



Commercial Uses Survey

Commercial Uses Survey

What type of businesses do you want to see in Piedmont?

Summary Of Responses

As of July 23, 2024, 1:15 PM, this forum had:		Topic Start
Attendees:	866	June 6, 2024, 5:43 PM
Responses:	640	
Hours of Public Comment:	32.0	

QUESTION 1

Do you live within a 10-minute walk of the commercial and mixed-use area on Grand Avenue or Highland Avenue?

		%	Count
Yes	<div></div>	83.6%	534
No	<div></div>	16.4%	105

QUESTION 2

For each of the uses listed below, please indicate your perspective on whether this use should be permitted in Zone D without a conditional use permit.

Hardware Store

		%	Count
Permitted	<div></div>	59.8%	378
Permitted with some limitations	<div></div>	21.4%	135
Not Permitted	<div></div>	11.1%	70
No Opinion	<div></div>	4.3%	27

Dry Cleaner

Commercial Uses Survey

What type of businesses do you want to see in Piedmont?



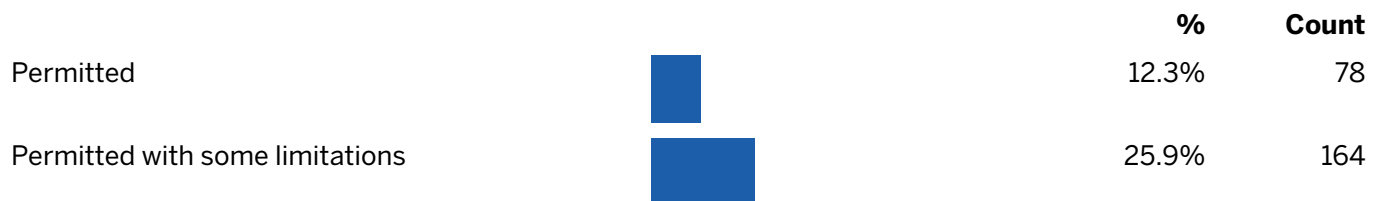
Financial Institution



Fitness Center



Liquor Store



Commercial Uses Survey

What type of businesses do you want to see in Piedmont?



Offices, general professional (real estate, financial planning, architectural, etc.)



Officers, medical/dental professional



Restaurant/Cafe (with take-out, but without live entertainment or drive-through)



Retail, food and beverage sales

Commercial Uses Survey

What type of businesses do you want to see in Piedmont?



Retail, nurseries and garden supplies



Retail sales, neighborhood-serving



Tutoring/lessons



Commercial Uses Survey




What type of businesses do you want to see in Piedmont?

		%	Count
Not Permitted		8.5%	54
No Opinion		4.3%	27

Dance, music, martial arts studio

		%	Count
Permitted		56.3%	356
Permitted with some limitations		25.8%	163
Not Permitted		9.3%	59
No Opinion		3.6%	23

Bar/tavern (without live entertainment or dance floor)

		%	Count
Permitted		25.5%	161
Permitted with some limitations		34.8%	220
Not Permitted		34.7%	219
No Opinion		1.1%	7

Personal services (beauty parlor, barber shop)

		%	Count
Permitted		56.6%	358
Permitted with some limitations		24.1%	152
Not Permitted		12.3%	78
No Opinion		3.8%	24

Commercial Uses Survey

What type of businesses do you want to see in Piedmont?

Animal supplies and services (veterinary, boarding, grooming, hospitals, sales)

		%	Count
Permitted		43.2%	273
Permitted with some limitations		29.1%	184
Not Permitted		19.0%	120
No Opinion		4.3%	27

QUESTION 3

Hardware store

Answered	124
Skipped	516

QUESTION 4

Dry cleaner

Answered	123
Skipped	517

QUESTION 5

Financial institution

Answered	127
Skipped	513

QUESTION 6

Fitness center

QUESTION 3

Hardware store

- Ace is the Place
- We have excellent one now.
- Ace hardware is already close by, let's save the space for more diversity of types of businesses.
- Grand Street as Ace Hardware. Not permitted in town center aka near city hall
- Hours of operation, parking requirements, noise levels, is use appropriate for the surrounding residential neighborhood.
- I have had terrible experiences with the city being unresponsive to legitimate complaints about 5:00 AM deliveries at the Ace Hardware store. These deliveries on Thursday mornings went on for years at 5:00 AM with hammering, pallets being dropped off tractor trailers, tractor trailers idling, and what sounded like a diesel powered fork lift with no muffler. The PPD and city were very obtuse about how there was no enforceable ordinance for the Ace while it would be a nuisance for me to operate a lawnmower at 5:00 AM. Finally, a lawyer told me to ask for the CUP. Every business should be permitted, and the city should ensure that every business toes the line and is a good neighbor. The deliveries now start at 7:00 AM, but every other aspect of the Ace CUP has been disregarded- Ace employees are supposed to park on Linda Ave but have typically parked all day in the green spots... The CUP shouldn't be aspirational or written perfunctorially, it should be promissory and enforced without city planners and city council people saying, "Well, they live in Zone D, what do they expect?" Yes, this was said! I and my neighbors had also had a terrible experience with the Shell Gas Station/repair shop which was granted CUP approval for 6:00 AM to 10:00 PM hours; this was problematic because the city contended that the Shell never needed a CUP until 2008, but there were documents referencing a 1990 CUP, and I could not find any documentation that the neighbors of the Shell had ever had any opportunity to provide input on the hours of operation for that business. We need CUPs, and we need accountability that fosters and maintains public trust and the harmony that Piedmont aspires to maintain in Zone D between residents and business owners. A business owner should not receive unofficial latitude by city officials because they pay more taxes than nearby residents.
- Useful service that makes it easy to use without having to drive for small purchases
- Having a neighborhood hardware store with knowledgeable staff creates community because people will be loyal to their local shop for their home improvement projects if the staff is reliable. I recommend seeking a family owned business because it will build the character of our community. There's a better chance of staff being treated well by a family owned business.

- Useful to community and I assume would operate during normal business hours-- meaning not a 24-hour business
- Useful to community and I assume would operate during normal business hours-- meaning not a 24-hour business
- screening of outdoor storage
- One is fine. We have ACE on a major road
- Most important business.
- Convenient for home repair.
- The City should do whatever it takes to keep Ace Hardware as it now exists in the same location.
- seems like not the best use of scarce space
- Limit hours
 - Have adequate parking
 - Don't cause traffic congestion during key traffic hours
 - Would primarily serve residents
- Already have a hardware store
- Concerns here would be the types of trucks, forklifts, etc. of would be needed to stock the store. Both noise and traffic are worrisome in civic center area.
- Love ace hardware
- Love Ace Hardware
- YES!
- Not a priority
- Low value
- Why compete with Ace on Grand?
- ACE Hardware is great
- Local, not a big box retailer
- Don't need, we have Ace on Grand
- I love Ace on Grand
- We already have ACE hardware nearby.
- Ace hardware is a great community store that residents use and benefit from
- Off street parking should be a requirement
- Wary of the problems the nearby ace hardware has seen. Consider
- Low preference here - I'd prefer to not put the Ace on Grand out of business
- This doesn't help diversify the business pool close to Piedmont.
- meh. takes up valuable and limited space where there are greater community needs than this.
- Ace already a thriving business which should be encouraged to stay as mixed use w/ housing above the store.
- Ease if parking and turn in any turn out. Seems dangerous.
- Ace already exists and is a wonderful community resource.

- I love the Ace Hardware store on Grand Ave.
- We have great hardware stores on College Avenue and Grand Lake Ace Hardware. This is a strange question. How many hardware stores does our area need?
- Ace is a great. No need for more.
- Consider parking availability, hours
- We already have close by
- Delivery hours of merchandise is a concern and should be restricted
- Interior use permitted by right. Exterior storage or sales to be conditional use.
- Only on Grand
- Regulate hours for deliveries
- Consider parking. The area is extremely impacted with car and foot traffic. Additionally, consider residential neighbors - noise and light.
- Too much traffic
- Important to have nearby, but it would be great if they could encourage of alternative modes of transportation.
- Grandfathering ACE hardware continues to add value to the City
- Already existing ACE store - parking around it is always an issue
- hours of operation
- Current use (existing HW store) should be grandfathered, as well as the storage building between the HW store and nursery. Expansion/change should require CUP.
- Existing ACE hardware is a vital store in the neighborhood. I would love to see the any zoning changes which incentivizes them or a developer to create housing on this site with the hardware and garden center on the ground floor. The latter are great uses but the site is under-utilized. Those changes include some dispensation for parking given that many of us in the neighborhood walk there regularly.
- I love Ace.
- Ace is plenty for the neighborhood. I would be reluctant to add another, although I have heard the business is struggling and could likely use more community support.
- Most hardware stores require a lot of parking lot space and provide services which can be loud. Check out Coles Hardware on College for a smaller space sells many items and adds value to the community.
- I assume Ace on Grand isn't going anywhere, no need for more hardware stores
- We love Ace hardware- no need for another one.
- Limit scope/size so that it is not an attraction for non-Piedmont residents
- Ace is a great resource.
- Environmental impact if cleaning is done on site
- It's so valuable having this store in the community.
- no
- An additional hardware store would offer no added value in Piedmont since we already have Ace Hardware down the street.

- we already have a good one
- We have this already
- Not essential given that Ace is so close by. But not a problem either.
- The current set up with Ace is perfect, and I hope we do what we can to keep this business going.
- My response is for Grand only, not Highland
- Ace Hardware/Garden Center serves our needs and is very close to us
- Ace is excellent--so I'm not sure why the city would permit another outfit to come in...
- A local hardware store is a fantastic asset to our community.
- Grands Ace Hardware is fine where it is, it is a great store and we go often
- Limited hours and loading restrictions for noise
- ACE is great to have around
- Small retail great idea. No chain stores!
- Do not need, already exists
- Ace Hardware is a tremendous community asset!
- Ace Hardware is already on Grand.
- Fosters community but would be a shame to harm the business interests of the ACE Hardware already on Grand Ave.
- With Ace Hardware already in place, an additional hardware store should go through review to confirm community impact.
- Since we already have one big really good Hardware store that is great Piedmont neighbor in every way, it doesn't seem like a good idea to have another or to bring in competition to this good neighbor.
- We already have Ace its great that's enough
- Grand Ace is in Piedmont. If the goal is serve community needs, I'm not sure we need another hardware store.
- We have a great one already. We should not allow a Big Box operator to open in Piedmont.
- with parking lot
- In the area now
- Provide off street parking and limited business hours Monday- Saturday 9 am to 6 pm but Sunday 10 am to 5 pm
- I think that we have enough
- This applies to all categories: No permits should be issued without advance public notice and an opportunity to be heard, and an appeal process from any decision made by any staff, department, board or commission subordinate to the City Council. The citizens of Piedmont are entitled to no less due process.
- ACE is nearby on Grand Ave, not sure if we need another one
- Parking/traffic/safety
- No

- Already exists at Grand Avenue Hardware. No need for another hardware store. This is a good business for the community. It generates Sales Tax Revenue and employs a large staff.
- Hardware store is an example of a business where people get the few things they need and leave, freeing up a parking spot.
- Concerned this will increase crime as Grand Ave Ace gets a lot of crime. We also don't need it as we have a hardware store nearby.
- The Ace hardware store and garden center is very nice. Helpful staff.
- We already have one on Grand Ave.
- There seems to be a lot of safety issues at Ace on Grand as well as theft on construction sites. Would hardware stores increase crime?
- Love Ace Hardware & gardening
- Not sure if we need this as Ace Hardware is right across the street- unless this is including Ace. It is incredibly valuable.
- Please keep!
- we don't need another one, there's one nearby
- Please keep ACE HARDWARE
- Parking is critical. Conformity to surrounding scale and "architectural feel/look" of existing buildings is critical.
- Ace Hardware is excellent and already exists. No additional hardware stores should not be allowed.
- we have the ACE on Grand, that is enough
- Positive
- Grand lake Ace Hardware is extremely convenient and the local and personal vibe is highly(!) appreciated
- Sufficient parking, no outside display of inventory
- Ace is on Grand
- Onsite storage, chemical disposal
- Not needed bc Ace is very close
- Ace is fabulous.
- We already have a great one.
- This response applies to all of these potential uses. Piedmont is a very small community with limited commercial space. Given that, I think public hearings should be held when new businesses are proposed so people have an opportunity to weigh in given the potential for an outsized impact of any one business.
- Parking could be an issue for any business allowed. Similarly, noise, excessive lighting, chemical use, offensive odors, and other things might be bothersome to residents nearby. Each of these things would, I hope, be taken into account and limitations applied if needed. Otherwise, any of the listed businesses could be of benefit to some or all Piedmont residents. This comment applies to all of the types of businesses listed below. As to a

hardware store, specifically, I will note that a hardware store is already located quite nearby on Grand Ave, so this might be of the least utility, in my opinion.

- yes, we have ace on grand
- General hardware/sundries is acceptable but not like building materials such as contractor landscaping materials (i.e. granite, rock, etc.)
- LnThere's already one really close so it would t benefit the community but would drive up traffic
- Parking

QUESTION 4

Dry cleaner

- Fine on Grand. Not near city hall
- Hours of operation, parking requirements, is use appropriate for the surrounding residential neighborhood.
- Plenty of these in the area
- No chemicals used onsite
- No- chemicals!
- See above
- I'm not a fan because of the chemicals.
- Useful to community and I assume would operate during normal business hours-- meaning not a 24-hour business
- min. distance due to chemicals/ air quality
- No. Oakland has many and in fact as work locations have changed to home, etc., Oakland has too many.
- The cleaning chemicals would be of interest.
- Toxic chemicals
- Dry Cleaners can create smell and pollution. This needs to be addressed.
- My only concern with dry cleaners is that they use a lot of chemicals if the actual dry cleaner is on site.
- Avoid significant signage and off street parking needs consideration
- Does not seem appropriate.
- seems like not the best use of scarce space
- Limit hours
 - Have adequate parking
 - Don't cause traffic congestion during key traffic hours
 - Would primarily serve residents
- Not needed
- No need in piedmont

- Only “no vapor, no scent”
- YES!
- Low value
- Environmental negatives too great
- Don't think we need one on Grand or Highland.
- Use of chemicals should be monitored.
- This can bring environmental degradation issues to our neighborhood.
- Don't need, we have plenty of options on Piedmont Ave.
- Would appreciate dry cleaning nearby
- no chemicals
- Awful in terms of chemicals. We have plenty others to choose from nearby in Oakland.
- Ok with dry cleaners though our household doesn't use jt
- Low preference for Grand Ave - plenty of dry cleaners down the road on Grand or Lakeshore or Piedmont Ave (maybe more requests for Highland area)
- These have environmental issues.
- Polluting
- Would be great
- Maybe make sure they abide by any regulations around the use and disposal of their chemicals
- Only serves a small percentage of the population, and these services are available nearby in Montclair, etc.
- No terrible for the environment
- I don't use a dry cleaner and would be surprised if one would meet environmental standards.
- No issues except for safety standards.
- Concerns about environmental impact if dry cleaning is performed onsite
- Not crazy about the chemicals.
- On Grand Ave, yes. In the Civic Center, no. Other businesses - such as a cafe - are more needed in town. (I really wish this survey would have solicited feedback for Zone D for Grand Ave, and Zone D for the Civic Center.)
- Same story here. If they dry clean on site, you have chemical concerns.
- Piedmont Ave and Montclair locations are close enough.
- Dry cleaners are toxic to local areas.
- Dry cleaners typically use chemical solvents which are harmful to people and the environment.
- Have close by
- Chemical disposal is a concern
- OK
- The façade should look elegant.
- Only on Grand

- Regulate environmental waste
- Consider parking. The area is extremely impacted with car and foot traffic. Additionally, consider residential neighbors - noise and light.
- Processing can't be a polluter.
- With such limited area for businesses in Piedmont, I don't think dry cleaners is a viable type of business. Many are closing and also more and more items can be cleaned without the use of dry cleaners. I think this type of service is best made available in Oakland.
- Not needed in Piedmont
- Traditionally toxic, so if the businesses still are (maybe they are "clean" these days, I don't know) restrictions should be dependent on the increase in hazardous materials in their community and how that affects people and the environment.
Traffic issues; please encourage of alternative modes of transportation. Quality of life limitations e.g. noise, odors, etc...
- These are mostly "proxy drop off locations" now days. No need to have a full dry cleaning plant -- obsolete business model to make dry cleaning local.
- No dry cleaner - especially the cleaning chemicals are toxic
- environmental compliance
- Why not.
- There are a lot of dry cleaners on Grand already, another likely wouldn't contribute a lot.
- concerns about chemicals and there are already enough around, doesn't add to community feel
- Can emit fumes, you may want to public hearing on this. However, they can usually be small and not take up too much space.
- Given how many are on Piedmont Ave, perhaps not a high priority.
- Ensure there's proper protection for waste water removal and not contaminating drinking water
- no
- No more Dry Cleaners!
- A dry cleaner would offer minimal additional value in Piedmont and the chemical toxins used could be a negative. We have so little space for commercial use, this use seems like a waste.
- not permitted - too many chemicals, does not elevate piedmont
- Only green cleaners
- This could be great so long as we choose one that is affordable.
- if the hours are reasonable, and no chemical cleaning onsite. And, if this is in the central part of Piedmont parking and traffic is already a challenge. Most challenging during school pick up and drop off.
- My response is for Grand only, not Highland
- Environmental issues related to dry cleaning might be a concern
- We could use one

