.

Mujahid Mahmood:

I'm glad to see movement on loosening Piedmont's historically restrictive building rules. But ADU restrictions are still too burdensome - specifically, there is an existing restriction on front yard setback that limits ADU placement. This should be removed immediately. Design considerations could still be reviewed to ensure designs elements are in keeping with the neighborhood. We had presented an application for an ADU that built forward by 5-6 feet, had a wonderful design by a prominent Piedmont architecture firm, location chosen for it's specific use (flat entry for elderly parents) - but was denied because of this short-sighted restriction. Please either remove this restriction or, at least, be willing to make exceptions to this restriction. Please let me know when the City is more open to this so we can resubmit our ADU plans.

I would recommend re-aligning to the minimal setback requirements per the ADU handbook (4ft, though currently it only places this limit on side/rear setbacks). Could keep design review to ensure overall design is in keeping with the neighborhood. At a minimum be open to approving ADU applications and making allowances for variances regarding front setback (this is currently not the case). I've been told by the City that there is no chance of our proposed plan being approved because of the front setback issue. We went through design review, etc. Very frustrating and costly process to only be denied a permit in the end.

from page 13 of the ADU handbook: "... setbacks must not unduly constrain the creation of ADUs..."

Elise Marie Collins:

I am concerned that the Objective Design Standards are too restrictive. I wonder why there is no modern or modular designs to choose from.

In addition, I have concerns regarding the pre-approved ADU plans. I agree with all the recommendations of PREC experts especially those I have copied below.

I love ADUs, but we need to really study them to understand what part they play in our community. I am personally interested in ADUs that help households that wish to house multiple generations.

I encourage the city to consider developing pre-approved plans that enable modular or kit construction. This is a step many other cities have taken, including the City of San Jose. I generally support the recommendations for creating incentives to owners to create deed-restricted limitations on rents. These ideas include allowing two-story ADUs or an additional ADU in exchange for deed restrictions.

At the same time, I believe we need accurate data on the effectiveness of ADUs as a path to affordable housing production in Piedmont in order to create more effective policies for the future.

Thank you for considering my input as well as the input of other community members.

Anita Stapen:

There is a huge amount of information to absorb in the new housing (programs). I would like to address one of these elements: the development and requirements for ADUs. Because I have no background in these areas, I will limit my comments to general concerns.

We all know that change is coming concerning the types and density of housing in Piedmont and indeed in California. Piedmont is taking a considered and active review process to meet the additional housing units, and I commend all the parties involved as we update the Building laws.

There is a lot of pressure to fulfill the state requirements, and I think the City is opening the door too wide to incentivize ADUs. The State does not allow a design review process for ADUs, but raising overall roof heights or increased area may have a big impact on neighbors' light, views, and privacy. As much as possible, I urge the City to prioritize concern for the impact on neighbors, who in these cases have no recourse if a tall or two-story ADU is built next door, compromising their privacy, light and view.

Related to this concern is the question of how many ADUs can be built in a given part of town? Will the City have a limit on ADUs per 10 block area, for example? Or some other measure? I haven't seen any data on how many ADUs have been built, or are being planned, or a mechanism to spread out the ADUs evenly over town.

Another issue is that many people would like to build ADUs not for additional housing stock, but to offer to friends and relatives who visit. How will this issue be addressed? Will the City require that new ADUs must be rented at low or very low market rates? What is the mechanism to regulate that?

In the pressure to create housing, Piedmont is overriding longstanding and very important aesthetic and privacy considerations that will negatively impact both the overall milieu, and impact neighbors. As we adapt to changes, I hope you keep these issues in mind and develop guidelines to minimize the impact of ADUs.

Irene Cheng:

I am writing to offer comment on Piedmont's draft Multi-Family Design Standards and ADU Incentives. The statements below represent my views as an individual, as an almost decade-long resident of Piedmont, and as a professional architectural historian and tenured professor of architecture.

