



Public Hearing Notice
Consideration of Amendments to Piedmont City Code and
to Piedmont Design Guidelines To Implement Multifamily
Objective Design Standards and Accessory Dwelling Unit Incentives

Notice is hereby given that the Planning Commission of the City of Piedmont will conduct a public hearing at a regular meeting at 5:30 pm on Monday, August 14, 2023 in Council Chambers, 120 Vista Avenue, Piedmont, CA, to consider the following actions: (1) a recommendation to City Council to adopt an ordinance amending the Piedmont City Code to add a Pre-approved Plans incentive for Accessory Dwelling Units (ADUs), implement Multifamily Objective Design Standards (MODS), add ministerial review procedures, and make other conforming changes; and (2) a recommendation to City Council to adopt proposed amendments to the City of Piedmont Design Guidelines.

The proposed amendments to the Piedmont City Code include amendments to Division 17.38, Accessory Dwelling Units, of Chapter 17, Planning and Land Use, including new incentives for rent-restricted ADUs for applicants using new City-approved plans for ADUs. The proposed amendments to the Piedmont City Code also include amendments to create a new Division 17.67, of Chapter 17, Planning and Land Use to establish procedures and standards for ministerial review of multifamily and mixed-use building types in Zone C and Zone D.

Proposed amendments to the City of Piedmont Design Guidelines include: (1) new objective standards for architectural elements to be used by City staff to review development applications for multifamily and mixed-use building types; (2) pre-approved plans for accessory dwelling units (ADUs); and (3) other conforming changes.

The proposed amendments to the City Code and Design Guidelines are exempt under the California Environmental Quality Act (CEQA). The amendments to address pre-approved architectural plans for ADUs are statutorily exempt from CEQA pursuant to Public Resources Code section 21080.17 and CEQA Guidelines section 15282(h) which exempts adoption of ordinances to implement Government Code section 65852.2 regarding accessory dwelling units. These amendments are also exempt under CEQA Guidelines, 14 Cal. Code of Regs. Section 15301 and 15303. The amendments related to Multifamily Objective Design Standards are exempt because it can be seen with certainty that there is no possibility that the adoption of Multifamily Objective Design Standards may have a significant effect on the environment. (Public Resources Code section 21065; CEQA Guidelines, 14 Cal. Code of Regs. Sections 15061(b)(3), 15378.) Further, these amendments are exempt under CEQA Guidelines, 14 Cal. Code of Regs. Section 15301 and 15303.

The proposed amendments to the City Code and Design Guidelines are available for public review on the City's webpage at <https://piedmont.ca.gov> as well as <https://piedmontishome.org>. They are also available at City Hall located at 120 Vista Avenue, Piedmont, CA 94611, between the hours of 8:30 a.m. and 5:00 p.m., Monday through Friday.

INTERESTED PERSONS MAY be heard at the public hearing, and written comments may be submitted prior to the public hearing(s). Written comments will be made a part of the public record. 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 noticed, or in written correspondence, delivered to the City of Piedmont at or prior to the public hearing.

You may choose to write your opinion and address the response to the Piedmont Planning Commission via email at Piedmontishome@piedmont.ca.gov or via U.S. Mail at Piedmont Planning Commission, 120 Vista Avenue, Piedmont, CA 94611.

All Planning Commission meetings are televised live on KCOM-TV, the City's government access TV station and will be available through streaming video on the City's website https://piedmont.ca.gov/government/meeting_videos

The City of Piedmont will publish the meeting agenda not less than 72 hours prior to the meeting. The agenda will be available online at: https://piedmont.ca.gov/government/commissions___committees/planning_commission

The agenda will also be posted at City Hall and Police Department bulletin boards.

QUESTIONS AND INQUIRIES regarding this matter, or to review information for the items described above, can be directed to:

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Posted on August 4, 2023