- Maybe non toxic water based cleaning only
- How do they manage chemicals?
- Small retail great idea. No chain stores!
- There are more than enough dry cleaners in and surrounding Piedmont. They use highly toxic chemicals, so there would need to be checks on any kind of exhaust systems, or toxic waste.
- There already are so many on Grand.
- Does not seem to foster community.
- Concerned about chemicals used and if they affect the surrounding environment
- A dry cleaner that does not dry clean on the premises should be allowed without going through additional permitting but one that dry cleans on the premises should.
- No opinion
- No - Piedmont Ave has enough
- It seems to me that there are sufficient dry cleaners nearby on Lakeshore and Piedmont Ave.
- There should be strict enforcement of codes around disposal and use of toxic materials.
- Provide off street parking and limited business hours Monday through Saturday 9 am to 6 pm
- There are several near town, nine needed in Piedmont proper
- No on-site dry cleaning on premises
- consider a green dry cleaner
- Parking/traffic/safety
- Okay. This generates Sales Tax Revenue. None in Piedmont. Several in Montclair nearby. Might work. But parking can be an issue for merchants that rely on "in and out" customers.
- Would want to learn more about environmental issues but this could be very convenient for folks
- concern would be environmental pollution from chemicals
- These can be an environmental nightmare especially after they vacate.
- Usually involves lots of quick pickup and drop-off so would want to know how will handle that type of traffic
- Don't care.
- Would dry cleaning be on site or offsite? If on site, what sound / air quality issues would this have?
- How are chemicals being disposed of and ventilation considerations
- NO. NEVER. CHEMICALS TOXIC
- How the exhaust is handled - don't want dry cleaning chemicals to be blown onto school grounds or into the neighborhood.
- Could be useful to many
- In my opinion- adding businesses are a good thing, but probably not needed with several options on Grand and Lakeshore.

- May be some environmental concerns here, but not opposed. Parking is a real issue in our neighborhood- high traffic businesses will need to accommodate their customers without spilling into neighborhoods-Grand and Sunnyside are at their max.
- we don't need another one, there's one nearby
- Conformity to surrounding scale and "architectural feel/look" of existing buildings is critical. Avoidance of polluting off/gassing is critical. Hours of operation so as to avoid ANY nuisance to existing residential residents.
- no need
- Positive but their business is suffering
- Ok
- Environmentally safe cleaning chemicals
- No way. Plenty of options nearby
- Chemical disposal
- Bad chemicals
- There are a lot of dry cleaners in the area, many of which pickup and deliver, so I think a dry cleaner would not be of great utility to have inside the town borders.
- no
- Concerns of impact to the environment and to the immediate neighborhood; no coin-op laundry or 24/7 hours
- Chemicals associated with dry cleaning and traffic times for dry cleaning being before work and after work drop off/pick up it would increase risk to school children walking to school.
- Parking

QUESTION 5

Financial institution

- We have enough now.
- There are already too many banks in this small area.
- Wells Fargo or other banks fine for ease of use by citizens
- Hours of operation, parking requirements, is use appropriate for the surrounding residential neighborhood.
- Plenty of these in the area
- We have enough
- Every business should have a CUP
- See above
- There should be a limitation I think there's already some financial institutions in Piedmont. What we need us more variety.
- Useful to community and I assume would operate during normal business hours-- meaning not a 24-hour business

- avoid overconcentration, ground floor space should be more active
- We have two. Enough.
- No problem with typical bankers hours.
- Financial institutions are an extremely boring use that ruins a commercial strip. A few are ok, but if there are too many they crowd out other uses.
- We already have some
- There are enough in town. More "friendly" commercial uses such as coffee shops are needed.
- We already have so many financial institutions, which are useful but not active centers of community life.
- seems like not the best use of scarce space
- The spaces currently occupied by these businesses could be put to so much better use.
- Limit hours
Have adequate parking
Don't cause traffic congestion during key traffic hours
Would primarily serve residents
- Not needed
- Too many
- We have a lot of these!
- No! We already waste all of space on banks. They should be slimmed down.
- Not a priority, currently too many. Prefer retail.
- We have enough of these
- A lot of the banks in central Piedmont should reduce in foot print and offer up the spaces to restaurants
- Too many already. Space is limited - allow other services.
- We already have so many
- Too many on Highland already
- Too many ready using up the little space we have
- There are already too many of these in the center of town. we need other services too in the center of town.
- Please no more banks. They are taking up valuable real estate we could be using for stores already.
- this is not really necessary in 2024 for our small town, is it? the ones near Mulberry's are such a waste of prime space that could enhance our community
- We don't need more of these.
- No issues
- Seems like we already have these.
- Low preference - banks are already on Highland
- We have too many already—too much commercial square footage is taken by banks
- Although Piedmont does not need another financial institution.

- I don't think we need more banks in Piedmont. In fact, can we combine a few of these. Have you ever seen rush hour at Wells Fargo? It's two people in line at once with one teller.
- This doesn't help diversify the business pool close to Piedmont.
- We have a few already
- While it is convenient to have a bank/ATM in the center of town, the overall lack of use by the existing ones indicates to me that the space might be a better fit for a cafe/shop, etc
- No more financial institutions please. Piedmont needs businesses that serve the local community needs, and the community currently has several types of needs.
- Online banking is all we need these days and Piedmont has more than enough banks on Highland Ave
- No issue, however banking not needed on Grand.
- We have enough of these thanks
- Wells Fargo and others are already on Highland.
- Yes. But what a waste of space for both Bank of America and Wells Fargo to be within the small prime Civic Center, when more neighborhood-forward businesses could be better use (such as a cafe that is open past 6pm / when Mulberry's closes).
- This almost seems like a joke question. We have three banks in the center of town. Other than the problem of their service going downhill since the pandemic, I'm not really sure why you would want to add more financial institutions. How is this helping our community?
- We already have too much precious space devoted to financial institutions.
- Too many in Piedmont
- We have an over abundance of financial institutions especially given the physical size of Piedmont and the ratio of other types of businesses. Additional financial institutions should not be allowed
- fine
- Limit total number in town to 2 so they do t take up all commercial spots
- Regulate size/density
- Consider parking. The area is extremely impacted with car and foot traffic. Additionally, consider residential neighbors - noise and light.
- There are many financial institutions but they aren't all that active. Can there be a condition on what goes on on the ground floor to be more widely serving?
- Too many already in area
- Traffic issues; please encourage of alternative modes of transportation. Quality of life limitations e.g. noise, odors, etc...
- All the buildings for financial services are "dead space" for community, social or other activities. 90% of banking is done online today. Keep ATMs but so not permit financially dominant community services...
- Need for parking
- They take up way too much space and do not add much to the social fabric of the town. We need more "third places" in town. More places where people meet and when conversation

between neighbors is one of the main activities. Folks do not tend to have long conversations with each other at a bank. Instead, they do their business and leave.

- We have too many banks in piedmont already, please do not add another.
- there are already more than enough around, doesn't add to community feel. Not a gathering place, not a center of community
- There is already a Bank of America- and it is quite large. I think along Grand would be better for another bank.
- We already have too many of these in Piedmont. I personally can't remember the last time I needed to go into a bank, and I'm frankly surprised that the two banks in central Piedmont are still operating there.
- Total waste of space on the center of town!! Would love to get rid of them. The hours are so limited anyway.
- We have enough banks in town!
- We have enough of these already.
- There are banks in Piedmont already. Don't need more.
- Noise
- no
- It's totally crazy to me how many banks we have in Piedmont (in the Highland zone), particularly as increasingly people bank online. They do little for the community and, frankly, those massive logos (WELLS FARGO!) are kinda ugly. I would strongly prefer to reduce the number of these we have.
- Can the banks have more extended hours IE regular business hours of 8am to 5pm?!
- I notice that the financial institutions in Piedmont are almost always either closed or empty because people take care of their financial transactions online, therefore this space is not being used much and is a waste of our precious commercial area.
- this is fine but we don't need it
- We have this already
- it's what we have now and it makes the area feel pretty dead
- We have enough of these already, and most people do online banking. Let's not have more.
- They need to be limited in space, the banks hold too much space as it is. Banks do not need the presence the same way they did in the past. Current bank rentals space could be used much more efficiently and benefit the community with other "options".
- we have too many of these already
- Piedmont surely doesn't need another bank...
- I feel that financial institutions take up too much retail space in Piedmont and bring in no sales tax revenue. The current institutions Wells Fargo, Citi and B of A are no longer relevant in their current form.
- Too many in Piedmont already
- We have enough of these in Piedmont
- With cameras for security

- There is no need for more than one. Right now the majority of our prime commercial use locations are banks, so it feels like a mis allocation of the use of already limited space.
- Does not add any positivity to the neighborhood.
- Do not need already exists
- Meh. We have more than enough “financial institutions” in and immediately surrounding Piedmont. They feel like “dead” spaces to me in terms of providing any vitality. A few are fine, but financial institutions seems to be over-represented in Piedmont.
- We have many on Highland. Not sure we really need one on Grand.
- Does not seem to foster community.
- We have quite a few of these already. They don't do much for the atmosphere of the street itself, though I imagine the services are useful.
- NO - too many already
- In my view, we have plenty of financial institutions. Although Piedmont is likely considered a target-rich environment for financial institutions, ATMs and online banking seem to me to significantly reduce or eliminate the need for the brick and mortar bank branches of the size of the existing branches.
- In the area now
- Provide off street parking and security
- We presently have enough
- We have enough of these
- We have too many in town.
- Several banks already exist in Piedmont. Might be room for another.
- We don't need three banks in Piedmont. As banks are closing branches I think it would be prudent to consider replacing the tenant with a different option. One that would serve the city socially.
- Would take care of the property well
- Don't care
- we have plenty— no more
- Probably limit the number? We have at least 3 right now in prime commercial real estate and that feels like impractical allocation. Would love to see a more diverse range of businesses instead. (Coffee shop!!!!!!)
- We already have banks
- Probably not needed as we already have several banks in Highland/nearby.
- Local, independent or credit unions, yes. Large banking institutions, no. We cannot accommodate that about of traffic/parking
- we don't need another one, there are already 3 banks
- Conformity to surrounding scale and "architectural feel/look" of existing buildings is critical. Parking concerns
- what we have is sufficient

- Desperately looking to eliminate the banks in Piedmont, they are soulless businesses adding nothing to the community. Haven't most switched to online banking solutions? In the rare case somebody needs a bank, surely we can move outside Piedmont. We are crazy to have three banks in town, eating up prime real estate which could be used to build community.
- We have too many!
- We have enough of these. I'd be interested in our very limited commercial space providing more diverse offerings
- Sufficient parking
- Too many existing options
- Fiscal solvency, reputation
- We already have too many banks
- Please—fewer banks. They add very little to our community.
- Too many already
- There are already two banks in this very small town so I don't think another is of any added utility.
- depends on size
- Would be nice to see more credit unions in the areas, not just the "big" banks
- We have too many banks. Stop with the banks. I get that they are low traffic and pay rent but we are JUST banks at this point on Highland.
- Parking

QUESTION 6

Fitness center

- We have fitnesses classes at Veterans Hall now.
- This is a good idea.
- Grand Street only
- Hours of operation, parking requirements, noise levels, is use appropriate for the surrounding residential neighborhood.
- Most people already belong to gym or have facilities in their house
- Mostly concerned about hours of operation and whether there might be a lot of traffic if classes are held
- Every business should have a CUP
- Sure why not. Again, family owned businesses create character within a community while chain businesses kill it.
- This could be great!
- Useful to community and I assume would operate during normal business hours-- meaning not a 24-hour business

- limit hours of operation (no 24 hr)
- No. Many surrounding Piedmont. We do not have parking !
- Noise and traffic should be considered
- A lot of people coming and going, so managing the impact on the neighborhood, particularly noise (ie music), parking, and hours of operation, is very important.
- Similar to Financial institutions, they are a very boring use that crowd out stores that are convenient for life and fun to go into.
- Avoid significant signage and off street parking needs consideration
- Would be handy.
- Limit hours
 - Have adequate parking
 - Don't cause traffic congestion during key traffic hours
 - Would primarily serve residents
- Loud music wouldn't be appropriate early morning or into the even given so many young families nearby.
- Love one for seniors
- Pilates, Yoga or dance
- Not a priority
- Noise, hours
- Low value
- Fitness center, no; small exercise studios, yes!
- Consider noise level issues with music
- Must not infringe on residential parking
- why not?
- Don't need, we have pool and gym on Piedmont Ave.
- I don't mind this but only with restrictions
- parking will be a pain at certain times of day
- There are lots of options already.
- No issues
- Off street parking should be a requirement
- Ok
- This doesn't help diversify the business pool close to Piedmont. Piedmont Rec provides these service.
- Yes!
- Would be great
- Probably some regulation on hours
- This would be highly valued by the community. All ages would use it, it confers significant health benefits, and it would also serve to increase social interaction. This should be a priority. Many cannot currently go to fitness centers because they are too far or in crime hotspots (e.g. SF Fitness on Lake Merritt).

- Spin, yoga, and other fitness centers would be great.
- Would be good, need to understand traffic pattern as well as health and safety standards.
- Doesn't seem necessary
- On Grand Ave: Yes. In Civic Center: No (already have many Fitness Centers nearby, and within town, Piedmont Rec Dept and Piedmont Adult School offers classes).
- Yes. Could be a popular option
- Parking
- Parking is too limited.
- Have close by
- Concern over operating hours
- maybe limit on hours and amplified sound.
- Only on Grand
- Consider parking. The area is extremely impacted with car and foot traffic. Additionally, consider residential neighbors - noise and light.
- Generally, this is a great idea. Would need to be aware of sound from any classes (e.g., would there be loud music for a spinning class? What times would that need to be curtailed?)
- Indoor fitness classes only. No outdoor classes even if not visible to the street.
- Hours of operation and neighborhood noise impact needs to be reviewed. I am not concerned about parking requirements.
- If small and quiet, then ok
- Traffic issues; please encourage of alternative modes of transportation. Quality of life limitations e.g. noise, odors, etc...
Always good to promote health and community.
- The City should allow or help sponsor a fitness center on the scale of the typical "Jewish Community Center's" in SF or Palo Alto as an example. This adds value to the core City Center
- Need for parking
- hours of operation
- Size should be restricted and some offstreet parking required.
- This would be great. Exercise classes and dance classes help build social bonds and help improve health.
- We could use a gym here –
- Requires more space, but a yoga/pilates studio/smaller gym would probably be very popular. This may attract folks from outside Piedmont-more so than the other establishments- so needs to be in a space that can accommodate parking or traffic. Some studios offer childcare, which would be valuable in Piedmont.
- Yes! PRD classes are good, but a gym with weight training equipment would be greatz
- no
- No - too much traffic, does not elevate piedmont. Perhaps if it is for RESIDENTS ONLY.