The draft Multi-Family Design Standards are, in my view, conservative and overly restrictive. Many of the measures impose excessive costs on new multifamily development, placing burdensome obstacles in the way of new construction, and particularly new construction of affordable housing. They are also out of line with best practices in architectural design today, which operate under the guiding principle that each era should produce an architecture appropriate for its time rather than create faux-historicist built forms. The historicist perspective often equates ornament and variety with "good" or "appealing" design, but requirements for curved parapets, recesses, and brackets are no guarantee of beautiful architecture. In fact, they often lead to just the opposite.

By law, design standards must be objective not subjective. By this measure, there is no justification for “promoting development in a general Mediterranean architectural style” as the draft standards claim to do on page 3. Piedmont is fortunate to have architecture in a variety of styles, including Arts & Crafts, Mediterranean, Colonial Revival, modern, and contemporary. Why should the city elevate one style over another? Doing so suggests a conservative cultural and aesthetic attitude rather than an embrace of diversity and openness to change. Moreover, although the politics of architectural style is a complex and nuanced subject, recent research has explored the troubling racial politics underlying the popularization of Spanish Colonial Revival architecture (a variant of “Mediterranean”) in early-20th-century southern California, a period of white Anglo migration and settlement. (See Phoebe Kropp’s *California Vieja: Culture and Memory in a Modern American Place*, University of California Press, 2008.) This complex cultural history is just one more reason not to enshrine one style over any others. Instead, I hope the City will adopt objective design standards that concern themselves with universal concerns such as light, air, density, and privacy, while leaving aside subjective and culturally fraught questions of style and aesthetics.

I urge the City and its consultants to revise the proposed standards to ensure that new housing can feasibly be built, and that our city’s architecture reflects an embrace of the present and future rather than remaining unduly tethered to a singular version of the past.

Cynthia Kroll:

Here are a couple of concerns I would like to see considered:

1) Will ADUs and JADUs add affordable housing to the city? How will this be ensured, to avoid them becoming simply Airbnb's or granny flats? How will building requirements take this into account (eg. high cost of new building vs manufactured units)?

2) What about parking? There are already neighborhoods grappling with parking congestion and overflows from nearby districts. Is the plan considering the parking needs generated by a) ADUs, b) changing a SF lot into a 2 plex or 4 plex, or c) building larger apartment buildings in our more commercial areas. It would be nice for the neighborhoods to know these things are being taken into consideration. That doesn't mean every ADU needs a garage, but what about ensuring the lot has enough parking area in a driveway before allowing still more driving adults to be added? Will approaches to parking requirements depend on proximity to transit, so we don't assume just because Piedmont is seen as a transit accessible high opportunity area that transit is a realistic option in all parts of the city.

3) I would like to see as much new housing as possible added to the Grand Ave area and the Highland commercial area, so that we are not accommodating all of our RHNA through ADUs and JADUs.

Will Adams:

Thank you all for the work you are doing on the housing mandate! The work done to date is impressive. Clearly the issue is complicated and interconnected to virtually all planning requirements, not the least of which, is preserving (and even improving) the beauty and charm of this place.

My comments center around two main concerns: cars and urban design.

1. Cars: Adding the required 575 (+-) units in Piedmont could, at 1.5 cars/unit, add ultimately 860 + cars to the city. I think any viable city expansion solution requires, for aesthetic, cost, congestion and parking reasons, a creative, innovative approach to reducing the number of and expenses associated with cars. This is part and parcel of 1a below.

1a. Parking: at \$45,000/structured parking space, \$68,000 (1.5 cars/unit) will be added to the average unit's building cost. Unfortunately, this is the exact opposite of what is needed for affordable and low cost housing. I found the thinking in the following report a good outline of issues with a number of possible mitigations: <https://www.vtpi.org/park-hou.pdf> Also, there are some thoughts in Piedmont Post Sept 21, 2021, p. 21; Feb 10, 2021 p. 23. I wonder why the draft section on parking reduction only applies to non-residential use? Do you know if it has ever been a condition of lease or sale that vehicle ownership be limited? I would hope that with the state mandated huge, fast changes that are a part of getting new housing built, we could add new reasonable conditions that differ from current formulas.

