



INTRODUCTION TO HOUSING ELEMENT PROGRAMS IMPLEMENTATION AND ZONING ORDINANCE UPDATES

Piedmont Planning Commission

October 9, 2023

Agenda Item#3



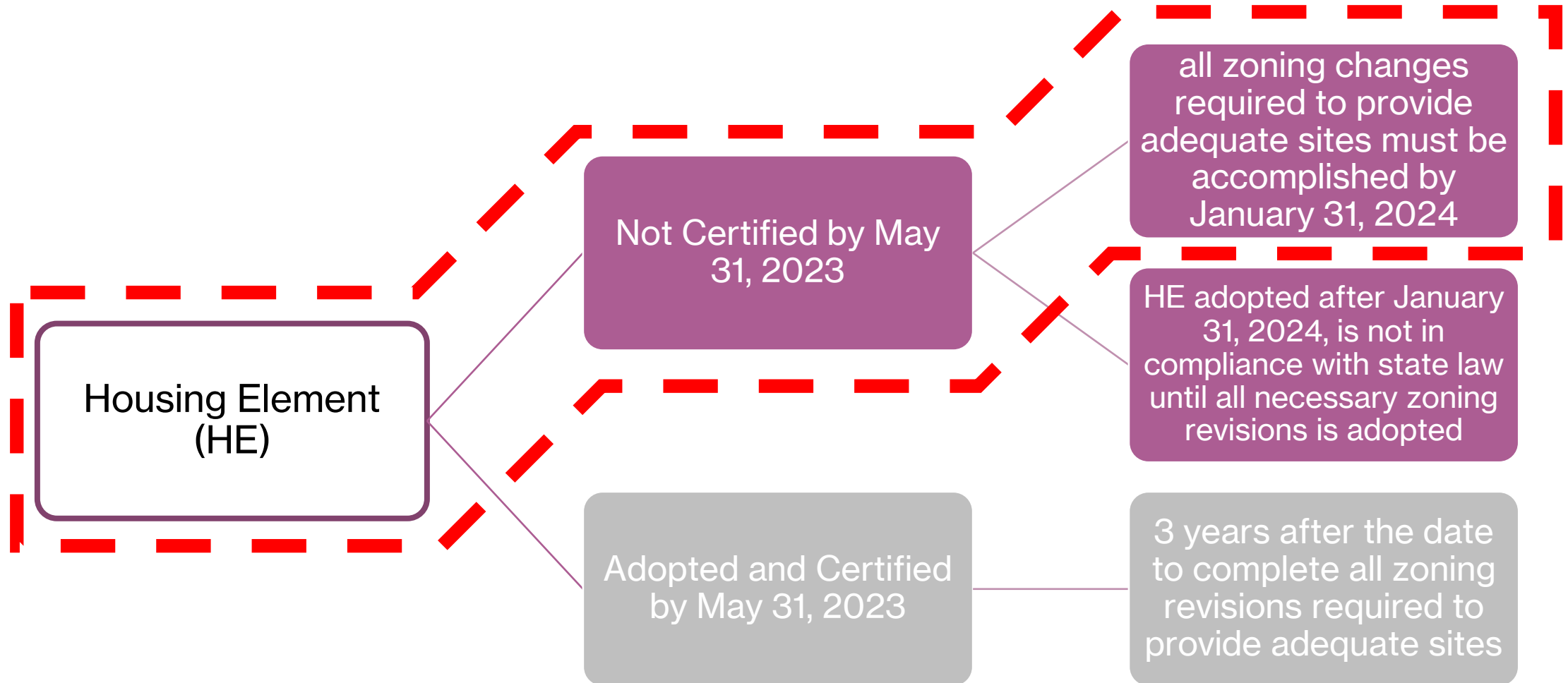
BACKGROUND

Housing Element (HE)