- This could be great so long as we choose one that is affordable.
- If the hours are limited, fitness centers often have very early hours and that could be an issue for surrounding neighbors.
- Plenty of these around (see, e.g., Piedmont Ave. and Grand Ave. in Oakland)
- It would be great to have fitness center in Piedmont
- This would be awesome!!
- An affordable, high tech, fitness center would be wonderful!!!!
- No. Already we have early morning noise from classes at the community center
- hours of operation. parking requirements?
- No shortage of these in and around Piedmont.
- Space needs may be the problem.
- Plus side is that a small fitness center would certainly draw neighbors, encourage connections and mingling, but hard to imagine how this would work without a big parking lot...
- Would not want it to be open 24 hours. Concerned about parking
- Yes!
- Sure
- That's fine -- and at one point there was a Jane Fonda's Workout in the buildings now used by Grand Ace between the main hardware store and the garden center. It seems to me that other buildings in the Civic Center also could be used as a fitness / yoga center as exists on Lakeshore.
- with parking lot
- Concerned about traffic and visits by greater east bay folks who have little regard for our community civics
- Provide off street parking and security. Limited hours Monday through Saturday 5 am to 8 pm Sunday 5 am to 4pm.
- No need!
- if parking space will not be an issue
- Noise/parking/traffic
- A Pilates or yoga studio would be great.
- Does not usually generate Sales Tax Revenue. Good for landlords, but provides little economic value to community. Requires parking.
- Not enough parking for businesses with lots of people who stay 30 minutes or more
- Would be used by a lot of people locally and could create community. Increases health.
- We should have hours and noise limited as is appropriate for being in a high density residential neighborhood. As in 7am to 9pm.
- They are nice to have
- What would hours be and what is sound impact (ie music)?
- Hours of operation are of importance
- parking, noise, unsightly humans

- Could be useful to many
- I don't think there is enough space for one to thrive, but again, more business is good.
- Very conditionally - meaning bankers hours only. Hours and parking are a concern (how late are they open? How late will people be taking up the neighborhood parking)
- NOT NEEDED
others nearby
- Conformity to surrounding scale and "architectural feel/look" of existing buildings is critical. Parking concerns. Hours of operation so as to avoid ANY nuisance to existing residential residents.
- no need
- Positive
- Would be great to have in the neighborhood
- Yes I love yoga and fitness
- Ok
- Conditions use only
- Sure
- Noise/music, exhaust/ventilation
- Possibly.
- Too many already
- depends on location/size
- Have concerns about big chain fitness centers, as well as their operating hours; preference to boutique gym, or specialized fitness like crossfit, pilates, personal training, etc.
- Just not a value add- so many so close. It could be fine, traffic would again be those before/after work peaks so riskier for children walking to school
- Parking, hours
- Would love Pilates, yoga, Barry's boot camp, etc

QUESTION 7

Liquor store

- We can get liquor at Mulberry's now.
- Grand St. only
- Hours of operation, parking requirements, is use appropriate for the surrounding residential neighborhood.
- Could be public nuisance. Plenty of options elsewhere.
- Limited hours, no tobacco sales
- Concerned could draw unsavory types who would congregate there
- Closed by 8 pm
- Every business should have a CUP

- Can be a crime magnet
- Maybe a wine shop but that's it. There's no need to encourage alcohol consumption.
- There are other outlets nearby for alcohol purchase; I don't think Piedmont needs to be another provider
- Grand Av only
- No. Piedmont is surrounded by liquor stores, again parking is required.
- Sounds dicier than it probably is.
- Mulberry store is enough
- I would have some concern about it becoming a place for loitering.
- Liquor is available at Mulberrys and the corner store on Grand Ave. Seems like there's plenty of options.
- Go for it.
- Not needed and may increase drinking and driving
- There are numerous liquor stores within a mile. Limited space in Piedmont can be put to better and more interactive use.
- seems like not the best use of scarce space
- Absolutely not!
- No
- Absolutely not
- Would be absolutely unacceptable and a detriment to the city for the Highland civic area
- Not a good idea in this small community.
- No
- No - absolutely no, not needed, tends to attract problems
- Nobody wants a "liquor store" in a family community.
- No thank you!
- No! We already have one on Grand Ave. Liquor stores also tends to decrease home values. Would prefer not to have a liquor store unless its a wine bar.
- Not necessary
- Hours, security, substances sold
- Please do not allow
- Would not benefit the neighborhood, plenty in Oakland already.
- Definitely not in the center of town on Highland
- Safety concerns if permitted
- Do not allow
- No
- Slightly worried that if we allow a liquor store then we have a harder time saying no to a cannabis store. I do not want a cannabis store in Piedmont.
- Don't need, have Mulberries.
- We have plenty of other options, and could increase disorderly conduct.
- Prefer not to be open into late evening

- Too close to a residential neighborhood(s) to make this a viable option
- There's already a Liquor Store on Grand and Boulevard (maybe more requests for Highland area)
- No
- This doesn't help diversify the business pool close to Piedmont.
- Possibly some regulations around tastings (which occur at some bottle shops). Would be great if this was attached to something else (bookstore, coffee shop, etc) and/or also had some market/grocery items
- Absolutely not. besides creating a nuisance, it does not serve the entire community.
- Absolutely not terrible for the community and may encourage DUI
- No need for another liquor store. There are plenty in the area.
- Don't need anymore.
- increase risk in crime
- I'd rather we not ADD a liquor store, since there's already one on Boulevard and Grand.
- No, not in Civic Center. On Grand Ave, ok.
- Also, there is liquor available at Mulberry 's, Rockies market, Montclair, College Avenue. There's another one on the Piedmont border on Grand Avenue. More liquor stores?
- No no no
No no no
- Against having one in town
- No way.
- Concerns over theft, after hour break-ins
- Probably a wine store. There's an existing liquor store. probably no need for another.
- Not a great idea and there is one on Lakeshore and 1 on grand, both within .5 miles of Piedmont
- Only on Grand
- Limit open and delivery hours
- Consider parking. The area is extremely impacted with car and foot traffic. Additionally, consider residential neighbors - noise and light. Also consider crime in the area.
- this is not in keeping with the hours and noise limitations consistent with a dense residential area in close proximity - in many cases even right next door. Also a magnet for crime.
- Bad idea
- No. Would just bring trouble.
- Just no
- If we plan to include businesses that may be unhealthy for our community then we should give dispensaries equal opportunities.
Quality of life limitations e.g. noise, odors, etc...
Traffic issues; please encourage of alternative modes of transportation.

- This is a pure license to make money for a proprietor. There is liquor available close enough to Piedmont. A cafe or bar would be better.
- Absolutely no liquor store
- hours of operation
- Some limits on hours perhaps?
- We already have Mulberry's. They should be allowed to stay. We don't need more.
- I am anti liquor store given their hours and the clientele it would bring.
- we have enough. can cause problems.
- liquor stores don't have the best track record for creating a safe environment.
- There are already plenty of options in this category (Grand & Wildwood store, Mulberry's serves similar needs)
- IMO a wine shop would be great but I wouldn't want a liquor store in town
- No additional businesses that draw non-residents should be placed in Piedmont, especially a liquor store. Why the heck is our city even considering such a thing when we are surrounded by businesses - every business you could think of and that's listed on this survey!! Grand Ave, Lakeshore, Piedmont Ave. College Ave. Broadway, Montclair Village! What the heck?! We can venture out a mile or 2 but do not invite extra traffic, crowding.... crime! I was completely upset to see this is being considered. Keep our city quaint and quiet!!!
- Do not allow. Do not want to create a draw for non-Piedmont residents. If allowed, focus on high end wine shop, etc. No standard liquor store which tends to attract everyone
- Please do not permit in Piedmont. This will only encourage underage drinking
- Not needed
- no
- A wine store or something would be fine.
- A nice selection of wine and beer can be purchased at Mulberry's and there's a liquor store nearby on Grand & Wildwood, so there is little need for this. Also, it could cause problems with young people using fake IDs to purchase alcohol.
- No - absolutely not. We have Mulberry's. Don't forget Bonfare which sold to underage drinkers.
- I don't think we need a liquor store in our town. There are other areas close by that residents can acquire alcoholic beverages. We don't need to encourage alcohol consumption in our town.
- Must be part of market selling other items
- No - can increase crime
- We don't need this in town, and it will have negative consequences for the community.
- NO, this is never a good plan.
- mulberry's is essentially this as they sell beer & wine. having more options to lower the price and increase variety would be welcome
- There are plenty in large supermarkets not far from us, why would we need more?

- Keep out of Piedmont, as it will attract underage drinkers and potential criminal activities. Not good for Piedmont.
- No need for another one in the neighborhood--the groceries have booze, as does the nice shop just over the Oakland line on Grand
- Since Mulberry's already sells wine, this seems a lower priority.
- This is fine as long as it does not become a focus of crime.
- No liquor stores in Piedmont!
- No need
- Not really necessary
- location is close to our schools. concerns about eas yaccess for kids.
- No. Attracts crime.
- hours of operation
- Never
- Does not add any positivity to the neighborhood.
- Good ones can be an asset!
- We already have one at Grand and Wildwood.
- Does not seem to foster community.
- No liquor stores should be given a permit in Piedmont.
- High end
- No - enough on Grand and Piedmont
- Not appropriate near schools if on Highland
- No. In my view, liquor stores attract trouble. I know that the Safeway on Grand Ave. locks up much of their liquor, presumably due to theft. I have no problem with Mulberry's selling wine, but there are plenty of nearby stores that sell liquor.
- Stores dedicated to drugs or alcohol alone should not be permitted. Although stores with other goods and services should be allowed to sell in legal drugs and alcohol. A grocery store. For example should be allowed.
- No
- NO!!!!
- No stand alone liquor store is appropriate
- No additional liquor stores. The existing one is enough.
- Noise/parking/traffic/drunks
- not appropriate to the neighborhood, and there's already one on Grand at the city line
- This would need to be a small convenience-type store. These tend to attract problems. Most Piedmont residents likely purchase alcohol at major retailers like grocery stores, discount chains, or BIG liquor stores.
- Don't need
- Prefer no liquor stores
- Absolutely not. This increases crime.

- We should have hours and noise limited as is appropriate for being in a high density residential neighborhood. As in 7am to 9pm.
- We don't need the crime that can be associated with liquor store. NO cannabis. Same problem.
- No opinion. Leaning towards not having them actually.
- No liquor store should be permitted that could attract youth.
- Against stores / establishments with sole purpose of selling alcohol
- NEVER
- There are already several stores on Grand and one on Highland that sell alcohol. A wine shop would be nice but not crucial need.
- Probably not needed as we have Mulberry's for beer/wine, Safeway down the street, and the corner store across from Zachary's.
- The one liquor store we have is fine, we don't need any additional
- no
- No
Too accessible to teens
- Inappropriate in Piedmont. Concerns about potential crime.
In the inappropriate even that this is not prohibited: Conformity to surrounding scale and "architectural feel/look" of existing buildings is critical. Parking concerns. Hours of operation so as to avoid ANY nuisance to existing residential residents.
- Not within walking distance to schools
- NO!
- Not 24 hours - closed at night
- no need
- NIMBY
- We already have one ! No more!!!
- Why?
- Limited hours e.g. 8am to 8pm
- I just don't see much value added by a business that doesn't serve kids.
- Conditional use only. No late hours. Only on Grand Avenue
- No way
- Open hours, enforcement of rules about keeping minors out
- Nope
- I would prefer not to have a liquor store within the town borders.
- against
- I would be concerned about this business attracting unsavory and/or unsafe behavior within the community.
- Yoga or Pilates studio
- No liquor stores should be permitted
- High traffic

- Parking, hours, public nuisance

QUESTION 8

Offices, general professional (real estate, financial planning, architectural, etc.)

- We already have these now.
- Grand St. and Block where Wells Fargo Bank is only
- Hours of operation, parking requirements, is use appropriate for the surrounding residential neighborhood.
- Don't add value in terms of sales tax revenue. Low benefit to community.
- Every business should have a CUP
- A useful service
- Good idea a lot of people could use that service.
- Useful to community and I assume would operate during normal business hours-- meaning not a 24-hour business
- No issues
- We actually do not need any of those services in Piedmont. Oakland surrounds us. We should keep Piedmont as residential as possible.
- No problem with typical office hours.
- These are an extremely boring use that ruins a commercial strip. A few are ok, but if there are too many they crowd out other uses.
- Avoid significant signage and off street parking needs consideration
- Limit hours
Have adequate parking
Don't cause traffic congestion during key traffic hours
Would primarily serve residents
- Too many
- Prefer to keep a Piedmont limited commercial space focused on retail uses.
- Not a priority, currently too many offices. Prefer retail.
- Please do not allow
- Fine for tax base, but not really community building
- No--don't need these on Grand or Highland
- No more offices for real estate or any financial institutions. We need to focus on the town and what brings people together.
- ok, but these don't enhance our community (especially as the real estate brokers may go for it) - can we prioritize things to make our town feel like a town instead of an HOA?
- We probably don't need more of these, but they have a low impact on traffic, etc.
- Ok

- Off street parking should be a requirement
- Low preference - would prefer retail shops for more foot traffic on Grand Ave, maybe this makes sense on Highland?
- Not needed at all, people work from home.
- Sure
- These sound appealing, but I think since there is such little space in Piedmont, we might be more well off as a community with some markets/cafes/shops - or another option is to put the offices above ground level retail
- does not serve the entire community.
- OK as far as I'm concerned but a more general WeWork space might be better than one dedicated to just one firm of professionals.
- Don't need any I suppose.
- On Grand Ave: Yes. In Civic Center: is that really the best use of space for Piedmont (this category will only provide for a small sector benefitting Piedmont residents).
- Seems like mixed youth space is always good. Office is on the top and retail on the bottom?
- Too much space is devoted to these firms already.
- All good, but could be concern with hours and external storage.
- Limit total number in town
- Consider density and diversity of services
- Consider parking. The area is extremely impacted with car and foot traffic. Additionally, consider residential neighbors - noise and light.
- The reason I am not for these types of offices is they don't really add to the general atmosphere and enjoyment of the commercial area. Also, there are plenty of available, ie empty, office locations in the nearby city that surrounds us, Oakland.
- Low impact businesses such as these should be easy to get started.
- This seems like a fine use on Grand but not on Highland.
- These are great, but could they be located upstairs, or in places that are not prime commercial spaces? They do not generate as much foot traffic as retail or fitness.
- Sure as people work from home, it may be useful to offer office apace
- Traffic issues; please encourage of alternative modes of transportation. Quality of life limitations e.g. noise, odors, etc...
- Not at City Center but along Grand Avenue. Grand should be designed to be a new, safe, commercial center with higher end "rents" and on street cafes and services.
- Need for parking
- I assume design review will still be required for any exterior changes. Consider requiring a minimum amount of offstreet parking, e.g., behind the structure.
- What about a co-working space? Imagine replacing the buildings when the banks are with a cool shared workspace where Piedmonters could work and find time to build community with their neighbors. There are a huge number of people here who work remotely. Many of them would like to have an opportunity to, at least a few times a week, be around other

people. In addition to building community bonds, the networking opportunities could be tremendously valuable, making Piedmont an even more desirable place to live.

- Indifferent about this as this already happens.
- not very exciting, can anchor with rent but also not anything that develops community
- Most people travel outside of Piedmont for these services, it's not something folks need to walk to or have close by their homes. Not sure it will add so much value.
- Would not provide much benefit to the community to have
- I don't see the benefit to the community given those are services that we'd rarely go in-person to obtain. I think the focus should be on businesses that would save us trips out of town.
- I'd like to see a library where the valero gas station is.
- no
- This would be fine.
- If the hours and parking are not an issue for the surrounding area.
- Enough already!
- There are too many real estate and title insurance offices in our area. They do not contribute to walkable, urban life.
- I would prefer if real estate offices did not take up the limited ground floor space.
- Normal office hours
- Similar to the thinking around financial institutions, I think we should ensure we have variety in how the limited space is allocated. It can't all be non-retail space. I think having more retail space would make the areas more lively.
- Does not add any positivity to the neighborhood.
- Feels like we have more than enough banks and real estate offices/professional offices. These types of businesses add very little in terms of making an area interesting, vibrant, attractive, where you want to go or spend any time. As with financial institutions, we already have so many of these types of businesses -more just seems like adding dead-space. See Montclair - so sad!
- We have too many of these already.
- Does not seem to foster community.
- Yes
- No - enough already
- Any professional service office in my view would be fine. Hours should be restricted so they are not open after 6:00 or 7:00 pm.
- In the area now
- Provide off street parking
- We have enough
- Okay.
- Fine but waste of space
- That is such a waste of this prime commercial space to use it as offices!