2. Urban Design: because of its location and (assumed) availability, the Civic Center Subarea test site is certainly the most important development parcel in the Civic Center. Currently, it contains the essential Mulberrys and its parking lot, which, however lacking, function as the chief public outdoor space, certainly the most active, of the center. The building shown in the site massing study is nicely done, but I think the associated urban design needs development. Some sort of small replacement plaza should be incorporated into the plan (complementing/relating to the city hall plaza across Vista). Where do I sit to drink my coffee I just bought? Where is the student backpack pile located? Where do I park my bike? I also wonder if more of the parking could be buried behind even a minimum of additional commercial space at the sidewalk level. Although I think the addition of residential (and increased commercial) in this area will improve the center (and city) by adding activity and vitality, maybe this is not a good test parcel because of its unique prominence and required urban design/civic duty to the center of town. Whatever is done it needs to be an integral part of an overall urban design concept. See P.Post Dec 10, 2020 p.22. I understand that this is only a test and not a design proposal, but worry it could become one (a fixed design proposal).

2a. ADU's: the ADU work looks very impressive and appropriate. It's not clear to me though how exactly it works. The siting of the units can make all the difference. How is this regulated/determined without a design review process? Also I imagine there are a fair amount of ADU's possible within larger houses, maybe with small modifications—same question as above. There doesn't seem to be any mention of parking for ADUs in the draft, either for new units or vacated garage conversions....bringing us back to 1a above.

3. Building Costs: who knows, but the residential \$195/sf figure seems very low.

I hope these thoughts are in some way helpful.

Garrett Keating:

Below are my comments on the draft document, "Multi-family Design Standards and ADU Incentives".

Is difficult to assess the need for the ADU incentives in the draft without an analysis of the existing ADU program in Piedmont. That analysis would include the number ADUs that have been permitted, the number that are actually rented, the size of the added ADU and the number that are rented to low/very low-income tenants. Given all the analysis that went into other aspects of the report, it is surprising that so little has been done of existing and proposed ADU in Piedmont.

The impacts of ADU on neighborhoods is another analysis missing from the report. Piedmont has a long tradition of preserving the light, views and privacy of new development on neighboring properties but the report makes no acknowledgement of that. To the contrary, the report ignores these variables when proposing garage conversions, structures that are usually in close proximity to the property line.

“While noted as a potential affordable incentive in our report, relieving the height limit for an ADU constructed over an existing garage, assuming the footprint remains the same, would enable residents to maintain on-site covered parking while adding a dwelling unit to their property. This Carriage House model is a traditional way of providing an additional dwelling unit over a garage or storage building, and would seem consistent with much of Piedmont’s existing residential fabric. Other California jurisdictions (Santa Monica and Orange County, for example) have adopted this option to encourage retaining existing parking counts. A similar limit on overall building height, and/or accommodation of roof pitch, as noted in the previous recommendation, would be appropriate.”

Suggesting that a residential unit within 4 feet of the property line is consistent with Piedmont’s residential “fabric” demonstrates an ignorance of Piedmont’s neighborhoods, particularly Zone A.

The only two controls that Piedmont has on ADU are building height and design compatibility and these controls should be preserved. Do not consider any increase in allowable ADU height at this time. Instead, incentivize ADU in other ways, most notably through increasing the allowed square footage of ADU and the raising of the FAR. The draft proposes modest increase in these two parameters but square footage and FAR should be expanded further before the city proposes height increases that impact neighbors. If at all, these incentives rightfully impact the ADU applicant and not the privacy and light of neighboring properties. Raising the height limit on ADU is an attempt to shoe-horn in units of sub-optimal housing while horizontal expansion would create better housing. If a height incentive is to be considered, then limit it to 18 feet for rent-restricted units only.

