



PUBLIC HEARING NOTICE
City of Piedmont
2023-2031 Housing Element Implementation Project, Including
Amendments to General Plan and Piedmont City Code

Notice is hereby given that a public hearing will be held by the Planning Commission of the City of Piedmont on Monday, January 29, 2024 at 5:30 p.m., in the Council Chambers at City Hall, 120 Vista Avenue, Piedmont, California, in order to consider a recommendation on the 2023-2031 Housing Element Implementation Project (“proposed project”) and certification of an Environmental Impact Report and adoption of findings and a Statement of Overriding Considerations prepared for the proposed project in accordance with the California Environmental Quality Act. The proposed project includes draft amendments to the Piedmont General Plan and Piedmont City Code to implement Housing Element programs.

Project Location and Description: The proposed project would amend the City of Piedmont’s General Plan (hereinafter referred to as the “2009 General Plan”), including proposed draft amendments to the Land Use Element and other elements, and amendments to Chapter 17, Planning and Land Use, of the Piedmont City Code (PCC) to implement the City’s 2023-2031 Housing Element. The 2023-2031 Housing Element is designed to allow for the capacity to build housing in accordance with the Regional Housing Needs Allocation (RHNA) assigned to Piedmont. The amendments to Chapter 17 include citywide revisions to division 17.02 Title, Intent, City Charter in Article 1, General Provisions; modifications to the intent, permitted and conditional uses and development standards in Article 2, Zoning Districts; modifications to provisions related to parking, density bonus, accessory dwelling units, SB 9, residential rentals, and others, in Article 3, Special Regulations; new City Code divisions 17.52: Density Bonus and 17.54: Urban Lot Splits and Two-Unit Housing Development (SB 9) in Article 3, Special Regulations; modifications to Division 17.67, Ministerial Design Review Permits; modifications to Article 5, Definitions and Measurements; and other conforming revisions.

The proposed project anticipates development of a specific plan in the Moraga Canyon Specific Plan (MCSP) area. The proposed project also includes updates to the Environmental Hazards Element (which serves as the Safety Element and Noise Element of the General Plan) to implement the 2023-2031 Housing Element and reflect recent changes in State law. Further, the proposed project includes updates to other elements of the General Plan to achieve internal consistency, implement the 2023-2031 Housing

Element, reflect current conditions, and reflect regulatory changes since original adoption of the 2009 General Plan. Amendments to other General Plan elements include proposed draft amendments to the: Transportation Element; Parks, Recreation, and Open Space Element; Community Services and Facilities Element; Design and Preservation Element; and Natural Resources and Sustainability Element.

Environmental Determination: The City of Piedmont (City) has completed a Draft and Final Environmental Impact Report for the 2023-2031 Housing Element Implementation Project. The Draft and Final EIR is a program EIR.

Potential Project Impacts: The Draft and Final EIR found that the proposed project would have no physical environmental impacts related to agriculture and forestry resources and mineral resources. Impacts related to aesthetics, air quality, biological resources, energy, hydrology and water quality, land use and planning, population and housing, public services, recreation, and tribal cultural resources, would be less than significant. Impacts related to geology and soils and hazards and hazardous materials would be potentially significant but mitigable to a less than significant level. Impacts to historical resources, greenhouse gas emissions, noise, wildfire, transportation, and utilities and service systems and cumulative historical resources, greenhouse gas emissions, noise, wildfire, transportation, and utilities and service systems impacts would be significant and unavoidable.

There are sites in the City of Piedmont that appear on one or more of the lists of sites enumerated under Section 65962.5 of the California Government Code.

Public Review: The 45-day public comment period for the Draft EIR began on Friday, November 3, 2023, and ended on Monday, December 18, 2023. Comments received during the comment period were responded to, and those comments and responses are included in the Final EIR.

A copy of the Draft and Final EIR is available for review at the City's offices at 120 Vista Ave, Piedmont, CA 94611.

The Draft and Final EIR is also available for review and download on the City's website: <https://www.piedmontishome.org/housing-element-update>.

Members of the public and public agencies are invited to attend the public hearing or send written comments on any of the matters described in this public notice by January 25, 2024, at 5:00 p.m. Please mail your comments to Kevin Jackson, Planning & Building Director, City of Piedmont, 120 Vista Avenue, Piedmont, CA 94611; or send via email to kjackson@piedmont.ca.gov. Comments received after January 25, 2024, will be distributed to the Planning Commission at the dais on the day of the hearing.

If you challenge this matter in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City at, or prior to, the public hearing.