- OK
- Could be useful
- Wouldn't increase foot traffic, but good source of revenue.
- No concerns except parking
- Conformity to surrounding scale and "architectural feel/look" of existing buildings is critical. Parking concerns. Hours of operation so as to avoid ANY nuisance to existing residential residents.
- what exists is sufficient
- Why not!?
- Especially for locally owned businesses.
- Parking
- No way
- Meh
- yes if small
- Fine-neutral on this.
- Parking

QUESTION 9

Offices, medical/dental professional

- That would be helpful for elderly residents.
 - Only on Highland zone as allowed now.
 - Hours of operation, parking requirements, is use appropriate for the surrounding residential neighborhood.
 - Plenty in surrounding area.
 - Every business should have a CUP
 - A useful service
 - It would be good to have sports medicine/psychology since so many of Piedmont kids are involved in sports so there should be resources to care for their needs.
 - Useful to community and I assume would operate during normal business hours-- meaning not a 24-hour business
 - No issues
 - Not really. But we have had a few —. Again parking was an issue.
 - No problem with typical office hours.
 - These are an extremely boring use that ruins a commercial strip. A few are ok, but if there are too many they crowd out other uses.
 - Avoid significant signage and off street parking needs consideration
 - Limit hours
- Have adequate parking

Don't cause traffic congestion during key traffic hours

Would primarily serve residents

- Would love a cafe/coffee house we have one
- Not a priority, currently too many offices. prefer retail.
- Could be convenient for community. Depends on service provider
- Seems bad from a traffic perspective
- Too many of these on Grand
- Plenty in Oakland.
- Could be a parking problem, especially in central Piedmont.
- Ok
- Off street parking should be a requirement
- Low preference for Grand - plenty of dental/specialty medical
- No.
- Sure
- See above comment in general regards to offices
- does not serve the entire community.
- Fine w/ me as I go to Berkeley/Oakland but would consider a local healthcare professional.
- Don't need anymore. But should be set to a standard.
- On Grand Ave: Yes. In Civic Center: is that really the best use of space for Piedmont (this category will only provide for a small sector benefitting Piedmont residents).
- Yes, open to this idea, but I can't see a big medical complex popping up.
- Parking
- Have too
- Many
- ok
- Consider parking. The area is extremely impacted with car and foot traffic. Additionally, consider residential neighbors - noise and light.
- See comment above.
- Low impact business, so yes lets simplify approval.
- Without multi story structure – ok
- Traffic issues; please encourage of alternative modes of transportation. Quality of life limitations e.g. noise, odors, etc...
- Along grand Avenue... but not the dominant 30-100 professional populated medical centers
- Need for parking
- I assume design review will still be required for any exterior changes. Consider requiring a minimum amount of offstreet parking, e.g., behind the structure.
- Yes, though this would not add as much value to the community as a co-working space.
- not very exciting, can anchor with rent but also not anything that develops community
- This will also attract folks outside Piedmont, so space needs to be accommodating.
- no

- We have this already on Grand.
- This could be great so long as we choose a practice that is affordable and takes a wide range of insurance.
- See previous answer
- I would like to see a POST OFFICE in Piedmont please
- There should be parking provided
- Similar to my comments on general professional above.
- Does not add any positivity to the neighborhood.
- We seem to have plenty of medical/dental offices. See above.
- There already are dental offices on Grand.
- Would be very convenient for people.
- Does not seem to foster community.
- Yes
- No
- See above. I believe there already are some on Grand Ave.
- Concerned about traffic and visits by the greater east bay folks who have little regard for our community civics.
- Provide off street parking
- We have enough
- Okay.
- Could be helpful to encourage people to be healthy
- That is fine. But I think we have too many dental offices here IMHO.
- YES. NEEDED.
- Could be useful but there are already several on Grand
- Good to provide more services locally.
- Yes, but with conditions. At one time a cremation company was trying to move into the grand avenue area - definitely not environmentally appropriate
- Conformity to surrounding scale and "architectural feel/look" of existing buildings is critical. Parking concerns. Hours of operation so as to avoid ANY nuisance to existing residential residents.
- Yes!
- what exists is sufficient
- Yea
- Ok
- Parking
- No way
- Chemical disposal, ventilation
- Also meh
- Lots already

- It would be great to have services for neurodiverse children--speech therapy, occupational therapy, child psychologists, behaviorists
- support this
- yes if small
- Genuine help to the community to have a dentist in the area.
- Parking

QUESTION 10

Restaurant/Cafe (with take-out, but without live entertainment or drive-through)

- This would create a nice meeting place for residents.
- This is something that everyone in the community will use regularly. The only reservations would be whether they have good food and are not a fast food chain. The more restaurants the better in my opinion.
- Grand St. only
- Hours of operation, parking requirements, noise levels, is use appropriate for the surrounding residential neighborhood.
- This seems like an obvious win on Highland instead of a bank.
- Very much needed to promote walkability and community.
- Love to see more restaurants/ cafes - especially more ethnically diverse cuisines
- Single-use plastics prohibited
- Every business should have a CUP
- A pleasant opportunity for people to get together. Helpful enterprise for working people Mulberrys has shown how important this is for our community by its thriving businesses It meets a community need
- Great idea. Family owned businesses only.
- It would be nice to have another dining option close by
- Useful to community and I assume would operate during normal business hours-- meaning not a 24-hour business. Because restaurant patrons' comings-and-goings can create traffic and noise, I'd want the hours to be within the normal conception of business hours for food establishments.
- Odors? No big chains
- No. Not necessary in Piedmont. Parking is an issue.
- Need to consider operating hours near residences.
- Issues with traffic, parking, litter, noise
R/C not needed
- Consider impact on neighborhood.
- This makes a neighborhood worth being in.

- Avoid significant signage and off street parking needs consideration
- This type of business is what is needed to expand the cultural life of Piedmont. And why restrict live entertainment? Restrict the hours and decibal levels to support neighbors but do not eliminate quiet Jazz, low-volume guitar and other similar musical aspect.
- Piedmont desperately needs a good coffee shop, and the permitting process should not erect barriers to opening a small business along these lines.
- A restaurant in central Piedmont would be awesome
- Limit hours
 - Have adequate parking
 - Don't cause traffic congestion during key traffic hours Would primarily serve residents
 - Not fast food
 - Prefer healthy food options
 - Not marketing towards kids
- We need a restaurant/ cafe in town
- Something convenient and good for the community would be so nice.
- Yes. Focus on a neighborhood venue
- Yes! It would add so much to our community to have a sit down restaurant in town
- I think Piedmont would benefit from a restaurant.
- YES! Another cafe besides Mulberries, or a restaurant
- Would be nice to have a cafe or restaurant in town.
- A restaurant or café would be fabulous! Piedmont used to have an ice cream parlor/ café in the late 60s.
- Yes! We need more options for local eating and socializing.
- Priority!
- Yes! A dine in cafe would be fine! Maybe coffee or take out food.
- Could be convenient for community. Depends on service provider
- Seems good for community-building
- YES! More on Highland and Grand!
- Please make this easier for business owners to open in Piedmont. We need FEWER BANKS & GAS STATIONS in the center of town, and more community-focused businesses like restaurants and cafes!
- Must not infringe on residential parking and street traffic
- Would like to see cafe place to meet chat and work
- We need an option other than mulberry's in the center of town.
- Yes. Would love to see more options in town for small businesses. Another idea is working with the high school to have a cafe run by the high school through business, cooking and/or hospitality classes.
 - We also need places for the teens to hang out that is safe, not expensive, and fun.
 - Our town has the opportunity to being people together, let's focus on that instead of bringing in banks, chains or real estate offices.

- Would love to have a restaurant or cafe in Piedmont!
 - YES YES! More places for community to hang out and be with each other outside of our homes, to meet up.
 - yes this would be amazing in center of town especially
 - Would increase parking issues, which are already at their max in the center of town, and probably on Grand.
 - Would love this, but not a chain local only
 - Would love a local place to gather!
 - Would be nice to have a cafe take out ready to go food in Piedmont. Mulberry's is great.
 - Too much traffic
 - Would greatly benefit the town to have a gathering place like this!
 - Yes! Grand and Highland could both use this service
 - A restaurant that could be a meeting place would be lovely! Even better if wine/beer/cocktails served
 - Yes - this would be wonderful. Some place that is welcoming for all ages.
 - This helps diversify the business pool close to Piedmont.
 - We need a cafe first before anything else. Even in the smallest towns around the world there is at least one cafe which doubles as a place for community to gather. Reasonable (acoustic? Or during the day?) live entertainment would actually be wonderful!
 - I would like to see a cafe here in Piedmont
 - Great
 - This would be great - I like the idea of making sure it's not a chain (I believe parts of SF have regulations around a max number of locations as a cap, to make sure to keep chains out of small neighborhoods).
- I also think live entertainment on a few nights of the week within certain time constraints is a good idea and would be a nice way to support art in our community
- Many of us have long said there should be something like a diner in Piedmont. This would be highly valued by the community. All ages would use it, and it would also serve to increase social interaction. Not a cafe - cold sandwiches and salads are too insubstantial. Need something with basic hot comfort food, including breakfast, that appeals to everyone.
 - A bistro that serves wine and beer would be nice.
 - I would absolutely love to see more dining options, particularly on the Highland corridor. We love Mulberry's, but another option would be welcome. It would also be nice to have a local gathering spot and/or "third space" in town. A cafe with ample outdoor seating could serve this purpose.
 - Restaurant and cafés would be wonderful
 - Coffee shop, boba near the high school, bakeries all sound great to me as we have only Mulberry's.
 - Needs permitting for aesthetics, safety and type of food.
 - Parking could be an issue, but otherwise great idea

- YES!!! We need that in Piedmont, especially around Wildwood and Grand. Highland already has Mulberry's.
- Cafe. More like an Ice Cream shop that is open in the early evenings (especially after Mulberry's closes) that is a GOOD hang-out spot for our tweens, teens, families, seniors, everyone.
- Wine bar or gastro pub
- The city really screwed this one up. The Victorian between the tennis courts and the police station was for sale for \$1 million. It would've made the perfect town coffee shop and sandwich shop. But they didn't find a way to turn it into a public space. Bummer
Yes. We need a central gathering spot that's better than the garbage dumpsters at Mulberry 's. In a perfect scenario, it serves coffee and light breakfast in the morning, lunch and dinner and wine in the evening.
- No
- Parking
- Great addition.
- A kid-friendly environment strongly encouraged.
- We need more cafes in the area.
- Would like to see more
- This would be my top choice
- Delivery hours of merchandise is a concern and should be restricted
- Needed, hopefully with outdoor seating.
- A beautiful restaurant with lots of outdoor seating. Live music on some days daytime. A place to meet for a sit down coffee or a lovely family dinner.
- #1 choice, Coffee shop!!
- Need but regulate hours and consider take out short term parking needs
- Consider parking. The area is extremely impacted with car and foot traffic. Additionally, consider residential neighbors - noise and light.
- A boba tea or Philz coffee type store would be amazing. Soemthing that both kids and adults could grab things at an affordable price. Bakeries or a breakfast cafe would be ideal
- PLEASE consider allowing a cafe with beer/wine in central Piedmont! The tax benefits -- and benefits to residents -- would be significant.
- Would be great to have one in the middle of Piedmont. Outdoor seating as well as inside.
- Some rules required here. Noise, Smells, and hours of operation.
- If smal and quiet
- Always good to promote community.
Traffic issues; please encourage of alternative modes of transportation. Quality of life limitations e.g. noise, odors, etc...
- NOT drive through, cafes or bars with a "sense of place"
- Need for parking, noise levels, smells
- hours of operation

- Please please please allow a cafe in town. The kind of place that has chairs and tables outside. Again, this would build community.
- Piedmont is a food desert in the middle of oakland. It would be nice to have some walkable amenities besides mulberries which enjoys a lot of benefits of being in the neighborhood with no competition.
- would center community
- I think most people can agree a cafe/coffee shop is needed!
- A nice wine bar or small restaurant would be great.
- This would be extremely beneficial to Piedmont
- Yes
- I personally have a strong preference for commercial space in Piedmont being taken up by some form of restaurant or other establishment selling and/or serving food. Restaurant, cafe, bakery(!), brewpub, etc.
- Yes!!! This would be so welcome. A local gathering spot / watering hole!
- Would love Piedmont to prioritize a laid back restaurant / cafe that has a coffee shop concept in morning and light food : drinks in afternoon /evening.
- Yes
- No. These are loud and messy and increase traffic through the neighborhood.
- I would love more restaurants in town.
- I would be very clear and not allow ANY chain restaurants. We want Piedmont to retain a local, small town core identity.
- I would love to have this option in Piedmont with limited hours (eg, close by 9pm)
- Yes! We need more options for food.
- We should encourage more of this through policy. If helps to further enhance the residential streetscape.
- no
- I think if we did this right (e.g. a healthy, family-oriented sandwich/salad place with lots of outdoor seating) it would be a MASSIVE addition to our community. We love Mulberrys, but I think a restaurant/cafe where families can get a casual lunch together or with friends would be amazing. It would build a lot more community spirit as folks would bump into each other etc. This would be my #1 pick by far.
- We need a salad healthy restaurant. Mixt or TenderGreens.
- Piedmont is a very social town and I know a lot of people, including me, who would welcome a nearby place to gather with neighbors and enjoy food & beverages. A social gathering place is what Piedmont lacks most.
- We must first get a fund for sidewalk cleaning daily. There is already TOO MUCH TRASH - Mulberry's doesn't clean up and it looks pretty trashy outside of Mulberry's.
- This would be a great addition. It may be a place to gather socially as a community.
- love things that will bring people together and can hang out - a great coffee shop would be amazing

- Please encourage restaurants and cafes
- Piedmont could use a nice cafe within walking distance of homes!
- If the hours are reasonable and parking is part of the plan. Hours are important to the surrounding neighbors.
- YES! we need something like this in downtown. would add so much to the area
- My response is for Grand only, not Highland
- More food options in town please!
- Having a cafe or even a local roaster would be so lovely.
- Nice idea--but restaurants and cafes are notorious for turnover. And any chain or franchise would be extremely unwelcome.
- It would be great to have a few cafes / restaurants in Piedmont
- It would be nice to have a cafe where you could sit down for lunch or dinner
- Love to have an actual cafe, beyond Mulberry's limited outdoor seating. Would be great if they can have outdoor seating too.
- We need more dining options within our city. A coffee shop/gathering place would be highly beneficial.
- In a perfect world I would like to see Citi bank depart the old Safeway building and Mulberry's expand to Highland with a cafe that is open no later than 7pm.
- Piedmont desperately needs a central cafe/restaurant for residents to meet/gather.
- A cafe would be great for community bonding
- It would be really nice to have food options besides Mulberry, particularly a place with seating that might build community engagement. Pizza places, ice cream spot, burger spot, etc. When I was a kid these were important hangout and celebratory spaces for end of year rec league gatherings, birthday parties and the like.
- Would love some more cafes, places to meet for coffee, breakfast, lunch, dinner and/or a glass of wine
- I would be nice to have an indoor space to gather for coffee in the center of town or close to the Wildwood/Grand intersection.
- This would be my highest priority after keeping Ace Hardware for commercial- including wine and beer. Be nice to have a local social gathering spot
- We need a coffee cafe with seating so all ages can gather and work or socialize
- Piedmont needs more food/snack options. Lots of the youth go down to Piedmont Avenue for this
- Adds to community. Food bring people together.
- Would love a cafe / bakery / casual restaurant
- Can always use a good cafe!
- Yes, we badly need one on Grand!!
- A much-needed addition to our community!
- I think this is the best idea - any commercial business allowed in Piedmont should be something that builds and fosters the sense of community and builds connections among

neighbors. I.e., is a place to gather, linger, chit-chat with neighbors, connect with neighbors, etc.

- Concerns are noise and parking. Otherwise I'd love a café
- Yes!
- YES - love Mulberries but it's the only game in town .
Please a nice coffee shop with breakfast and
Lunch. Somewhere nice to visit friends.
- Piedmont needs a cafe or two! Adds much pleasure to a community.
- In my view, the best change that could be made in the center of town would be to re-purpose some of what I believe are under-used bank branches to a small cafe/restaurant where people could gather. Mulberry's is fine, but it only has a few tables outside. A small cafe with a reasonable number of tables, perhaps inside and outside, would be nice. My understanding is that there was a "soda fountain" on the block where Wells Fargo is now located. Although I use the very convenient and safe Wells Fargo branch ATM (other ATMs in Oakland have had issues as part of the overall serious crime problems in Oakland), the teller portion of the branch seems to have very light use due to the ATM and online banking. I assume that's also true of the BofA and Citibank branches, which I've never used in over 25 years in Piedmont even though I have had some banking relationships with both of those financial institutions. To me, the bank branches - apart from the ATMs - are underused community deadspots. Frankly, I would expect that the respective financial institutions likely believe that they have and pay for more space than they currently need. Although I'd generally prefer a cafe/small restaurant that is not a chain (such as the Terrace Gifts/Coffee Shop by the Village Market on Broadway Terrace), a Peet's or Noah's would be fine.
- I think we need some live entertainment and dancing.
- Yes
- with parking
- Concerned about traffic and visits by the greater east bay folks who have little regard for our community civics Irregardless of social norms, there will be misbehaving. And noise
- Provide off street parking. No alcohol.
- No need
- I think a family-friendly Gott's type establishment would be an excellent add.
- It would be great to have some local establishments to frequent which are within walking distance of residents.
- I would love to see a coffee shop/restaurant - for example a pizza place, they could even have a banquet room where the school could hold functions, like end of the season team celebrations, etc.
- if parking space will not be an issue
- This is my preference. Let's move away from a banking center, and add something that will add real value and sense of community to our neighborhood. For all of the wonderful things about Mulberry's - it would be great if there was also a space where people could gather

over food and drink. I'd propose allowing alcohol too, and encourage an extension of the closing hours from 8 to 9 PM.