Incentivizing ADU development to increase available housing in Piedmont is an accepted community goal. But so is preservation of the city’s residential character and some of these ADU incentives are a real threat to that. Absent any analysis of the efficacy of the existing ADU program or a projection of how these incentives will help achieve the RHNA target, limit the current incentives to horizontal expansion only. With SB 9 and tax incentives, the city has other resources with which to incentivize additional and affordable housing.

Finally, one recommendation needs clarification. The report raises the possibility, not the requirement, of a 6 – 8 ft setback when a height limit of 20-22 feet is allowed and suggests this will mitigate impact on neighboring properties. That statement needs a lot more valid planning analysis.

Mr. Randolph Wu:

As Piedmont plans for multi-family and mixed-use project design in the next housing cycle, consideration should be given to integrating net zero energy housing designs into Piedmont's traditional building design standards. There is an important intersection between affordable multi-family housing and climate change. Higher density multi-family housing built near mass transit not only can be compliant with Reach Code standards but designed as net zero energy housing. This will be affordable and not reliant on the utility grid. Allowing architects, builders and homeowners to maximize renewable energy through nontraditional roof designs should be a high priority in Piedmont. Continuing improvements in solar panel efficiency and dramatic cost reductions in battery storage systems will make net zero energy housing feasible and cost effective for affordable multi-family housing projects in the next RHNA cycle.

There are two proposed standards (repeated in both the multi-family and mixed use building standards) that should be amended to enable cost effective, solar energy production:

Building Design Standard B.2. Roof Form and Design

An exception should be created for solar roofs or Building Integrated Photovoltaic (BIPV) roof designs. Net zero energy housing will require roof designs that will maximize solar energy production. This may not conform to traditional roof forms and designs in Piedmont, but it will help us reduce carbon emissions. This exception should be added as B.2.e as follows: "Solar roofs and other Building Integrated Photovoltaic (BIPV) roof designs are exempt from these standards if needed to achieve a net zero energy result on site." It is important to tie this exception to net zero energy on site as otherwise the homeowner may use more energy than is produced on site and defeat the overall purpose to add housing with zero emissions.

Building Design Standard B.8.a. Equipment Screening

The second sentence which reads: "If solar panels are mounted on a flat roof and cannot be parallel to the roof surface, building parapets . . ." should be clarified. This sentence may be read to require a parallel mounting of solar panels on a flat roof unless it is physically impossible or "cannot" be done. This would be unfortunate as solar arrays in Piedmont should face south with a 38 degree tilt or angle to maximize annual solar energy production. A requirement for parallel or flat mounting will reduce energy production by as much as 10%. While this may not be intended, the standard should not suggest there is a requirement for parallel or flat mounting. This sentence should be amended to read: "If solar panels are mounted on a flat roof and are tilted or angled to maximize solar energy production, building parapets . . ." Tilted or angled solar arrays can be screened by a parapet from public ROW viewing. This seems to be the primary intent of B.8.a. (Please note that even a low parapet can create shade around the roof perimeter during the winter months and reduce the roof area that may be used for solar panels.)

Piedmont's building design standards should enable affordable multi-family housing and climate change initiatives.

Thank you for considering my comments

Ms. Susan Miller Davis:

Thanking Randy for weighing in and providing his expertise.

Ms. Diana Edgerton:

Can this affordable housing be restricted to Piedmont teachers and Piedmont City employees? A 2-bedroom apartment cannot accommodate a family. Currently, Piedmonters pay high taxes to support our own Police, Fire, other city services, etc. and, particularly, our excellent schools. How will these renters pay their fair share for these services?

Ms. Mary Louise Morrison:

I live on Moraga Ave. It already has buildings two deep.

Why not build in the land near the corporation yard, where the goats cleared the grass?

