



# STATUS OF HOUSING ELEMENT PROGRAMS IMPLEMENTATION

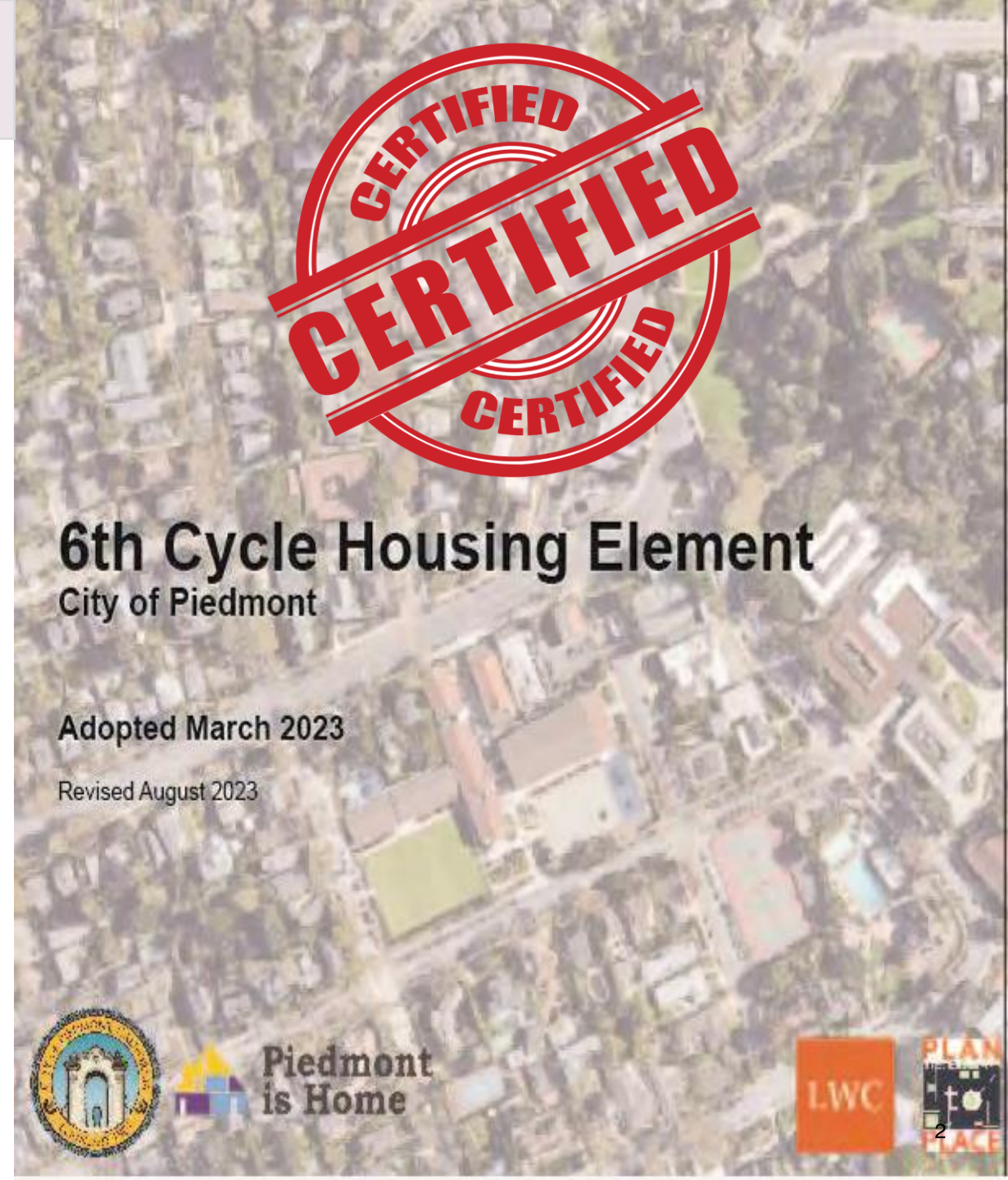
Piedmont City Council

November 20, 2023



# Piedmont's Current Status

- ✓ Letter of Substantial Compliance received
- ✓ Zoning Ordinance updates with adequate sites by Jan. 2024
- ✓ Draft Environmental Impact Report (EIR) posted for public comments



# HE Implementation Plan

Categories:

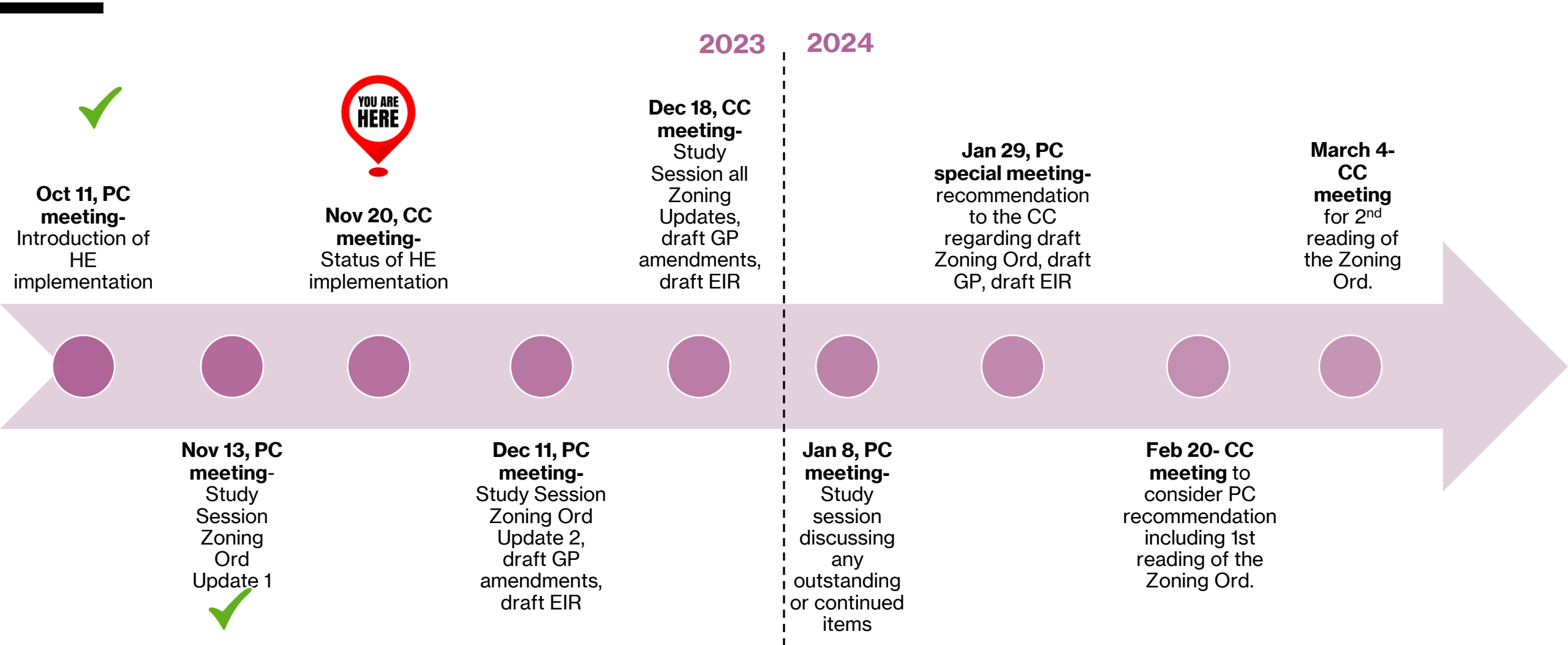
**Revisions to Zoning  
Ordinance**

**Other Programs to be  
Implemented within a strict  
timeframe**

**General Plan amendments  
and EIR**

**Programs that are on-going or  
that have a more generous  
timeframe**

# HE Implementation Schedule



# Revisions to Zoning Ordinance Categorized

**Chapter 17  
PLANNING AND LAND USE**

**ARTICLE 1. GENERAL PROVISIONS**

- 17.02 Title; Intent; City Charter
- 17.04 Applicability and interpretation
- 17.06 General requirements
- 17.08 Establishment of zones; Zoning map; Interpretation

**ARTICLE 2. ZONING DISTRICTS: USES AND REGULATIONS**

- 17.20 Zone A: Single family residential
- 17.22 Zone B: Public facilities
- 17.24 Zone C: Multi-family residential
- 17.26 Zone D: Commercial and mixed-use commercial/residential
- 17.28 Zone E: Single family residential estate