- Noise/parking/traffic
- A pizza parlor in one of the existing banks would be ideal - in center of town - serving just beer and wine. I think it would add to the overall ambiance and would be successful if it offered both in-restaurant dining and delivery.
- It would be great to have a food option other than mulberry's in town.
- Generates Sales Tax Revenue. Currently no restaurant/cafes in Piedmont. This could work. But with the proposed restrictions (early hours) and no good parking available, the establishment may struggle.
- Would be great to see more of these!
- I think it would be great if one of the banks left and we got a restaurant/cafe in central piedmont.
- This would be lovely!'
- Don't have parking for restaurants where people eat leisurely.
- Would appreciate the central meeting location to build community. A little worried about increase to crime and too much traffic
- We would love to see some restaurant / cafes in Piedmont
- We should have hours and noise limited as is appropriate for being in a high density residential neighborhood. As in 7am to 10pm.
- Would be nice!!!
- Need to close by 9pm
- Do we have any? We definitely need more of them here. They make the area live.
- We need these types of businesses in piedmont
- A cafe with bakery will be a nice addition to the city, serving breakfast and lunch..
- NEEDED
- We could use more food options / Cafes
- I would give anything to have a nice coffee shop within the heart of Piedmont
- Yes, please!
- Three or four options would be great. Not sure if the population would support the business- restaurants have very high fail rates.
- A gathering place similar to Yellow Door in Montclair or a biergarten with outdoor tables would be a fantastic addition to the city of Piedmont.
- For independent, non-chain/franchise establishments, permitted with conditions: hours and parking would be the concern.
- Food always good
- Conformity to surrounding scale and "architectural feel/look" of existing buildings is critical. Parking concerns. Hours of operation so as to avoid ANY nuisance to existing residential residents.
- no need, absolutely not

- Super positive, Piedmont needs this, and please don't burry the idea with the parking spot argument. We should be able to add restaurant/cafe/brewery without building massive underground parking garage. We are a fairly dense town, people can commute to these locations without a car.
- Small local restaurant would be fantastic
- Yea
- It would be very nice to have a cafe in the city center
- Limited hours e.g. close at 11pm
- I'd really support this!
- No take out
- MUST do this
- Noise
- This would be amazing!
- It would be perfect if Mulberry's had a small cafe on top. I know it might impede Havens' views, etc but it would be a nice addition to the city! There's virtually no place to sit and enjoy a cup of coffee with friends or lunch outside.
- Yes. We have so little community space. It would be wonderful to have cafes or restaurants.
- It would be nice to have a local place to walk too for lunch or dinner
- This would be great
- A coffee shop or cafe would be a wonderful addition to the town. I'd love to be able to walk down and have breakfast or lunch or dinner.
- would love more restaurant options
- yes but depends on location
- Would be great for the community if done well.
- Would love to see a cafe in the Highland corridor.
- Would love to see little cafes come to highland. It would drive up traffic, but not during peak child pedestrian times.
I'd like to see resident parking and permits on all streets within. 10 min walk regardless of what goes into space.
- Parking, public safety on Grand, reduce its use as a thoroughfare by stolen vehicles
- Piedmont needs more of a gathering spot. I'm all for a coffee shop, bar, lunch spot! Would love love more options in the center of town (yellow door-esque or even natural wine / cocktails)

QUESTION 11

Retail, food and beverage sales

- We have this now.
- This is something that everyone in the community will use regularly. It should of course be different than Mulberry's and not primarily serve liquor.

- Mulberry's only....no more city center. Safeway on Grand ok
- Hours of operation, parking requirements, noise levels, is use appropriate for the surrounding residential neighborhood.
- Already have these.
- Single-use plastics prohibited
- Every business should have a CUP
- Yes, yes , yes. Mulberrys has been a a stellar example of this to the community
- A farmers market would be a better idea.
- Useful to community and I assume would operate during normal business hours-- meaning not a 24-hour business.
- OK
- Mulberry's is enough for 1.7 square miles.
- Need to consider operating hours near residences.
- Everybody needs food. go for it.
- Avoid significant signage and off street parking needs consideration
- Highly appropriate and create priceing competition in town.
- Not fast food
Prefer healthy food options
Not candy & desserts
Not marketing towards kids
- Need to be mindful of the nature of what is sold, given large trucks for heavy deliveries.
- Love ace
- Yes to a place like Mulberry, no to a standard 7-11
- A small produce market and cafe would be welcome as an alternative
- Priority!
- Yes! This would be fun to have in the Grand Ave area - a great spot to gather and hang out with other members of the greater piedmont/east bay commuity.
- Could be convenient for community. Depends on service provider
- Sure, that's good too--especially on Grand
- Must not infringe on residential parking and street traffic
- Yes!!
- We have Mulberries.
- We have Mulberry's, which is great.
- Ok
- Off street parking should be a requirement
- I'd like to know more about what kind of retail, F&B. Like a sit-down restaurant, or a corner store? Those are different things.
- This helps diversify the business pool close to Piedmont.
- An alternative to Mulberrys would be nice
- More grocery stores!!

- Great
- See above comment on preferring not a chain establishment (fast food isn't great for our kids health and community at large)
- Not sure how one would compete w/ existing supermarkets unless it was a specialized store which I am open to although not sure demographics would support this in Piedmont.
- Small groceries or bodegas would be great. Needs permitting. No weird stores.
- Also need more food options
- Mulberry's already does this
- Similar to, let's say, Rocky's Market in Oakland? Yes.
- Yes, it would be nice to be able to get to go food close by. Montclair claims that they can't afford the rent there. So you're not going to attract anything good if the rent is too high.
- No
- Parking
- Mulberry's is great.
- Other options should be available besides Mulberrys and the gasoline snack shack - especially for high school students. Mulberrys is too busy and the gas station doesn't really provide healthy options
- Delivery hours of merchandise is a concern and should be restricted
- Only concern when abutting residential.
- #1 choice, Coffee shop!!
- Limit delivery hours depending on residential proximity
- Consider parking. The area is extremely impacted with car and foot traffic. Additionally, consider residential neighbors - noise and light.
- A Trader Joe's type store would be amazing. Something more affordable and convenient.
- Sure, but not a liquor store. Entry of those nearby.
- Not needed with so many close options
- Good to have nearby.
Traffic issues; please encourage of alternative modes of transportation. Quality of life limitations e.g. noise, odors, etc...
- Yes with a sense of place and competition/help for our one and only convenience store.
- Need for parking
- hours of operation
- This is Mulberry's. We need to keep them.
- We need more food and beverages sales beyond the gas station and mulberries to feed our children and our community.
Why isn't the tea garden in use ever? Why isn't the community space at piedmont park always booked out? How can we make it a daily community engagement?
- can center community
- Yes
- Yes but limited. Mulberry's is great

- A café near the park would awesome.
- Yes!
- no
- Ice cream, gelato or Frozen yogurt! A fun place for families! We need a salad healthy restaurant. Mixt or TenderGreens.
- Mulberrys is wonderful, we don't need another store like this and if there is a competitor to Mulberrys both stores would likely fail due to not enough business for two similar stores.
- Too much trash- only ok if there is a fund for washing sidewalks daily. Mulberry's already doesn't clean up and it looks pretty trashy outside of Mulberry's.
- love things that will bring people together and can hang out - a great coffee shop would be amazing
- again, mulberry's has a monopoly on this which isn't good. more options are better (and needed)
- My response is for Grand only, not Highland
- Mulberry's is great, and I wish they could expand. However, they do need to clean their parking area—it is always filthy!
- Another small Mulberry's -like operation would be fine. But, please, no chains or franchises!
- Since Mulberry's is already there, this seems a lower priority.
- Yes
- Maybe on Grand Ave.
- Adds to community. Food bring people together.
- These are the types of businesses that can make a neighborhood desirable! So great if we can walk/ride a bike to a fun restaurant.
- Sure!!
- Not sure this is necessary, given Mulberry's existence.
- Maybe if, like Mulberry's, there were things in the store that encouraged folks to linger and mingle.
- Concern about hours and parking
- Yes
- Yes - nice easy spot to meet friends for simple supper
Something like the yellow door or catus ?
- Every town needs a food and beverage store.
- Mulberry's in my view is sufficient for the community needs.
- Yes
- with parking lot
- In the area now
- No alcohol. Provide off street parking.
- We have enough
- Again, coffee shop/cafe/restaurant would be great
- Noise/parking/traffic

- Already exists at Mulberry Market. No need for more. This is a good business for the community. It generates Sales Tax Revenue and employs a number of people.
- No cannabis retail!
- Unnecessary- we have mulberries
- Need to close by 9pm
- Grocery. We need a proper grocery store.
- UNNECESSARY, plenty within short distance
- Yes, please!
- To compete with Safeway and Mulberry's.
- A gathering place similar to Yellow Door in Montclair or a biergarten with outdoor tables would be a fantastic addition to the city of Piedmont.
- For independent, non-chain/franchise establishments, permitted with conditions: hours and parking would be the concern. Safeway is close by, not need for large chain stores
- Anything beyond a very small establishment would be out of context and inappropriate with Piedmont. Conformity to surrounding scale and "architectural feel/look" of existing buildings is critical. Parking concerns. Hours of operation so as to avoid ANY nuisance to existing residential residents.
- Mulberry is sufficient
- Positive
- Yea
- It would be very to have a real grocery store in city center. We used to have one and a drugstore. Both would be positive additions.
- Yes
- Parking, no late hours
- Sure
- Boba or coffee shops would be great
- Would love a small retail shop with various sundries. I can't tell u how many times I've needed a hostess gift or last minute stocking stuffer and have to go to Piedmont Ave or Montclair to shop for it
- Convenient to have, but doesn't help foster community.
- Sure
- would be great to have more food options
- depends on size/style/location
- No cannabis or tobacco shops
- Cute coffee cafe beyond Mulberry's
- with mulberries being the only game in town there's a monopoly that allows them to charge astronomical prices, Another option would force competition.
I'd like to see resident parking and permits on all streets within. 10 min walk regardless of what goes into space.
- Parking

QUESTION 12

Retail, nurseries and garden supplies

- We have this now at Ace.
- Grand only
- Hours of operation, parking requirements, is use appropriate for the surrounding residential neighborhood.
- Already have these available.
- Pesticide, herbicide and fungicide sales prohibited and no seed or plants pre-treated with neonicotinoids
- I have had terrible experiences with the city being unresponsive to legitimate complaints about 5:00 AM deliveries at the Ace Hardware store. These deliveries on Thursday mornings went on for years at 5:00 AM with hammering, pallets being dropped off tractor trailers, tractor trailers idling, and what sounded like a diesel powered fork lift with no muffler. The PPD and city were very obtuse about how there was no enforceable ordinance for the Ace while it would be a nuisance for me to operate a lawnmower at 5:00 AM. Finally, a lawyer told me to ask for the CUP. Every business should be permitted, and the city should ensure that every business toes the line and is a good neighbor. The deliveries now start at 7:00 AM, but every other aspect of the Ace CUP has been disregarded- Ace employees are supposed to park on Linda Ave but have typically parked all day in the green spots... The CUP shouldn't be aspirational or written perfunctorially, it should be promissory and enforced without city planners and city council people saying, "Well, they live in Zone D, what do they expect?" Yes, this was said! I and my neighbors had also had a terrible experience with the Shell Gas Station/repair shop which was granted CUP approval for 6:00 AM to 10:00 PM hours; this was problematic because the city contended that the Shell never needed a CUP until 2008, but there were documents referencing a 1990 CUP, and I could not find any documentation that the neighbors of the Shell had ever had any opportunity to provide input on the hours of operation for that business. We need CUPs, and we need accountability that fosters and maintains public trust and the harmony that Piedmont aspires to maintain in Zone D between residents and business owners. A business owner should not receive unofficial latitude by city officials because they pay more taxes than nearby residents.
- Helpfu to the residents in keeping up their property
- Absolutely this is a very productive hobby especially if they offer native species plants.
- Useful to community and I assume would operate during normal business hours-- meaning not a 24-hour business.
- Same as hardware stores
- No. No space nor parking.
- No problem with typical operating hours.
- Love it.

- Avoid significant signage and off street parking needs consideration
- seems like not the best use of scarce space
- Nurseries are quaint and quiet and fit with the neighborhood
- Limit hours
 - Have adequate parking
 - Don't cause traffic congestion during key traffic hours
 - Would primarily serve residents
- Need to be mindful of the nature of what is sold, given large trucks for heavy deliveries.
- A gift store would be nice
- Love Ace
- A flower shop
- Not a priority
- Low value
- Sure
- Must have dedicated parking
- Undecided
- Plenty of options around Oakland.
- We have ACE Garden Center.
- Ok. Ace is great for this.
- Off street parking should be a requirement
- Maybe on Highland? Wouldn't want to compete with Ace on Grand.
- This doesn't help diversify the business pool close to Piedmont.
- Sure
- does not serve the entire community
- Fine but very challenging given the space required. Ace Garden is in Oakland and perhaps Piedmont should redraw the boundary w/ Oakland and give up the Davies Tennis Club which is owned/operated by Oakland in exchange for split lots that might become wholly in Piedmont.
- Needs permitting.
- Ace already has this on Grand/Wildwood.
- Nurseries & Garden supplies: Ace Garden Center is awesome.
- Again, Ace Hardware on Grand Avenue. Not really understanding why you want to duplicate what we already have.
- Parking and space needed
- Ace is enough.
- Delivery hours of merchandise is a concern and should be restricted
- No sites for another one. Ace Nursery is fine.
- Only on Grand
- Limit delivery hours depending on residential proximity

- Consider parking. The area is extremely impacted with car and foot traffic. Additionally, consider residential neighbors - noise and light.
- Again not needed with so many close options
- Good to have nearby.
Traffic issues; please encourage of alternative modes of transportation. Quality of life limitations e.g. noise, odors, etc...
- Keep the current ACE set up without penalty to ACE.
- Need for parking
- hours of operation
- Current use (existing nursery) should be grandfathered, as well as the storage building between the HW store and nursery. Expansion/change should require CUP.
- Ace. I love them.
- Again, Ace already serves this demographic but we could probably use some modernization and updating.
- can center community
- See comment on Hardware store, this could be combined. No big Chains-think smaller, and local.
- Yes
- Ace largely fulfills this need already.
- No. No retail
- Ace is awesome!
- This could be fun, but maybe not needed since the Ace nursery is great.
- no
- Not sure this is that useful, given Ace is down the hill
- We already have Ace garden supply nearby.
- Perhaps a high end florist like Fern and Wildflower or Wisteria. We already have ACE Garden Center.
- We have this already
- My response is for Grand only, not Highland
- Nice to have instead of going down to Grand Ave and the potential to be assaulted. As a senior it would be nice to have Ace in the downtown area.
- Isn't Ace enough?
- Grands Ace Gardening is just fine where it is
- Ace does not have a very large supply of gardening supplies. Something like Thornhill nursery would be nice but where would you put it? In UK nurseries often have tea rooms- that would be a nice addition to lifestyle especially if it could also have a community notice board. I think the Harvest Festival seems to have a spirit of cooperation in Piedmont so maybe a peaceful nursery/tearoom might foster community cohesion?
- Keep the Ace nursery
- No chain stores!

- We already have Ace Garden Store on Grand
- Nice but given the large footprint needed for such sites, may not be practical.
- Fosters community but would be a shame to harm the business interests of the ACE Hardware already on Grand Ave.
- Already have
- Ace is enough
- The Grand Ace nursery / garden center seems to me to be sufficient to meet the community needs.
- with parking lot
- In the area now
- Provide off street parking and limited hours
- We have ACE, that is sufficient
- Already have ACE garden and would not want to negatively impact their business
- Already exists at Grand Avenue Hardware. No need for another.
- Unnecessary- we have Ace
- Again the ACE garden center is nice!
- LOVE Ace Hardware & NURSERY
- There is already a lovely one on grand
- Yes - keep the one we have please
- Ace garden is wonderful
- Conformity to surrounding scale and "architectural feel/look" of existing buildings is critical. Parking concerns. Hours of operation so as to avoid ANY nuisance to existing residential residents.
- A florist in the Highland Ave corridor would be appreciated.
- no need
- Yes
- Normally I probably wouldn't think this is a huge value but the ace garden center is very nice to have. And as I said above, the correct management provides very personal service which is great
- Parking
- Not needed
- Onsite storage
- Idt this is needed since Ace is right down the hill.
- Already a great one at Ace
- Same answer as above re: hardware stores as the hardware store on Grand Ave also has a garden supply building.
- support this
- yes like ace garden center
- A nursery would be fine. Lots of traffic during the day on weekends, but not when kids are walking to/from school

I'd like to see resident parking and permits on all streets within. 10 min walk regardless of what goes into space.