I just lost two oak trees - one 150 years old because of building over roots. Once you start housing in the old trees you are setting up either direct or indirect deforestation.

Street parking is impossible on Moraga and there really is no good public transit for Piedmont, especially for the elderly.

At this time in my life, I vote for the trees and high-rises in the center of Piedmont so all Piedmont shares the consequences.

Mr. Alexander Czarnecki:

I write to you today as the CEO of Cottage Technologies to encourage the Committee to implement a program for designer-owned, preapproved ADU plans, in order to encourage the production of additional housing units in Piedmont through faster, cheaper, and more streamlined ADU creation.

As Piedmont looks to promote ADUs, a well-structured preapproval program provides several important incentives at once: 1) a less daunting experience for homeowners, 2) time savings, and 3) cost savings.

1. Streamlined process. Cottage supports a preapproved ADU program like those in San Jose and Cupertino, that allow designers and architects to submit non-site-specific ADU plans for preapproval and then work directly with homeowners throughout the course of their projects. We would also support a program that lets site-specific projects be concurrently processed for preapproval, similar to the program recently started in Fremont. Designer-owned preapproved plans, in contrast to city-owned preapproved plans, create a more streamlined experience for homeowners. In the latter type of program, homeowners must still seek out general contractors, consultants, and other professionals on their own, and challenges can occur when requests for information arise or the homeowner desires small modifications to the plans. In designer-owned

plan programs, ADU experts are able to walk homeowners through the process from start to finish and assist homeowners through minor design changes, unforeseen site conditions, handoffs to contractors, and more.

2. Reduced turnaround time for permitting ADUs. In many municipalities, it can take over a year for a homeowner to receive a permit for and build an ADU, at a time when having additional rental income or a safe place to house elderly family members is more important than ever. And as rental prices rebound post-pandemic, an adequate supply of affordable rental units for local workers is critical to ensuring that cities and their economies can thrive upon reopening. An upfront guarantee of a fast permit process will help Piedmont more quickly meet the needs of its residents.

3. Reduced costs. Selecting a preapproved plan not only guarantees homeowners a faster permit turnaround time, but could also offer cost savings to both homeowners and Piedmont through less time spent in review. And when designers are able to offer homeowners an ADU cost estimate that includes both city fees and construction pricing for a preapproved plan, homeowners can rest easier knowing that their project will be within their budget and can pass some of these savings on to ADU occupants.

Fear of a cumbersome and costly permit process should not be a hindrance to homeowners looking to expand Piedmont's housing supply by building an ADU. An end-to-end, cost-effective preapproved ADU program would go a long way in broadening access to affordable housing opportunities for the elderly, local workers, and more. We're excited by Piedmont's engagement on this issue, and we look forward to continuing to work with you and the community's homeowners.

PREC Housing Committee:

Attached please find feedback from the Piedmont Racial Equity Campaign Housing Committee on the draft Multifamily Design Standards and ADU Incentives.

Please contact us if you have any questions about our comments. Thank you!

Yours truly,

Irene Cheng
irene.cheng@gmail.com

Sarah Karlinsky
sarah.karlinsky@gmail.com

On behalf of the PREC Housing Committee

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The members of the Piedmont Racial Equity Campaign Housing Committee have reviewed the draft "City of Piedmont Multifamily Design Standards and ADU Incentives." We appreciate the opportunity to review this important document. We have several specific comments, detailed below, but also an overall preliminary suggestion: Since the City is currently engaged in a thorough review of its Housing Element policies, and will probably revise its zoning regulations

affordable housing production in Piedmont in order to create more effective policies for the future. We want to better understand whether the city's past deed-restricted ADU program (in which deed-restrictions were exchanged for parking requirement waivers) or the current affordable ADU incentive (allowing for an increase in area to 1000-1200 sf in exchange for low and very-low-income rent restrictions) succeeded in creating housing units that were rented out at affordable rates during the 10-year deed-restricted term, and after the 10-year term.