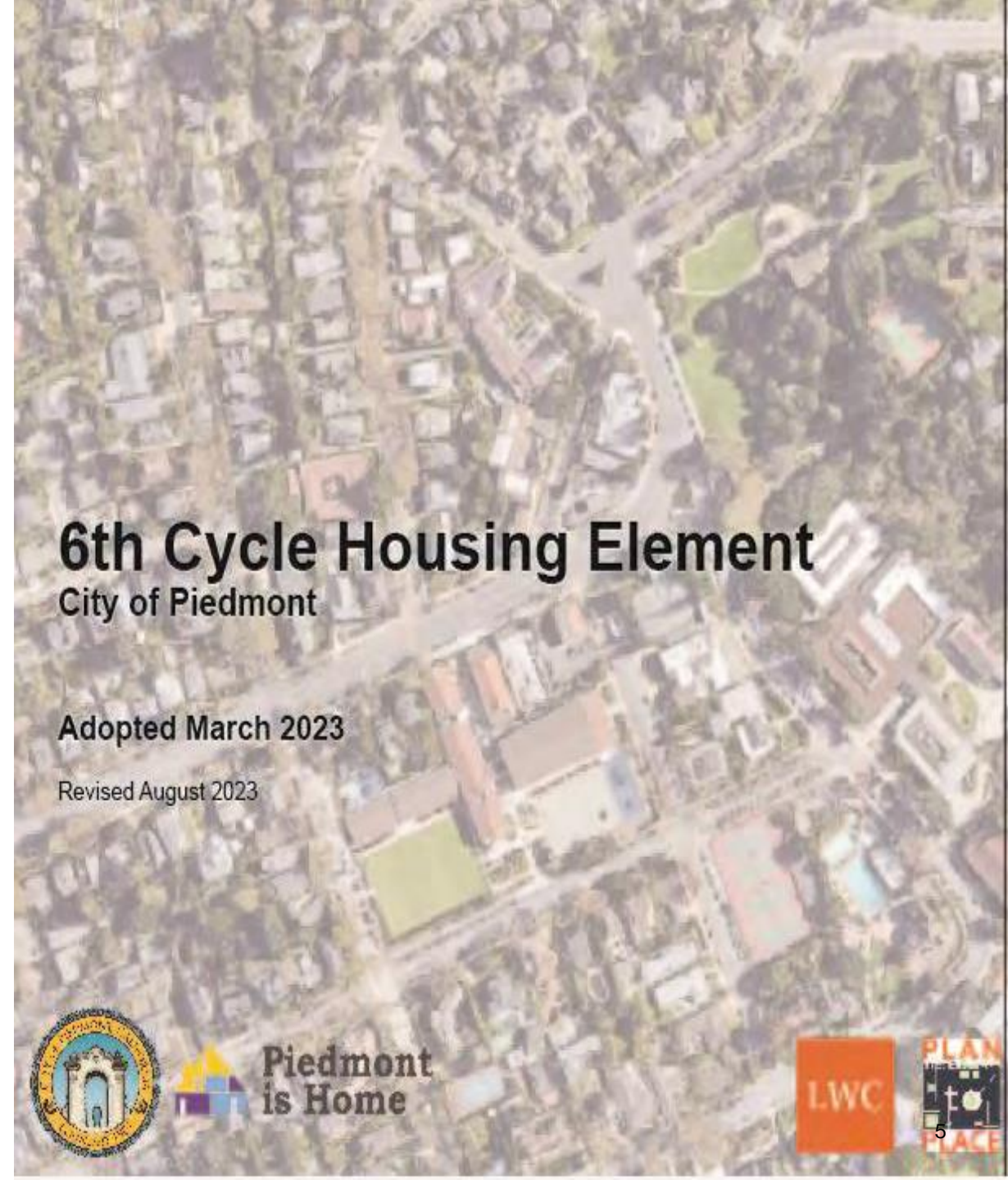
- ❑ The HE, a crucial component of the City's General Plan, outlines the City's strategy for conserving its existing housing stock, creating new housing affordable to households of all income levels, and meeting the needs of all residents, including seniors, people with disabilities, and other special needs groups.
- ❑ **Piedmont's HE includes seven goals, 56 policies, and 71 programs.**
- ❑ The HE must be updated every eight years.
- ❑ The Housing Element must also be reviewed and approved (i.e., certified) by the California Department of Housing and Community Development (HCD) to ensure compliance with statutory requirements. Failure to adopt a Housing Element or to receive state certification can result in financial penalties, loss of local planning control and grant funding, and potential legal challenges.

HE Implementation Timeline



Piedmont's Current Status

- ❑ HCD did not certify Piedmont's HE by May 31, 2023.
- ❑ Must complete Zoning Ordinance updates that provide adequate sites by January 31, 2024 - **Programs I.F, 1.G,1.H and 1.P.**
- ❑ A revised HE was submitted to HCD on September 8, 2023, for a 60-day review.
- ❑ The following slides will provide information on all the Zoning Ordinance updates by priority. The slides also include other HE programs (with a deadline) that are currently on-going, are completed, and are yet to begin.



6th Cycle Housing Element

City of Piedmont

Adopted March 2023

Revised August 2023



HE Implementation Breakdown

The Housing Element (HE) implementation plan can be divided into these categories:

Revisions to Zoning Ordinance

- Diverse housing types

Other Programs to be Implemented within a strict timeframe

- Promote housing equity
- Support community outreach

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

- Promoting housing development
- Various studies and analysis



Revisions to Zoning Ordinance

Revisions Categorized

- These revisions require both Planning Commission and City Council actions.
- The revisions to the Zoning Ordinance can be divided into 4 categories:
 - Revisions to be completed by January 31, 2024. will be presented to PC in November/December 2023.**
 - Revisions to be completed by March/April 2024. will be presented to PC in November/December 2023.**
 - Revisions that implement the State Laws that are in effect currently
 - Revisions that have a deadline of 2026.