- Parking

QUESTION 13

Retail sales, neighborhood-serving

- I would prefer that only small stores that are not chains be allowed, so that it doesn't attract too much traffic from outside the area.
- None in city center
- Hours of operation, parking requirements, is use appropriate for the surrounding residential neighborhood.
- People can shop on Amazon. Low marginal value to community.
- Every business should have a CUP
- Sure why not. Keep it family owned!
- Useful to community and I assume would operate during normal business hours-- meaning not a 24-hour business. BUT I wouldn't want a cannabis store to open in Piedmont.
- OK
- Any business in 1.7 square miles is neighborhood serving.
- No problem with typical operating hours.
- Yes, lets go shopping.
- Avoid significant signage and off street parking needs consideration
Not sure what this is
- Limit hours
Have adequate parking
Don't cause traffic congestion during key traffic hours
Would primarily serve residents
- Need to be mindful of the nature of what is sold, given large trucks for heavy deliveries.
- Can be in peoples homes
- Thrift store like Dress for Less
- Priority
- Substances sold
- Not necessary – low value
- Yes!
- Must not infringe on residential parking and street traffic
- Yes!!
- Yes, as long as it's community based, but shopping isn't necessary for a town.
- Not sure what this would be...too general.
- Ok

- What does this mean?
- In particular, a book store or other type of retail that would serve as a meeting place to build community.
- This helps diversify the business pool close to Piedmont
- Sure
- Unclear what this would be given online sales through Amazon and others. If Piedmont could support a book store I would favor that but seems economically challenging these days.
- Needs permitting. No weird stores.
- Depends on what it is.
- I'm not really sure what this category is. A boutique? Sure.
- Delivery hours of merchandise is a concern and should be restricted
- OK
- Limit delivery hours depending on residential proximity
- Consider parking. The area is extremely impacted with car and foot traffic. Additionally, consider residential neighbors - noise and light.
- Book stores, stationary store. Please not toys or junk stores.
- If not a chain then yes- be unique like Carmel or Sacramento street SF stores
- Good to have nearby.
Traffic issues; please encourage of alternative modes of transportation. Quality of life limitations e.g. noise, odors, etc...
- Bicycle and e-bike sales and service are positive commercial activities.
- Yes -- Ground floor on Grand Avenue to create a sense of place and convenience for Piedmont
- Need for parking
- Size should be restricted and some offstreet parking required.
- Ace. I love them.
- Yes, would be happy to support that.
- can center community
- Depends on the type of retail space.
- It's not clear what this entails exactly
- Yes!!
- No retail
- no
- Yes, if it ELEVATES Piedmont. For example, let's add an Emily Joubert or a high end interiors gift shop. Think Sacramento Street. Or Palisades Village.
- It would be to have a Broadway Terrace Cafe that serves food and small restaurant.
- Not sure what this would be, but OK...
- What does this mean
- No chain stores.

- Maybe if, like Mulberry's, there were things in the store that encouraged folks to linger and mingle.
- Sure
- Would rather have more food options.
- Not sure what neighborhood-serving means, but a small store would be fine.
- Are these the stores on Grand located before Ace?
- Provide off street parking and limited hours
- No need
- No cannabis shops
- This would
- Would depend on what it is....
- Okay. Small merchants like clothiers, caterers, decorator items, etc. generate Sales Tax Revenue and don't require a lot of parking. This is a good fit.
- Would be great to see more of these!
- Increases crime too much
- Like...? Can't figure out what they are.
- NO. Plenty on Piedmont Ave
- Would be handy
- Maybe, really depends on the product, traffic etc - should be reviewed
- Sure
- Conformity to surrounding scale and "architectural feel/look" of existing buildings is critical. Parking concerns. Hours of operation so as to avoid ANY nuisance to existing residential residents.
- no need, absolutely not
- Yes
- Yes!!
- See above
- support this
- depends
- No dispensaries, no vape stores -- absolutely not
- Sure?
- Variety. We could use mailing and notary services.

QUESTION 14

Tutoring/lessons

- Current Highland Ave building only....no new
- Hours of operation, parking requirements, is use appropriate for the surrounding residential neighborhood.

- Tutors can come to your house. Low marginal value.
- Every business should have a CUP
- Good idea but corporations like Sylvan do not have equitable tutoring. I think it might be better if parents funded these services through the school so lower income families in Piedmont could have the same access to tutoring.
- Useful to community and I assume would operate during normal business hours-- meaning not a 24-hour business. There would also have to be ample parking around, since this is a business that would call on some parents/family members to drop kids off if they're not within walking distance.
- OK
- Yes. But can be anywhere even in s home, Parking is an issue. .
- Hard to imagine an issue with this.
- These businesses are very necessary and quite difficult for people to start and keep going, so the city should support them.
- Avoid significant signage
- Limit hours
Have adequate parking
Don't cause traffic congestion during key traffic hours
Would primarily serve residents
- Why?
- No
- Yes!
- Maybe, if it's working with the school.
- Yes given the focus on schools for many Piedmont residents.
- Sure - we have lots of kids in Piedmont! Any kid-oriented activity would likely do well here. Music, tutoring, sports...
- Not needed at Red dept provides this service
- Sure
- Again, I think this space could be upstairs, with something else retail on street level - I specifically imagine this for the retail along highland
- possibly, could provide tutoring access for students within walking distance of their homes.
- In person tutoring can happen at home. No compelling need for this in Piedmont.
- N/a
- Why not childcare? Piedmont needs more childcare options
- I think there's a Kumon on grand Avenue. If you had a mixed Use building, there could be tutoring offices upstairs.
- OK
- Consider parking. The area is extremely impacted with car and foot traffic. Additionally, consider residential neighbors - noise and light.
- Good idea

- See comment above re offices.
- Low impact business.
- These uses are great, but pick up and drop off are likely a challenge. If there is curbside loading instead of parking in front that might help.
- Good to have nearby.
Traffic issues; please encourage of alternative modes of transportation. Quality of life limitations e.g. noise, odors, etc...
- I did not see Commercial day care facilities on your list. The safe pick up and drop off requirements of this type of facility should be subject to public review.
- Yes above ground floor levels
- Need for parking
- We have these in town now and they help the kids tremendously.
- doesn't take a lot of space, seems like would be useful here
- Yes, I think this would be helpful.
- Yes
- no
- This does not require commercial space as tutoring is generally conducted in peoples homes.
- No - people do this on Zoom and it's not additive. Doesn't elevate Piedmont. Also, this doesn't broaden the appeal of Piedmont. It's not a "draw" ...
- Doesn't that ugly mall on Grand with the sloping walls--the ones the skateboard kids ride on-- already offer these services?
- Not really needed
- Sure!
- Does not seem to foster community.
- Yes
- Sure
- That's fine and could be useful to the community. Some tutoring/lessons are done in various households outside of the commercial zones already. I don't see that as a problem if they involve one-on-one tutoring or lessons so as to not create parking problems.
- In the area now
- Yes
- Does not usually generate Sales Tax Revenue. Good for landlords, but provides little economic value to community.
- Extremely helpful in attracting new families to Piedmont, which is what will drive up home values since families will invest in their home and send their kids to the public schools here- which in turn increases taxes.
- Not sure about them. What value do they add to the neighborhood?
- NO
- NO

NO

NO

NO

- Could be useful to all the families
- Exists already - no concerns
- Conformity to surrounding scale and "architectural feel/look" of existing buildings is critical. Parking concerns. Hours of operation so as to avoid ANY nuisance to existing residential residents.
- what exists on Grand is sufficient
- P
- Ok
- Fine
- Legitimacy of educational model
- support this
- sure
- Maybe a WeWorl type of setup where private tutors and students can meetup
- This service have an impact on the community in a positive way. Traffic could be impacted, but it's also possible business would come from the community and be walking distance
- Parking, public safety on Grand, reduce its use as a thoroughfare by stolen vehicles
-

QUESTION 15

Dance, music, martial arts studio

- We have space for this now at Veterans hall. Take advantage of that space to earn more City income.
- Grand Ave only
- Hours of operation, parking requirements, noise levels, is use appropriate for the surrounding residential neighborhood.
- Already spaces for this in the schools and rec centers.
- Mostly concerned about hours of operation and whether there might be a lot of traffic when classes are held
- Every business should have a CUP
- Shake what your Mama gave you. Seriously though these kinds of classes improve the quality of life in a community.
- Useful to community and I assume would operate during normal business hours-- meaning not a 24-hour business. There would also have to be ample parking around, since this is a business that would call on some parents/family members to drop kids off if they're not within walking distance.
- Music = no amplified sound/ noise level max?

- No. No space nor parking
- Noise and traffic could be issues.
- Limited hours/limited noise
- Yes, we need more fun exercise and more things for kids to do.
- Avoid significant signage and off street parking needs consideration
- Enhances culture.
- Limit hours
 - Have adequate parking
 - Don't cause traffic congestion during key traffic hours
 - Would primarily serve residents
- Bring in drinks so no
- Yes!
- Must not infringe on residential parking and street traffic
- Noise concerns
- This would be fine as well, but again, the focus really should be on bringing community together and supporting the kids.
- Parking an issue.
- Yes
- Off street parking should be a requirement
- I think if these could be built without putting the current martial arts and ballet studio out of business on Grand, this would be great
- This doesn't help diversify the business pool close to Piedmont.
- I'm fully in favor of anything supporting the arts
- Would be an excellent resource for all ages.
- The ballet studio on Grand Ave. is a personal favorite so I would support others
- For health and safety standards.
- Other businesses seem more urgent to add, such as a cafe around Grand and Wildwood
- Yes, I think that could be a decent fit.
- Noise and parking
- Ok with limited noise.
- Only on Grand
- Consider parking. The area is extremely impacted with car and foot traffic. Additionally, consider residential neighbors - noise and light.
- A wine bar with small plates would be fantastic.
- While I'd like these services to be available. Hours of operation is of concern.
- These uses are great.
- Always good to promote health and community. Traffic issues; please encourage of alternative modes of transportation. Quality of life limitations e.g. noise, odors, etc...
- Yes
- Size should be restricted and offstreet parking encouraged.

- We have these in town now and they help the kids tremendously.
- This could be a really nice community building type space across ages.
- can center community
- Yes, this would be very helpful with the number of children in Piedmont.
- no
- No - too much traffic and it won't generate much tax \$\$.
- Got 'em, right?
- A bar or tavern would need to keep the needs of the neighbors in mind.
- Consider hours of operation
- Sure, would be nice
- We have enough already with Center for Arts and classes
- hours of operation
- Like the arts aspect.
- Already have ballet and martial arts on Grand.
- Does not seem to foster community.
- Yes
- Sure
- Those seem fine so long as they are small enough that they don't create parking issues.
- In the area now
- No need
- Noise/parking/traffic
- Does not usually generate Sales Tax Revenue. Good for landlords, but provides little economic value to community.
- Allowable for lessons, but not performances.
- Extremely helpful in attracting new families to Piedmont, which is what will drive up home values since families will invest in their home and send their kids to the public schools here- which in turn increases taxes.
- Lots of traffic during peak afternoon/evening hours - how will that be handled
- Yes!
- No No No No Parking, transient
- Would be lovely for all the families
- Exists already - no concerns
- Conformity to surrounding scale and "architectural feel/look" of existing buildings is critical. Parking concerns. Hours of operation so as to avoid ANY nuisance to existing residential residents.
- what exists on Grand is sufficient
- Ok
- Fine
- Noise
- daytime only for music

- support this
- fine, depends on location
- Great for you fly and old alike
- DRUM CIRCLES. LIKE THAT ARE LAKE MERRITT.... IN FACT PUT ON ON HIGHLAND BY THE POLICE OFFICE
- This would be amazing. There are so few options for activities like gymnastics, dance, MA, etc for kids that Piedmonters are driving all over the place. Something local would help the community with a need and would again, likely be low impact on traffic because of the draw from so many walking patrons.
- Parking, public safety on Grand, reduce its use as a thoroughfare by stolen vehicles
- A dance studio would be nice!

QUESTION 16

Bar/tavern (without live entertainment or dance floor)

- This would be another nice place to meet & socialize with neighbors, & without worry of driving & drinking.
- Grand only
- Hours of operation, parking requirements, noise levels, is use appropriate for the surrounding residential neighborhood.
- This seems like an obvious win on Highland instead of a bank.
- Beneficial to promote walkability and community.
- Every business should have a CUP
- A beer garden would be nice.
- Because restaurant patrons comings-and-goings can create traffic and noise, I'd want the hours to be within the normal conception of business hours for food establishments. Adding alcohol sales means another level of noise, I'd think, as well as a request from the business to be open longer at night. Such a business could have a negative effect on the immediate neighborhood.
- Close by midnight
- No. Piedmont is residential.
- Need to consider proximity to residences.
- No - enough nearby in Oakland
Noise, drunk driving, attract out of town residents
- I would have concern about noise for people who live nearby.
- Consider impact on neighborhood.
- Hours of operation needs to be considered for neighbors.
- This makes a neighborhood worth being in.
- Avoid significant signage and off street parking needs consideration
Not needed in the neighborhood, especially around Highland where there are schools.

- This type of business is what is needed to expand the cultural life of Piedmont. And why eliminate music? Restrict the hours and decibal levels to support neighbors but do not eliminate quiet Jazz, low-volume guitar and other similar musical aspect.
- the right kind of neighborhood bar or beer garden could be a great asset to Piedmont, but this type of use would require guardrails on permitting
- We could use a neighborhood gathering spot, is this where "restaurant with a liquor license" would fall?
- Would be unfitting for the Highland civic area for the City and neighbors
- The right kind of place could be quite nice. Early closing hours.
- Yes. Focus on a neighborhood venue. Bowling alley would be great!
- No - wrong place during the day, can attract problems at night.
- a bar is not something you want in a family community, a café or a restaurant yes, but not a "bar"
- Yes! This will bring in lots of revenue for the city and become a community gathering spot! This would be fun to have in the Grand Ave area.
- Noise, hours
- Please do not allow
- Do not allow
- No
- Good for some parents I guess?
- Don't need the disorderly conduct and added traffic/parking/risk of DUI on Highland or Grand, especially right near a public park and set of schools where there are children/families day and often evening. Plenty of other options for those who want to go to a bar/tavern, in
- Oakland/Berkeley.
- Wine bar in particular
- Not needed in Piedmont. Plenty of options available nearby on Grand Lakeshore and Piedmont Ave
- Too close to a residential neighborhood(s) to permit
- A bar that serves basic bar food, maybe with tvs for sports watching?There's a lot of this over on Piedmont Ave and down on Grand already though.
- No
- I could see this as an extension of a place that might be a cafe during the day - or something like a bookstore/cafe that then becomes a wine bar at night. Again, I'd be open to live entertainment
- No way. Besides the problem that providing alcohol in the community would bring (there are already enough dangerous drivers in Piedmont), does not serve everyone. Many of us do not drink. Need something where teens and families feel welcome.
- Bars or taverns would be a terrible idea and would encourage noise, drunk and driving and lawless behavior

- A beer garden would be an interesting addition to Piedmont but probably would be opposed by adjoining neighbors.
- Needs permitting for aesthetics. Time open etc.
- Given there are other bars on Grand this feels like a better fit there than on Highland where it would attract nightlife that doesn't currently exist.
- increase risk in crime
- Yes. Several of us Piedmont High parents (after our teens went to Homecoming Dance) stood in the Piedmont Park for an hour chatting, and we all literally said "wow, wouldn't it be nice if we could walk across the street (Piedmont Civic Center) to either a cafe or bar, and just continue happily socializing."
- Wine bar or gastro pub
- Yes, but see above. I don't know if we need an exclusively alcohol driven establishment. It would be better if it served all day. Think of the old Chow in Lafayette. Breakfast and coffee in the morning, lunch and then moved into dinner. That way it would cover all the bases
- No no no
- No way.
- A kid-friendly environment strongly encouraged.
- Getting a bar to serve as a neighborhood gathering spot is 100% needed for Piedmont. I would love to see local Piedmont ownership of the bar--this would be very important to getting neighbor buy-in.
- Delivery hours of merchandise is a concern and should be restricted : concern over after hour break ins; concern over DUIs
- Conditional use
- A great place to hang out with local friends.
- No
- Only on Grand
- Limit hours
- Consider parking. The area is extremely impacted with car and foot traffic. Additionally, consider residential neighbors - noise and light.
- this is not in keeping with the hours and noise limitations consistent with a dense residential area in close proximity - in many cases even right next door.
- Bad idea
- Absolutely not
- Always good to promote community.
- I'm flummoxed as to why it was necessary to state "w/o live entertainment or a dance floor"? Zoning regulations are a necessary tool (since if everyone was always thoughtful, considerate and communicative we would not need them), however, It's all about clear communication with the owner, the expectations, clear enforceable restrictions and if necessary prompt enforcement. E.g. If a night club/supper club/karaoke bar/piano bar/tavern/you name it.... was located in a soundproof building who would care how "loud"

it got inside with live entertainment, dancing and people having fun (sans religious issues)- be advised happy people singing can be loud too! Albeit, if it spills out the door into the neighborhood and disturbs the public peace-which includes Oakland-as I think we want to be good neighbors-that is another issue. I haven't frequented pubs in ages, but the permitting issues (for all businesses) should be based on the specific business impacts and data (i.e. decibel level, # of public nuisance calls, etc..) over time, not on preconceived biases of business types. At least an enjoyable venue for dancing and entertainment is not as potentially nefarious as other business types listed here (BTW, I'm not against any business type). Granted, there should also be strong prompt enforcement should there be non-compliance (as with all businesses). Traffic issues; please encourage of alternative modes of transportation. Quality of life limitations e.g. noise, odors, etc...