We are concerned that incentivizing ADUs at the expense of other forms of small-site housing production may reinforce some of the challenges to affordability in a city like Piedmont--for example, by gradually diminishing the stock of smaller homes and creating larger, higher-price homes out of reach to more and more homebuyers, while not significantly increasing the affordable rental housing stock (if the created ADUs are not rented out). Anecdotal evidence suggests that a fair number of ADUs built in Piedmont are not used as housing. The City collects business taxes on rental receipts and should be able to share how many ADUs in the city are being rented out. We urge the City to transparently share data on the rate of ADU production and rentals, so that it can craft effective housing production policies moving forward.

October 21, 2022 Community Workshop on New Housing Programs Public Comments

The following reports were made at the conclusion of the workshop after the small break-out groups reconvened:

Ellen Greenberg – Helpful clarification that the zoning map was an image of the existing zoning map. Important to confirm that there are no planned rezoning. Thoughtful comment about architectural style. Is it appropriate to lean into traditional styles? Irene referenced recent contemporary designed development on Piedmont Avenue near Mountain View Cemetery. Useful reference and example of high-quality design. We need to understand how the design standards could influence the cost of development and our ability to achieve affordability aims and affordability objectives under state law.

David Bergman – Small group spent a lot of time with the concept of objective design standards. Intelligent question about why they need to be there. Suggestion to circulate this information widely throughout the community. How is the objective standards process different from the current process? Concern about ODS being too prescriptive. Team is struggling with this question under state law. One can always go to a voluntary process as an alternative to the ODS process. Why are we only showing four stories in the site testing illustrations?

Stefano Richichi – Small group wanted more time to discuss. Residents and others had difficulty finding the public review copy of the objective design standards. Make the presentation available online. Some were dismayed that Zone D building envelope is subject to the existing street yard setback. Several liked the “stepbacks” to make buildings less imposing. Arleta Chang, Maria Morga and John Malick amended the report as follows:

Arleta Chang – Regarding the small group discussion about not having a front setback for multifamily, the ODS examples in the presentation are similar to Piedmont Avenue which do not have street yard setbacks. These buildings are built right to the front property line.

Maria Morga – There are questions about height limits for Zone C and D properties that are adjacent to and close to single-family residences. Are stepbacks appropriate in these cases? Consider a difference in the height maximums between Zone C and Zone D. Consider a distinction between Grand Avenue and Civic Center height standards for Zone D.

John Malick – Want to point out that as a developer, the prices and rental rates in the presentation are not the cost of construction and rental rates needed to convince someone to build in Piedmont. Minimum \$350 per s.f. construction cost. Rents \$3.50 per s.f. for normal rental market housing. \$3.50 per s.f. for a 9 x 20 parking space also. Feasibility analysis is off by 75% (too low). Willing to share an appraisal/proforma that is necessary to get a bank to loan.

Mary Davis – This small group discussion raised questions about why the specific styles for ADUs. These are predominant styles in Piedmont. The pre-approved ADU styles do not preclude residents from building other designs so long as they meet the normal requirements (that do not specify style). Comment that ADU standards should be dependent on whether or not the ADU is visible from the street. Concerns about privacy. Concerns that current setbacks are insufficient and that the standards could include more measures to maintain privacy. Incentive to encourage renting ADUs out.

Ian Dunn – This small group discussion started with where do we get these plans? When can I get them? Clarify how the height of ADUs is measured. Adapt for hillside sites. How much customization is permitted? Dimensions, roof orientation, etc.? Contemporary or Modern prototype? If there are state-approved ADUs, include these are resources in the ADU incentives doc.

Mark Hogan – The last small group discussion questioned Do we really need to match the style of the existing residence? Does the pre-approved ADU need to match the existing house? Current standards are too rigid. PG&E metering and new meter is a burden. Question about is anyone looking at manufactured housing? Prototypes looks expensive to construct. How to maintain affordability longer than 10-year deed restriction? More Modern design options.