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

TABLE 1: Zoning Ordinance Revisions that must be completed by January 31, 2024.

Programs		Status
1.D	Allow Religious Affiliated Housing Development in Zone A	Draft Revisions Underway
1.F	Increase Allowances for Housing in Zone B	Draft Revisions Underway
1.G	Facilitating Multi-Family Development in Zone C	Draft Revisions Underway
1.H	Increase Allowances for Housing in Zone D	Draft Revisions Underway
1.P	General Plan Amendments	Draft Revisions Underway- Please refer to Table 5 for status update on Program 1.L

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

TABLE 2: Zoning Ordinance Revisions to be made Concurrently with those in Table 1 (previous slide)

Programs		Status
1.J	SB 9 Facilitation Amendments	Expected Start: 4 th Quarter 2023
1.M	Manufactured and Mobile Homes	Draft Revisions Underway
4.I	Health and Safety Code 17021.5 Compliance	Draft Revisions Underway
4.L	Allow Parking Reductions for Multi-Family, Mixed Use and Affordable Projects	Expected Start: 4 th Quarter 2023
4.N	Allow Transitional and Supportive Housing by Right in Zones that Allow Residential Uses	Draft Revisions Underway
4.O	Allow Low Barrier Navigation Centers by Right in Zones that Allow Residential Uses	Draft Revisions Underway
4.P	Residential Care Facilities	Draft Revisions Underway
4.Q	Parking Reductions for Persons with Disabilities, Seniors, and other Housing Types	Expected Start: 4 th Quarter 2023
4.T	Establish Standards for Emergency Shelters	Expected Start: 4 th Quarter 2023
4.V	Allow Emergency Shelters as Accessory Uses to Religious Facilities in Zone A	Draft Revisions Underway
5.H	Housing for Extremely Low Income Individuals and Households	Draft Revisions Underway
5.L	Definition of Family	Draft Revisions Underway
Sate Law	State Density Bonus	Draft Revisions Underway

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

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

Programs		Status
1.I	Lot Mergers to Facilitate Housing in Zones C&D	Expected Start: Sometime in 2025
1.Q	Density Bonus Ordinance	Expected Start: Sometime in 2025
3.G	Inclusionary Housing	Expected Start: Sometime in 2024
4.U	Amend Conditional Use Permit Findings	Expected Start: Sometime in 2025
5.I	Housing for Extremely Low-Income Families	Expected Start: Sometime in 2024

Planning and Land Use Divisions: 17.20, 17.22, 17.24, 17.26, 17.38, & 17.68 and a possible new division for Program 1.Q.



Other Programs to be Implemented within a Strict Timeframe

TABLE 4: Other Programs Not Requiring Zoning Ordinance Revisions

Programs		Status
1.C	Public Engagement for ADUs	<p>On Going</p> <p>Booth at Harvest Festival, Periodic newsletters, East Bay ADU Tour</p>
1.U	Priority Development Area Designation	<p>Completed</p> <p>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.</p>
3.E	Affordable Housing Fund	<p>Expected Start: 4th Quarter 2023</p>
4.A	Media Strategy	<p>On Going</p>
4.B	Home Improvement Workshops	<p>On Going</p>
5.D	Accommodations for Disabled Persons	<p>Expected Start: 4th Quarter 2023</p>

Planning & Land Use Divisions: No Revisions



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

TABLE 5: HE Programs that have Commenced

Programs		Status
3.F	Incentives for Rent-Restricted ADUs	Largely Completed- Adopted ordinance 769 on September 18, 2023.
1.L	Specific Plan	On Going
4.E	Temporary Staff Additions	On Going 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.

Planning and Land Use Divisions: No Revisions



SUMMARY



City staff is currently working on drafting several Zoning Ordinance updates amending Planning and Land Use Chapter 17 Article 2, Article 3 and Article 5; and creating media strategy for promoting new housing types and permitting process.



In addition, a new division to adopt state density bonus law is being drafted to be added within Article 3 of Chapter 17.



The City is preparing a programmatic EIR with assistance from Rincon Consultants and in coordination with the City Attorney's Office



This report is an informational item intended to update the Commission on Housing Element implementation and introduce Zoning Ordinance changes and other programs outlined in the 6th cycle Housing Element- **NO ACTION NEEDED.**



CONCLUSION AND NEXT STEPS

The Planning Commission will be asked to make a recommendation for both items listed below at upcoming regularly scheduled meetings. Implementing the programs included in Piedmont's approved 6th Cycle Housing Element is an important step to comply with State law.

Coming Soon:



Draft Zoning Ordinance revisions and the posting of the revisions for public review in advance of a future Planning Commission meeting.



The posting of a Program EIR and General Plan amendments for public review.



QUESTIONS & DISCUSSION