- Yes to create locations of convenience of leisure for all age groups (above 21:)
- Absolutely no bar or tavern - it is going to be noisy.
- hours of operation
- Some limits on hours of operation.
- A pub builds community.
- Piedmont is in need of a modern gathering space that reflects the current community. The community needs a space to engage the changing demographics beyond weddings and holidays. While a bar or tavern was the old school way of doing things, perhaps a cafe could work well too.
- can center community
- This should probably be in a location that is not too close to other homes or the schools. Could be disruptive.
- I would be open to this assuming they serve food and it's not just a drinking establishment, e.g. there should be a food menu. E.g. a brewery, wine bar or cocktail bar that has some reasonable selection of food to enjoy on-premise
- Yes
- No. Loud, messy, increases traffic, and increases potential for drunk driving in the neighborhood
- Please do not permit in Piedmont. This is a family oriented community
- No
- We should encourage more of this through policy. It helps to further enhance the residential streetscape.
- no
- I realize this will be a controversial one as many folks will be worried about the noise etc, but I think if this was done right, it would also be valuable to our community. I think a coffee shop that served beer/wine in the evenings would be the best way to do it, personally.
- An upscale pub wouldn't be bad.
- Brewpub with entertainment would be preferable
- This could be a nice way for people to gather with neighbors in the evening.

- No - we don't need more traffic in the evenings, we already had a DUI in daylight hours. This would require more police and likely would not offset costs.
- No bar or tavern under any circumstance.
- No - can increase crime
- We don't need this in town, and it will have negative consequences for the community.
- Hours and parking, if this is addressed and the surrounding neighbors are part of the conversation.
- a place for the community to gather would be welcomed. think pubs in the UK where entire families go. this would be great
- My response is for Grand only, not Highland
- Absolutely not.
- Pretty terrible idea, seems to me--unless hours and noise are radically restricted.
- Close by certain hours
- No bars nor taverns in Piedmont!
- In my opinion there is no room for a bar or tavern.
- Sure, would be nice
- Would be great to have a place with evening entertainment
- Enough rowdiness already with the Community Center
- hours of operation
- Never
- Would love a brewery with food and outdoor biergarten space
- Sure! Like cafe, we are not served by any in Piedmont.
- Fosters community but seems like neighbors adjacent to these businesses would put up a huge fight.
- Concerned about hours, noise and possible spill over noise into the neighborhood if customers leave the bar drunk.
- Yes
- Sure
- Not appropriate near schools if on Highland
- My preference would be to not allow such uses. To me, such uses are inconsistent with the community/neighborhood and attract problems --even if it is in the Civic Center near the Police Department.
- Yes.
- Definitely no. We don't need drunk driving
- Off street parking and limited hours.
- No
- This would be nice too - a gathering place with food for the community
- This is my second preference. Would be lovely to have a neighborhood cocktail bar or cafe-turned-cocktail-bar - again building a space where people could gather over food and drink.

I'd propose allowing alcohol too, and encourage an extension of the closing hours from 8 to 9 PM.

- Noise/parking/traffic/drunks
- This would be great too but would need to serve food
- This would be great too but would need to serve food
- not appropriate for the size of our town, as well as being located very near homes
- Limited evening hours
- Okay. Neighborhood bar might work. Good revenue stream for the City with Sales Tax Revenue, Liquor License, and potential other levies. Can be scaled up/down to attract the desired clientele.
- Would be great to see more of these!
- I would limit bars to Grand Ave commercial area away from houses and schools.
- Close by 9:00
- Would be great to have a place in the center of town to grab a beer with friends.
- Don't need this in town. I say this as someone who has a drink several days a week.
- Prefer no bars
- Absolutely not. Increases crime.
- A bar / tavern within walking distance would also be nice
- We should have hours and noise limited as is appropriate for being in a high density residential neighborhood. As in 7am to 10pm.
- Don't need crime associated.
- Not sure.
- Should not be permitted due to the city's family oriented nature.
- Against stores / establishments with sole purpose of selling alcohol
- NO
Available elsewhere
- Fun!
- Not needed, parking and noise would be a concern
- No
- Inappropriate in Piedmont. Concerns about potential crime.
In the inappropriate even that this is not prohibited: Conformity to surrounding scale and "architectural feel/look" of existing buildings is critical. Parking concerns. Hours of operation so as to avoid ANY nuisance to existing residential residents.
- With curfews and noise abatement so that nearby residents are not adversely affected
- Closed by midnight
- absolutely not
- Same as for restaurant/cafe, Piedmont needs a place for adults to meet up. If every town in United Kingdom has a pub which serves as watering hole / community center, certainly our town of 11,000 should have one too. I am not blind to the risk of attracting questionable

elements, but tight opening hours should lower the risk, if people need a beer after 9 or 10, there are other options.

- Limited hours e.g. close at 11pm
- I'm more biased towards a business that is family oriented
- No
- Yes...not a night club, but some casual place to have a couple beers or wine with some food.
- Noise, control of access of minors, open hours
- A wine bar would be fun
- Would be an excellent addition!
- Yes. But some live entertainment. Would be cool to have something like a Farleys with an open mic.
- This would be my top pick
- We need a tavern in downtown Piedmont!
- against
- no
- Great for the community if done well. Walk and meet up with neighbors and friends for a drink? Yes please.
- We don't need a bar or tavern in Piedmont
- Would be nice to have a little tavern. Resident parking permits would be needed.
- Parking, hours, public nuisance
- Yes!

QUESTION 17

Personal services (beauty parlor, barber shop)

- Don't we have this now? This would be ok.
- Grand only
- Hours of operation, parking requirements, is use appropriate for the surrounding residential neighborhood.
- Not needed. Go to Piedmont Ave or Lafayette / Orinda.
- Every business should have a CUP
- It would be cool to have inclusive personal services so that people with autism or other issues such as chemical sensitivity had access to self-care.
- Useful to community and I assume would operate during normal business hours-- meaning not a 24-hour business.
- OK

- We had a barber shop which I patronized for almost 40 years. I miss it very much. Many of us walked there. He was upstairs and opened at 5:30AM. I'm not sure that a barber shop or beauty parlor could survive in Piedmont without lots of parking.
- Hard to imagine a problem here.
- Sure.
- Avoid significant signage and off street parking needs consideration
- Limit hours
 - Have adequate parking
 - Don't cause traffic congestion during key traffic hours
 - Would primarily serve residents
- If beauty parlor, only "no vapor, no scent"
- YES! - a nail salon or barber shop
- Please do not allow
- Sure
- Not necessary.
- Yes
- Yes, and... not another nail salon!
- This doesn't help diversify the business pool close to Piedmont and limited use.
- possibly, but this has the potential to only serve a limited portion of the community so have to be careful what is allowed
- Ok
- Needs permitting for health and safety.
- Sure
- OK
- Consider environmental impact and waste disposal
- Consider parking. The area is extremely impacted with car and foot traffic. Additionally, consider residential neighbors - noise and light.
- Low impact business.
- Not needed
- Traffic issues; please encourage of alternative modes of transportation. Quality of life limitations e.g. noise, odors, etc...
- There are too many Spas and nail services in nearby now. This does not add either a competitive advantage nor sense of place in Piedmont
- Need for parking
- We have these in town now. The new place on Grand looks like it will be successful.
- can center community
- Yes
- Yes - would be a welcome convenience!
- This could be good.
- no

- No. This is just silly - it doesn't elevate the city at all and this type of business is all over Grand Av / Piedmont Av.
- Why not?
- There are already too many nail shops in our area.
- Sure, would be nice
- Maybe
- Already have plenty on Grand.
- Does not seem to foster community.
- Yes
- Yes
- Those uses in my view are fine, although I'm not sure that there is a need.
- Concerned about traffic and visits by the greater east bay folks who have little regard for our community civics Plus noise
- Off street parking
- We have enough
- Okay to an extent. Probably don't want massage parlors or tattoo parlors. Again these types of merchants don't usually generate Sales Tax Revenue. Good for landlords, but provide little economic value to community.
- Could be a good way to attract new families and there isn't a good place that is local. A dry bar would attract a lot of new families and people to Piedmont
- We should have hours and noise limited as is appropriate for being in a high density residential neighborhood. As in 7am to 10pm.
- Maybe this more of renting chairs vs. an entire space - can Piedmont have more mini spaces for personal services, small offices, etc. similar to the space on Piedmont Ave where hairdressers rent tiny spaces all in one building?
- The current ones are ok. We need them.
- No
- Could be useful
- Exists already - no concern
- Conformity to surrounding scale and "architectural feel/look" of existing buildings is critical. Parking concerns. Hours of operation so as to avoid ANY nuisance to existing residential residents.
- no need
- Ok
- No way. Plenty of options
- Cleanliness
- Nah
- Nope! So tacky to see yet another salon. Hate how that looks for a town.
- yes depends on location/size
- No massage shops

- Sure,
- Parking

QUESTION 18

Animal supplies and services (veterinary, boarding, grooming, hospitals, sales)

- Grand only
- Hours of operation, parking requirements, is use appropriate for the surrounding residential neighborhood.
- Go to Piedmont Ave. Low marginal value to community.
- Every business should have a CUP
- As long as there's not a cacophony of barking dogs, go for it.
- Useful to community and I assume would operate during normal business hours-- meaning not a 24-hour business.
- Avoid dogs barking all night next to homes?
- No. Not necessary with Oakland.
- Animals can be noisy.
- Consider impact on neighborhood (ie noise for boarding).
- Boarding Animals can be noisy and needs to be considered for direct neighbors.
- Animal boarding is a very different use than the others listed here. Animal boarding isn't a drop in use during the day, it's more of a warehouse neighborhood use.
This category doesn't really make that much sense. Veterinary use should be treated like a doctors office, a pet store or pet supply store should be treated like other retail.
- Avoid significant signage and off street parking needs consideration
- would be a total waste of precious little space
- Limit hours
Have adequate parking
Don't cause traffic congestion during key traffic hours
Would primarily serve residents
- Parking problem
- Noise concerns esp "after hours" with boarding- barking, whining, etc
- Definitely not
- Not necessary.
- Yes many pets in Piedmont
- Off street parking should be a requirement
- Sure!
- This causes environmental concerns.
- Sounds good

- To specialized, does not serve the entire community.
- Please NO nail salons terrible for the environment and totally useless
- Lots of pets in Piedmont so I would support this addition to the community.
- Needs permitting for health and safety.
- This one is a maybe. There are a lot of veterinary clinics near Piedmont. Also, a lot of pet supply shops. Maybe, But I think gathering spots, Grab and go food and other services might be a better use?
- Piedmont Ave and Montclair are close enough.
- Delivery hours of merchandise is a concern and should be restricted
- Conditional use, no outside boarding.
- Only on Grand
- Consider parking. The area is extremely impacted with car and foot traffic. Additionally, consider residential neighbors - noise and light.
- No. Not a good idea.
- Hours of operation is a concern here. A 24x7 veterinary hospital may be appropriate for Grand, but not the Highland area.
- No
- Always good to promote community health.
Traffic issues; please encourage of alternative modes of transportation. Quality of life limitations e.g. noise, odors, etc...
- NO -- too many of these services are available nearby now
- Absolutely no animal boarding - the dogs will bark in the middle of the night.
- Almost every home in Piedmont has a pet.
- There are lot of pets and not enough veterinary services around. I'm sure one in the community would thrive.
- not very exciting, can anchor with rent but also not anything that develops community
- I don't think a hospital would fit in Piedmont, maybe a small vet clinic.
- This could be good too.
- Service station for gas and auto repair on Grand
- no
- No - we have a severe off leash dog problem in the park as it is. Unless we add employees to PPD to be stationed in parks full time, i would not invite more dogs into the city. We'd likely need to add more folks to public works as well to clean up dog poop and replant lawns due to urine.
- Plenty of us are pet owners here, but these services are not far from Piedmont--why do we need more?
- Nice to have something close by
- Lots of this kinda stuff already available in the area
- Sure, would be nice
- ?Emergency 24 hr vet clinic

- Does not seem to foster community.
- Concerned about noise. Would not want barking dogs near my house
- Yes
- No not needed
- Again, I don't think there is a need for these services which are readily available in nearby locations in Oakland. (We certainly don't need a hospital, but one of the new facilities like One Medical might be fine. Real estate sales offices are fine.)
- No
- No need
- We have a gas station and eventually will have charging stations. Those are ok
- Safety (Aggressive dogs off leash near young children which I have way too much of Piedmont Park)
- Okay. Everyone seems to have pets these days. There already is a vet in Montclair.
- I would require soundproofing or likely ban boarding facilities for dogs if they are near residences.
- These can be noisy for neighbors
- They are Ok
- YES....especially dog day care
- Useful for all the pet owners
- Only concern would be traffic/parking limitations
- Ok for animal folks
- Conformity to surrounding scale and "architectural feel/look" of existing buildings is critical. Parking concerns. Hours of operation so as to avoid ANY nuisance to existing residential residents. Must be sound-proofed to a minimum extent of absolutely NO NOISE from the facility.
- no
- Ok
- No way
- Cleanliness
- Nope
- I would wonder about the possibility that barking could create a noise nuisance.
- yes depends on location/size
- High traffic, so less thrilling to me as a community member but would be ok.
- Parking

QUESTION 19

Are there any uses not included in this list that you'd like to see permitted in Piedmont?

- EV Charging stations
- Tea, coffee, wine bar, high quality lite bites, salads , sandwiches, soups, etc. We could really use another place like this. A nice alternative to Mulberry's with social gathering area.
- None
- No
- Yes. Specialty food stores like an ice cream shop, juice bar (Pressed Juice), salad fast casual (Mixt Greens), public library with study/reading room and focus on younger kids content, and senior housing to help seniors age in place without financial burden of large home.
- I'd like the list to be relatively open so any business can be considered , even outside of Zone D, if it's not disruptive to others.
- No
- I'd like all uses in Piedmont to be permitted! My experience has been that the businesses were permitted, but the permits were not enforced. Having no permits is a step in the wrong direction. The residential nature of Piedmont, the screening and setbacks that were supposed to maintain harmony between incongruous land uses in Zone D were never achieved or maintained. We need businesses that are good neighbors, and we need city administrators who thoughtfully conceive reasonable CUPs that establish harmony in Zone D. We should not abandon CUPs; if they are perceived as a failure, it is because they have never been faithfully enforced.
- On the Facebook Piedmont groups I seen that many Piedmont family's are downsizing and moving away. If there is not some affordability and equity in Piedmont there will be a high turnover of residence and that is bad for community.
- Sustainable resupply store like Re-Up on College Avenue
- Bookstore
- NA
- No — please keep the small town feel that defined Piedmont. Again, we're only 1.7 square miles.
- None that I can think of.
- Consider Housing above commercial use, and no on-site parking requirements
- Can't think of any
- No others that I can think of, but I would generally support businesses that bring a higher tax base to the city.
- Uses that increase foot traffic are good in my eyes.
- Indoor playground for kids, idk if that's included in other uses. Event space for people to be able to rent for their events. Houses of worship, schools.
- Here is my pie in the sky idea. The three banks consolidate as three entities in the Wells Fargo bank area. Mulberry's extends to Highland with a café. Bank of America building becomes the Piedmont City Library. Real estate office office in Wells building moves upstairs. Fitness center or other business moves in. In my opinion times have changed.

There are too many businesses taking up too much space, paying too little tax, that have too little foot traffic to be relevant in the very small commercial space available in Piedmont today. Other businesses in the list provided make more sense to me in the Highland and Grand Ave.