**ARTICLE 3. SPECIAL REGULATIONS**

- 17.30 Parking
- 17.32 Fences; Walls; Retaining walls
- 17.34 Landscaping
- 17.36 Signs
- 17.38 Accessory dwelling units
- 17.40 Residential rentals
- 17.42 Additional bedrooms in existing dwelling units
- 17.44 Home occupations
- 17.46 Wireless communication facilities
- 17.48 Cannabis cultivation and facilities
- 17.50 Non-conforming uses and structures

**ARTICLE 4. ADMINISTRATION**

- 17.60 General provisions
- 17.62 Notice requirements
- 17.64 Hearings; Review; Term of approval; Conditions
- 17.66 Design review
- 17.68 Conditional use permits
- 17.70 Variances
- 17.72 Zoning amendments
- 17.74 Development agreements
- 17.76 Reasonable accommodation
- 17.78 Appeals; Calls for review
- 17.80 Enforcement

**ARTICLE 5. DEFINITIONS; MEASUREMENTS**

- 17.90 Definitions & Measurements

- ✓ Revisions by January 31, 2024.
- ✓ Revisions by March/April 2024 (minus program 4.T) .
- ✓ Revisions providing consistency with current State Laws and those effective January 1, 2024.
- ✓ Revisions with deadline of 2026.

# Revisions to Zoning Ordinance

TABLE 1: Zoning Ordinance Revisions – Due Date: January 31, 2024		
Programs		Status
1.D	Allow Religious Affiliated Housing Development in Zone A: Single Family Residential	<u>Study Sessions:</u>  Planning Commission - November 13, 2023  City Council - December 18, 2023
1.F	Increase Allowances for Housing in Zone B: Public Facilities	
1.G	Facilitating Multi-Family Development in Zone C: Multi-family Residential	
1.H	Increase Allowances for Housing in Zone D: Commercial and Mixed-Use	
1.P	General Plan Amendments- Please refer to Table 5 for status update on Program 1.L	

City Code Planning and Land Use Divisions: 17.20, 17.22, 17.24, 17.26, and 17.28

<b>TABLE 2: Zoning Ordinance Revisions to be made Concurrently with those in Table 1 (previous slide)</b>		
<b>Programs</b>		<b>Status</b>
1.M	Manufactured and Mobile Homes	<u>Study Sessions:</u>  Planning Commission - November 13, 2023 City Council - December 18, 2023
4.I	Health and Safety Code 17021.5 Compliance	
4.N	Allow Transitional and Supportive Housing by Right in Zones that Allow Residential Uses	
4.O	Allow Low Barrier Navigation Centers by Right in Zones that Allow Residential Uses	
4.P	Residential Care Facilities	
4.V	Allow Emergency Shelters as Accessory Uses to Religious Facilities in Zone A	
5.H	Housing for Extremely Low-Income Individuals and Households	
5.L	Definition of Family	
State Law	State Density Bonus	
1.J	SB 9 Facilitation Amendments	
4.L	Allow Parking Reductions for Multi-Family, Mixed-Use and Affordable Projects	
4.Q	Parking Reductions for Persons with Disabilities, Seniors, and other Housing Types	
State Law	AB 1308-Planning and Zoning Law: single-family residences: parking requirements	
4.T	Establish Standards for Emergency Shelters	Expected Start: Sometime in 2024.

City Code Planning & Land Use Divisions: 17.20, 17.22, 17.24, 17.26, 17.28 & 17.30. New Divisions: 17.52 & 17.54

# Revisions to Zoning Ordinance

**TABLE 3: Zoning Ordinance Revisions with a deadline of December 2024-January 2026.**

<b>Programs</b>		<b>Expected Start</b>
1.E	Require ADUs for New Single-Family Residence Construction	2025 or earlier
1.I	Lot Mergers to Facilitate Housing in Zones C&D	2025 or earlier
1.Q	Density Bonus Ordinance	2025 or earlier
3.G	Inclusionary Housing	2024 or earlier
4.U	Amend Conditional Use Permit Findings	2025 or earlier
5.I	Housing for Extremely Low-Income Families	2024 or earlier