Hi Pierce,

How are you? I hope all is well since our last conversations about 5G networks in town -- ages ago! It all seemed to work installing 5G has fortunately stalled in the marketplace.

This email is to follow up on a suggestion from Tom Ramsey regarding the possible development of establishing a comprehensive, inexpensive and programmatic approach to building ADUs in Piedmont to help both PUSD schools and to help meet our RHNA deadlines. (Please feel free to forward a copy to Tom's Commission email address - which I cannot locate).

Background

I have been working with a small group in Piedmont that is actively organizing to help build scalable ADU volume in Piedmont. The goal is to get to 70+ ADUs per year and perhaps achieve the first permitting tranche by April 2023.

However, to achieve our goals, we need help modifying the cumbersome permitting and relatively expensive process in Piedmont, in order to gain the volume that can make a significant impact for both housing in Piedmont and Piedmont's RHNA requirements.

Request

Can Piedmont's Planning Department modify its current ministerial approach in order to scale the volume we intend to bring to the City's Planning Department -- fast?

Our goal is to increase volume, increase speed of processing applications and lower the cost compared to other Cities.

For discussion purposes please look to other city examples of Best Practices

Dublin (\$2,000) vs Piedmont (\$15-20,000) for exploring and permitting ADUs

We welcome discussions making the ADU process in Piedmont similar to an "assembly line" approach, rather than a bespoke, one-off process which Piedmont has now.

One example to copy for best practices (among dozens):

Dublin has a process:

- 4 + expedited, pre-approved designs
- Extensive Planning help office to guide any homeowner through the process
- Web site resources, step by step, how to do it (including financing ideas)
- Waiver of all fees for ADUs smaller than 750 sq.ft. (until 2026)
- Expedited permits less than the State Requirement of 60 days

Piedmont's ADU process:

- Friendly help that is slow
- Permitting fees on a \$300,000 ADU is approx \$10,000
- Hire an Architect - for a custom one off ADU (\$4-10,000)
- Site Survey from Engineering \$1,500
- Promise to follow State law and expedited in 60 days
- **Once Planning approves the planning approval is evergreen.**

Bottom line --

Dublin Costs

Engineering Site survey \$1,000 - \$2,000

Permits (waived)

Design (pre approved)

Speed with Planning Staff Ombudsman (Free)

Dublin bare bones ADU cost -- \$1,500 to \$2,500 for Building Permits

Piedmont Costs

Standard process 60-90 days time

Permits \$10,000

Site survey \$1,500

Architect \$2,500 to \$5,000

No pre approved designs

Piedmont's ADU cost is a minimum of \$15,000 -\$20,000 for Building Permit

<https://www.dublin.ca.gov/DocumentCenter/View/30455/ADU-Manual-?bidId=>

Pierce, if a phone call is easier than email to discuss this, my cell is 415-425-7180. How can we socialize these slightly out-of-the-box solutions with the City?

How can we help the City co-operate and work more closely with PUSD?

How can we move faster on these solutions?

Best,

John Cheney

Why: everyone clearly wants to move faster to avoid "Builder's Remedy" in Piedmont

As you probably already know:

"Thousands of apartments may come to Santa Monica, other wealthy cities under little-known law

Developers in Santa Monica are planning 4,500 new apartments under a little-known state legal provision — and the city might not be able to stop them.

Read in Los Angeles Times: <https://apple.news/AbeK8uKBWSjeJCV0havdpjQ>

Beverly Hills, Huntington Beach, Malibu, Palm Springs, Pasadena and West Hollywood are among the 124 jurisdictions in Los Angeles, Orange, Riverside, San Bernardino and Imperial counties where the builder's remedy could be in play because their latest housing plan hasn't been approved, the state Department of Housing and Community Development confirmed.

Coronado, Del Mar and Solana Beach are among 11 cities in San Diego County in the same circumstances. Bay Area cities' housing plans are due in January."

End