- n/a List is comprehensive as presented.
- Temporary, periodic, or pop-up spaces - food trucks, events like off-the-grid + music, library trucks, etc. Also, more daycare / childcare space - full time daycare is really not easy to find locally.
- A library. Failing that, some way of lowering the barriers for uses that have positive community spillover effects, like a bookstore, coffee shop, or beer garden, as compared with things like personal/pet grooming, services that could be anywhere, or retail that is noisy, dirty, traffic-inducing.
- gas stations/recharge stations
- Not sure I see restaurant
- Gym
- Farmers Market
- The Wildwood and Grand Ave Shell station was to be turned into a charging station for EVs. Is that still in the works? It would be handy if the cables could be completely retracted so they can't be cut off and stolen.
- Parking for residents in the Highland civic area is difficult. With the school parkers, church, weddings and community festivals, parking should be a major concern when looking at zoning and what will be permitted.
- Bowling alley
- This isn't within the scope of the question, but I'd love to see all the commercial properties have the ability to rebuild with a couple floors of residential housing above them
- There is only one store in Piedmont and a lot of banks and a gas station. I'd like to see the center of Piedmont specifically have some more lively stores and additions to Mulberries such as a pizza place, or a cafe creating a place to hang out.
- Cafe or restaurant.
- Mixed use, multi-family housing. I want to see some density along Grand and in Civic Center.
Senior housing in particular.
I would also like to see childcare facilities permitted in a streamlined fashion.
- Co-working space, bookstore, Clay studio, florist
- Places that serve as venues to gather and build community would be great! Mulberry's is the only business of that nature right now.
- Yogurt, ice cream, boba, hamburgers, kid/teen family food. Inexpensive, not high end but accessible, not a chain. OR Coffee shop with a homey casual vibe for parents and teens to hang out

- Would love to see more places that kids and adults in the community can gather! I love how the Beach Area is so lively with many families in the area coming to gather and hang out. I hope we can add to this on the Grand Ave area.
- Pub/Bar, beer & wine, food, limited hours.
- No
- a library (pls bring back library return box)
- EV car / tesla charging station
- Farmers market
- Bookstore, used bookstore
- A cafe or restaurant in the middle of town!
- Coffee/Tea retailer
- Teen hangout
- Library
- Movie theater. Things for teens to do.
- Restaurant, gym
- Bakery & restaurants in the center of town.
- I would love to see all the banks and real estate agents out of the buildings in town and replaced with businesses that support the schools, that bring people to the park to hang out, that help families of working people. That help support the teens by giving them work experience while in a safe place.
- Maybe a bakery like La Farine, but we do have several in Montclair and on Piedmont Ave., and good options at Mulberry's, so probably not a great option.
- Restaurant/café
- Multipurpose Wood shop or craft studio. Venue for repair reuse repurposing items.
- A library!
- restaurant/café
- Green grocer/health food store, bakery, boba tea, thrift store, taqueria
- I'd love to see the Piedmont Ave branch of the Oakland public library move into Piedmont
- would love something that brings people together like a cafe. I love Convenient/BonFair/Mulberrys but we need some other food and a place to sit. We could have the banks start selling food and turn the empty desks to tables. Even if it's just food being sold at the new pool between PRD aqua aerobics classes.
- Coffee shop, sushi shop, Chinese food, book store with a café
- No
- Cafes, restaurants, please!
- I think there should be a diversity of uses. Right now it feels like banks and offices. I'd like to see more options. Most importantly a little more life and some local food choices.
- Bakery specifically
- Library. Event space that could be rented out with kitchen access. Food truck gathering (like SF has 'off the grid').

- No additional uses, but I think it would be worth considering adding commercial zones, especially with the new development in Moraga Canyon.
- If there are retail stores or restaurants, I hope they will be encouraged not to charge high prices simply because they believe they are in a wealthy community. Not everyone in Piedmont is wealthy. I am dismayed that my teen is paying \$8 at Mulberrys, out of her hard-earned money from her job, for lunch for something that would cost less than \$4 at a supermarket. Would love to see more community-minded standards implemented when there is such limited commercial real estate in the town center.
- Get rid of the ugly, polluting eyesore of a gas station in the middle of Piedmont and replace with an electric charging station
- Brewery
- Cycling shop would be great as there are some recreational riders in Piedmont.
- Pharmacy, Boba tea, full on restaurant.
- Drop in space for remote workers
- Childcare, eldercare - Piedmont needs to have more resources for those caring for the young and old
- Teen hang out space, club house, entertainment area (e.g. foosball, arcade games, pool table, tvs, soda machines, live music).
- Ice Cream shop. I guess it falls under "Cafe" but something that is community friendly, no alcohol, stays open after Mulberry's Market closes.
P.S. My teen daughter said "there are at least 20 students in line at Mulberry's during our lunch period; it would be nice if there was one more spot we could get a quick sandwich/lunch."
- More food opt. More gathering spot options Grab and go dinner places. The sushi place on Piedmont Avenue is a good example. They have a fresh case that you just grab your lunch or dinner and head out. A lot of busy families in town would appreciate some new lunch and dinner options
- Library, post office.
- Children's play center or similar.
- We need a good coffee shop!
- Bookstore/ library
- Café, restaurants
- There should be a conditional category such as: Other uses determined by the PC to be compatible with existing uses.
- Restaurant.
- A sports equipment store where one can pick up a can of tennis balls, get an outfit for all the sports played in Piedmont. And maybe grab some Piedmont supporter souvenirs.
- Flower shop
- Bakery
- Exercise studio

- No
- When I think of ideal neighborhood I wish Piedmont was comparable to as a walking community... I think of rockridge: Library, Trader Joe's, ice cream/dessert, small restaurants. Less so Grand or Piedmont.
- grocery - fish market, butcher, produce market
- Florist
- Particularly in the city center, it would be nice to have a place that could be a "hang out" spot- such as a cafe with indoor/outdoor seating and/or a bookstore with cafe.
- Book store, art supplies store
- Parklets/Pocket Parks
- Bicycle store.
- Survey doesn't mention gas stations.
- None that I can think of at this time.
- Creative spaces, like a pottery studio, knitting store, or a place for workshops and classes should also be allowed if they are not already included in other allowable categories.
- Small cafe with unique retail
- Yes, lots, many of which are in their infancy. All businesses ought to be considered outright with standard limitations to ensure they blend in with the community, promote quality of life and meet the City's intended vision and values. If any business meets these objectives then why would we not consider them? Zoning regulations are a necessary tool (since if everyone was always thoughtful, considerate and communicative we would not need them), consequently, it's all about clear communication with the owner, easily understood expectations, measurable effects, enforceable restrictions and if necessary prompt enforcement. Should there be non-compliance there needs to be strong prompt consistent enforcement to bring them into compliance or move them out (if truly not compatible). Assuming the above, the issues are really about the City treating all businesses equitably and having the foresight to understand how all business may potentially impact the community. I'm for all businesses that promote community well being and health, not for those that disturb the public peace, hurt our environment, reduce or consume an overabundance of natural resources, etc...Especially as tech progresses there will be lots of business types that are not on this limited "list"; e.g. what if someone wants to use a facility for an indoor urban mushroom "farm" that has public tours to promote eco farming or an art gallery/studio (that has opening parties) or a business training college or a decarbonization research lab, etc? All of the above should be included and more - some have yet to be "labeled". I would like to see Piedmont embrace innovation and reinvention without always having to redo/revise policy or send businesses through a costly cumbersome process (no I don't own a business or plan to). How can Piedmont think outside the box to ease the burden on staff and businesses (and the community)? What are other innovative small cities doing to improve fluidity of business development and success? Regardless, please find a way to make it consistent and easy up front on businesses so that we diversify the little commercial space that exists and support businesses so they flourish. BTW, please

also consider increasing commercial and residential opportunities on public sites, mixed use done well could be mutually beneficial to the community. Thank you.

- Bike and e-bike sales and service.
- Traffic flow does not lend itself to commercial center flow or sense of place. The most efficient traffic light is at Highland & Oakland. The rest of lights are archaic and time consuming for both sense of place, pedestrian traffic and blended automobile flow. The worse is yet to come. The 5-6 way current traffic lights at Wildwood and Grand will turn into a nightmare with more shopping. The City should cooperate with Oakland to make "Roundabouts" at Grand & wildwood and perhaps Grand and Oakland. This has proven to reduce speed, increase flow and increase pedestrian safety. This would also "demark" an entrance to Piedmont creating a sense of place and NOT just another stoplight in Oakland with Piedmonts lower income housing.
- We need more third places in Piedmont.
Third places are social environments separate from home and work, such as cafes, co-working spaces, gyms and fitness studios, and community centers. These spaces foster community engagement, social interaction, and personal well-being.
They provide neutral ground where people can connect, regardless of social status.
Third places offer mental health benefits by providing a break from daily stressors and combating loneliness. They contribute to happiness and life satisfaction by creating a sense of belonging.
These spaces can enhance neighborhood safety by increasing community vigilance and fostering a sense of shared responsibility.
Economically, increase nearby property values by making a town a more desirable place to live.
By promoting social cohesion, improving well-being, and supporting local economies, third places are vital for building strong, connected communities. Investing in these spaces is an investment in the community's social fabric, health, and overall quality of life.
- Not exactly related, but I'd love to see a street around the new pool closed
- Charging station
- A LIBRARY!!!!
- No
- Bookstore.
- Arcade, mini golf, kid zone type of establishment.
- Yoga studio?
- Bookstore, cat cafe, small grocery store like mulberries
- A farmers market!
- Coffee shop
- No
- no
- Would love to see a family-friendly cafe/restaurant with lots of outdoor seating that serves beer/wine in the evenings.

- Ice cream, gelato or Frozen yogurt! A fun place for families! We need a salad healthy restaurant. Mixt or TenderGreens.
- No (assuming the pool is finished eventually)
- No
- I'd like to see a high end boutique like McMullen ... or a Serena and Lily.
- We have too many banks already
- workout center
- Piedmont needs business revenue. Bring in whatever!
- A grocery store / deli that could compete with Mulberry's and help bring down their prices.
- Coffee shop/cafes with outdoor seating for working
- All businesses should require a conditional use permit.
- POST OFFICE
- Nothing missing, but I want to make sure there is not chance of a dispensary popping up in town. The gas station already sells (and to under age kids) tobacco and vaping supplies.
- Literally everything should be allowed. However, it's a fantasy to think we will get more retail; the effort should be on preserving what we have, because we will likely loose that once these sites redevelop for housing.
- Coffee shop; gas station; drug store.
- A small bridge (card playing center). So many people play bridge in Piedmont, young and old. The younger, the better for the kids. My bridge teacher started at age 5. It is excellent for math, strategies, statistical analysis, and brain health. Look at what ACBL is doing for youth. Amazing. My bridge teacher, who graduated from the University of Georgia, is working for Bain Consulting on their consultant side, with B.B.A. in Management Information Systems and a B.S. in Mathematics with an area of emphasis in Financial Mathematics. I think the Bridge is a fun game with a lot of upside potential for kids and adults.
- Maker Space, Arts/Crafts center, Food Hall with different vendors, and a farmer's market!
- I would like to see a bike shop, pastry shop/bakery, bread shop, bookstore, bagel store, Vietnamese sandwich shop, BBQ, ice cream shop, in our city.
- Residential along Grand Avenue if it doesn't interfere with existing neighborhoods
- No
- NO cannabis
- Not that I can think of
- A POST OFFICE in Piedmont would be very helpful, especially since the one in Montclair is having so much trouble, it is never open on time anymore. Or a place to put already paid postage packages please.
- A BETTER PLAYGROUND for babies, toddlers and kids. They really are sub-par in Piedmont. Why are you taking away the dog pooper scoopers? You are locking the boxes which is ridiculous and now they are cheap thin plastic bags. The gas station could have more competitive prices please.

Thank you for asking!

- Wine bar!
- Yes, want to see more housing, with or without a commercial ground floor use.
- Would also DEMAND City remove the restriction on commercial uses must serve primarily Piedmont residents. It is racist and illegal! Could you imagine Oakland saying this and keeping Piedmonter out.

Last, government services and offices should be allowed in commercial zone. Community center, small library branch,

- Ice cream or soda shop. Residents apparently line up at the ice cream truck nearly all year long. Apparently they want that.
- Pop up spot for food vendors-just for new introductions of fairly local vendors eg we personally knew Z of Rize Up bakery when he started out and would have loved to have him run a pop up here
- pharmacy
art studio
something like a diy ceramics studio
- We need bakeries to be specific.
- Kids indoor playspace. Like an indoor play gym with attached food & drink options.
- No . I do not want new businesses in Piedmont.
- childcare
- Performance/arts/live music space
- Grocery store
- Housing
- An outdoor cafe for lunch and coffee.
- No
- Just want to say it loudly . Piedmont needs another place to sit down inside/ outside and enjoy some food, visit friends. . . Especially for the older population.
- No. It seems to me that the competing considerations for all potential new uses are that the schools might benefit from a larger tax base, but in most of the commercially zoned areas of Piedmont the customer/clientele base needs to be limited due to parking and traffic concerns.

It's not clear to me how helpful a survey or feedback like this will be to the decisionmakers, but it seems to me that it is very thoughtful for Piedmont leaders to ask residents their opinion on such issues.

- No
- We need a large space for a cafe.
- Large so that one can read, write, but also allow friends to hook up. Hence a large space, not a closet.
- 1.EV charging station, with personnel, not un-manned
2.Service station, mechanic
3.Daycare

- E-charging stations which look like a gas station with an art deco design
- Library
Post office
- NO
- Restaurants
- No
- Not sure if this is off topic but would be great if they used the theater at the high school for small entertainment gatherings - like movies, music, etc. this could help raise revenue for the city and school. Also - would be nice to have food/drinks such as coffee carts, hot dog carts, at the sporting events on weekends or in the park.
- A “food place” where the PHS kids can walk to and get takeout. Maybe a designated location where food trucks can park during the lunch hours. Currently most students walk to the gas station and eat junk food. They say it’s because it’s a lot less \$ than mulberry’s.
- A small hotel with ice cream candy shop like there used to be? Members only club?
- Open to ideas - but not another bank!
- Open to ideas - but not another bank!
- Children's entertainment (such as indoor play zones), cafes, cooking classes
- I would allow electric vehicle charging stations. Although most homeowners wouldn't use them, apartment dwellers and City, PUSD or private employees might. (May be they already are some, in which case maybe no need to provide more)
- Any Businesses that will help support the high cost of RepublicServices to the residents.
- Dispensaries, Head Shops, Fast Food,
- Bakery, ice cream/yogurt, thrift store,.
- Optometry services.
- An independent small grocery store similar to Village Market in Upper Rockridge.
- -A teen center with a cafe/restaurant that functions as a non profit/fundraiser for PUSD and can be tied to MHS / PHS curriculum -interdisciplinary food studies program (Slow Food, hospitality studies, travel studies, ecology environment, etc)
- a commercial kitchen rental space for (see Berkeley examples)
- homeless shelter for the people we kick to Oakland
- no chains, no big box stores,
- Arts and craft shops
- Yes. How about a beer garden?
- Cannabis
Bakery
Bar with live music
- Farmers market, food trucks at Dracena and Piedmont Parks
- Co-working space (not individual offices but an open co-working space); fast casual restaurant (like pizza slice, taco shop)
- Outside cafe restaurant

- maker spaces
- Teen and kid activity hangout places - eg pool hall etc
- not that i can think of
- Don't think so
- no
- Mailing and public notary services
- Bakery, grocery, coffee/bagel shop
- Art and / or craft galleries .
Bookstore
Antique Store
- No
- Live music venues ð

Bakery

- No but we really need to have some more cafes and restaurants here. Otherwise the town feels cold.
- We need cafe's and restaurants and neighborhood serving shops
- Chinese Restaurant
- Acupuncture, massage, healing arts and yoga.
- Hobby game store? (Frequented by collectors and could be beneficial as a community gathering place/tournament host for tabletop extracurriculars, such as chess, game nights, etc.)
- Wine shop, coworking space, bakery,
- coffee shop with some space to work
- Bakery, Deli
- No
- An additional mixed used building like a third space for the youth
- no
- NO
- Cafe, Cafe with Alcohol,
- Get rid of the banks!
- Bookstore
- Restaurant pop-ups: rotating guest chefs offering different menus for a limited amount of time rather than one restaurant with same menu all the time. Farm to table, locally sourced cuisine.
- None
- Any legitimate business who would provide tax revenue to the city and could serve city residents should be allowed.
- More places that kids can enjoy like mulberries
- Not really
- Coworking
- Ice cream, fro yo, boba?
- There's very little space in Highland. Would love to see some effective space sharing that allows for breakfasts, a cafe, lunches, and a tavern.
- Brewery.
- butcher shop, produce market
- In the last small town we lived in, there was a really nice, small grocery store that figured out what the residents used/needed and stocked those items, plus some things you didn't yet know you needed or wanted. They had a great deli, a great meat counter, organic veggies of all sorts, and all of the sundries you might need. (It was bigger and better stocked than Mulberrys). It was a luxury to have and I would love to see something like this here.
- No, I just think we should be more open to business in Piedmont. It would be nice to see what would work instead of deciding that nothing would.