City Code Planning and Land Use Divisions: Revisions are required



# Other Programs to be Implemented within a Strict Timeframe

<b>Programs</b>		<b>Status</b>
1.C	Public Engagement for ADUs	<b>Ongoing</b> Booth at Harvest Festival, Periodic newsletters, East Bay ADU Tour
1.U	Priority Development Area Designation	<b>Completed</b> Secured nominations for two sites- MCSP area site and Zone C and D along Grand Avenue. Sites were approved by ABAG-Resolution 13-2023 on September 8, 2023.
3.E	Affordable Housing Fund	Expected Start: Sometime in 2024
4.A	Media Strategy	<b>Ongoing</b>
4.B	Home Improvement Workshops	<b>Ongoing</b>
5.D	Accommodations for Disabled Persons	Expected Start: Sometime in 2024

City Code Planning & Land Use Divisions: No Revisions

# Programs that are underway

<b>Programs</b>		<b>Status</b>
3.F	Incentives for Rent-Restricted ADUs	<b>Largely Completed-</b> Adopted ordinance 769 on September 18, 2023.
1.L	Specific Plan	<b>Ongoing</b>
4.E	Temporary Staff Additions	<b>Ongoing</b> The Building Division is employing 6 part time staff to facilitate the processing of building permits and conducting building inspections. The Planning Division is employing 1 part time staff to increase capacity to facilitate the implementation of Housing Element programs.

City Code Planning and Land Use Divisions: No Revisions

# Programs that have a more generous timeframe



44 Programs



Promoting housing development, reviewing impact fees, studying local municipal tax, initiating several public information and education campaigns, clarifying the City Charter, obtaining grants to study gas station and brownfield remediation, maintaining rental units.



Initiated or completed by 2026

## Other Related Announcements



EIR for 2023-2031 Housing Element Implementation Project posted for public review on [www.piedmontishome.org](http://www.piedmontishome.org). Comments due December 18, 2023.



Draft General Plan Amendments consistent with the Housing Element to be made available for public review in early December 2023 and expected for discussion at December 18, 2023, City Council meeting.





Draft EIR

## Draft EIR published for Housing Element Implementation project

The City of Piedmont has published a Draft Environmental Impact Report (Draft EIR) for the implementation of City's 6th Cycle Housing Element for public review and comment.

The Draft EIR and all appendices are available for review at City Hall (120 Vista Avenue) or for download on this website:

- [Draft EIR: 2023-2031 Housing Element Implementation Project \(PDF\)](#)
- [Draft EIR and individual appendices](#)
- [Published Notice of Availability](#)

Submit comments in writing by 5pm December 18, 2023 to Planning & Building Director Kevin Jackson by email at [kjackson@piedmont.ca.gov](mailto:kjackson@piedmont.ca.gov) or by mail at 120 Vista Avenue, Piedmont, CA, 94611.

## Previous Updates

### Moraga Canyon Specific Plan update

The City of Piedmont has begun work on the [Moraga Canyon Specific Plan](#). This initiative will study all City-owned land in Moraga Canyon, including Blair Park, Coaches Field, Kennelly Skate Park, and the City's Corporation Yard.

The goal of the planning process is to create a detailed plan for how to:

- maintain and improve existing City facilities, open space, and recreational amenities in the area
- improve traffic and wildfire safety, and
- incorporate 132 units of new housing, 60 of which would be reserved for lower income households.

Visit [the Moraga Canyon Specific Plan page](#) to learn more about the project and how community members can participate in the planning process, including a Community Workshop on Thursday, November 30, 2023.

### Revised Housing Element submitted to HCD for review

The City submitted a revised 6th Cycle Housing Element to HCD for review on Friday, September 8. Revisions are shown in track changes in the amended document:

- [Revised Housing Element Dated August 2023](#)

MCSP  
Updates

Adopted and  
certified HE

### Upcoming Events



City Council  
Nov 20, 2023



Moraga Canyon Specific Plan Community  
Workshop  
Nov 30, 2023



Planning Commission  
Dec 11, 2023

### Past Events



Recreation Commission  
Nov 15, 2023



Planning Commission  
Nov 13, 2023



Park Commission  
Nov 1, 2023



East Bay ADU Tour  
Please join Planning & Building Department staff at the  
information booth at the Harvest Festival from 11 am to 3 pm.  
Oct 21, 2023

[View All Events](#)

Staff reports,  
presentation slides  
and meeting  
agenda