



**Piedmont
is Home**

City of Piedmont

General Plan and Zoning Ordinance Amendments and EIR

Planning Commission Public Hearing | January 29, 2024



Public Hearing Outline

1. General Plan Amendments
2. Zoning Ordinance Amendments
3. Environmental Impact Report
4. Action



Background



- Piedmont's 6th Cycle Housing Element was adopted on March 20, 2023.
- Piedmont's Housing Element was found to be in substantial compliance by California Department of Housing and Community Development (HCD) on November 9, 2023.
- Piedmont's Housing Element has 7 goals, 56 policies, and 77 programs.
- City staff and decision-makers have begun implementing the goals, policies, and programs.
- Six study sessions and staff briefings held October 9, November 13, November 20, December 11, and December 18, 2023, and January 8, 2024.



General Plan Amendments



Implementing program 1.P, General Plan Amendments, of Housing Element goal 1, New Housing Construction, and policy 1.2, Housing Diversity and Housing Mobility, guides the City to make amendments to the General Plan to ensure internal consistency, as follows:

“Program 1.P, General Plan Amendments. To ensure consistency between the City’s General Plan and the Zoning Ordinance, the City will amend the General Plan to allow the uses and densities as proposed under the Housing Element in Programs 1.D [*Allow Religious Institution Affiliated Housing Development in Zone A*], 1.F [*Increase Allowances for Housing in Zone B*], 1.G [*Facilitating Multi-family Development in Zone C*], 1.H [*Increase Allowances for Housing in Zone D*], and 1.L [*Moraga Canyon Specific Plan*].”



General Plan Amendments



High-level overview of the draft amendments to all General Plan elements:

- Land Use
- Environmental Hazards
- Transportation
- Design and Preservation
- Community Services and Facilities
- Natural Resources and Sustainability
- Parks, Recreation, and Open Space

Draft amendments were published to the City's websites on December 6, 2023, and community members were alerted by press release, news stories, and newsletter.



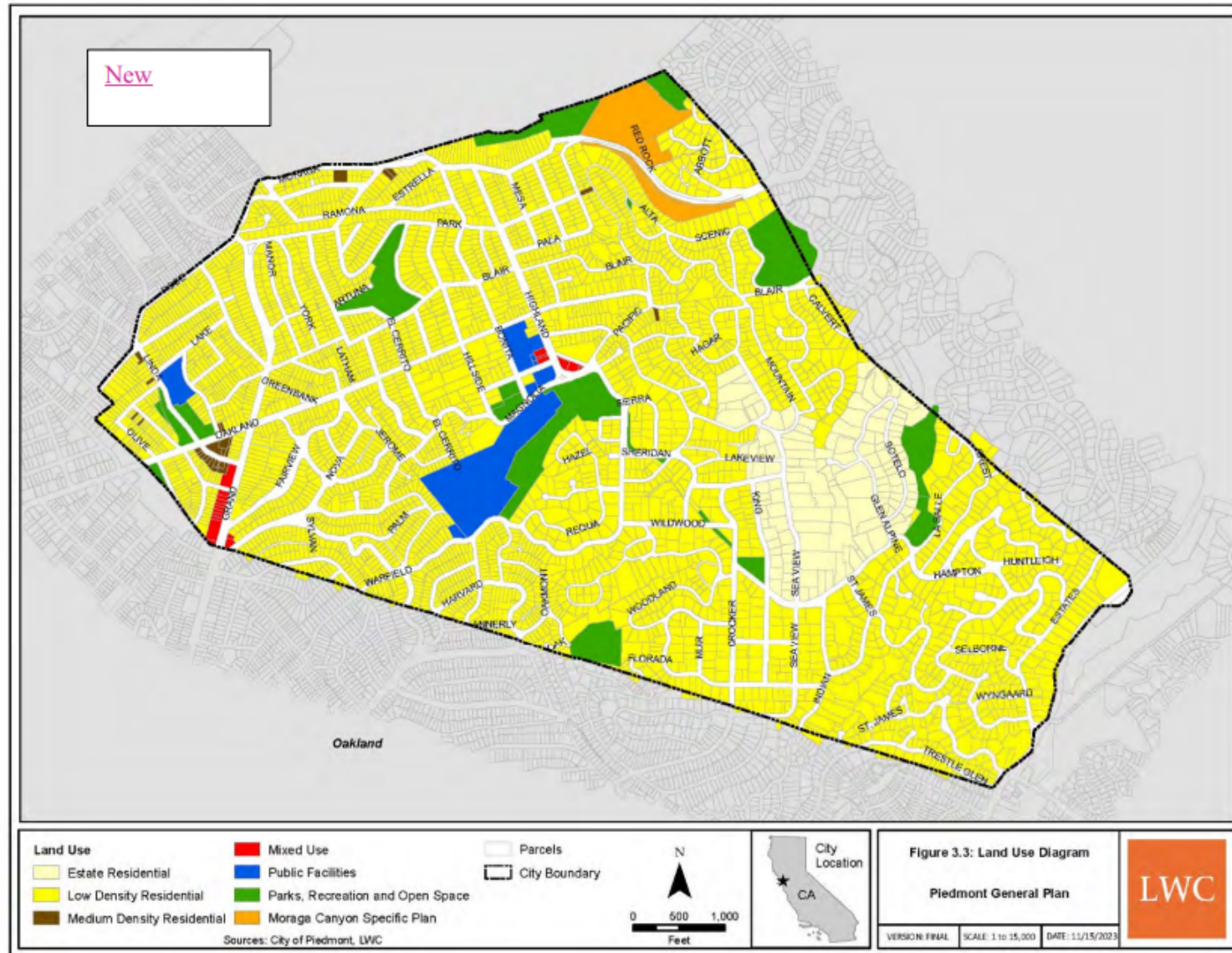
Land Use Element Amendments



- Increase development in Piedmont to allow religious institution affiliated housing development in Zone A (program 1.D), increase allowances for housing in Zone B (program 1.F), facilitate multifamily development in Zone C (program 1.G), increase allowances for housing in Zone D (program 1.H), and adopt a Moraga Canyon Specific Plan (program 1.L).
- Update background information to reflect current conditions and remove text and terms that obstruct implementation of the housing programs.
- Change Land Use Diagram (map and figure 3.3) to add a new land use designation and description for the Moraga Canyon Specific Plan, and include changes to the sites that correspond with existing Zone C boundaries.



Figure 3.3 Amended Land Use Diagram



Environmental Hazards Element Amendments



- Support housing element programs 1.D, 1.F, 1.G, and 1.L.
- Add new and amended noise and vibration policies related to construction.
- Update background information to reflect current conditions and remove text and terms that obstruct implementation of the housing programs.
- This element serves as the Safety Element and Noise Element for Piedmont.
- Comply with recent State legislation including SB 99, SB 379, and SB 1241.



Compliance with State Law

Legislative mandates for updating the Environmental Hazards Element:

- Mandated consistency updates triggered by the 8-year Housing Element (Senate Bill 1035, which amended Government Code 65302(g))
- Climate Change (Senate Bill 379)
- Evacuation (Senate Bill 99)
- Wildfire (Senate Bill 1241)



Scope of the Updates

Environmental Hazards Element

- New polices address wildfire prevention/management, flooding, emergency preparedness, and climate change
- Identifies populations vulnerable to climate change and updates climate change projection information
- New noise and vibration policies based on EIR analysis

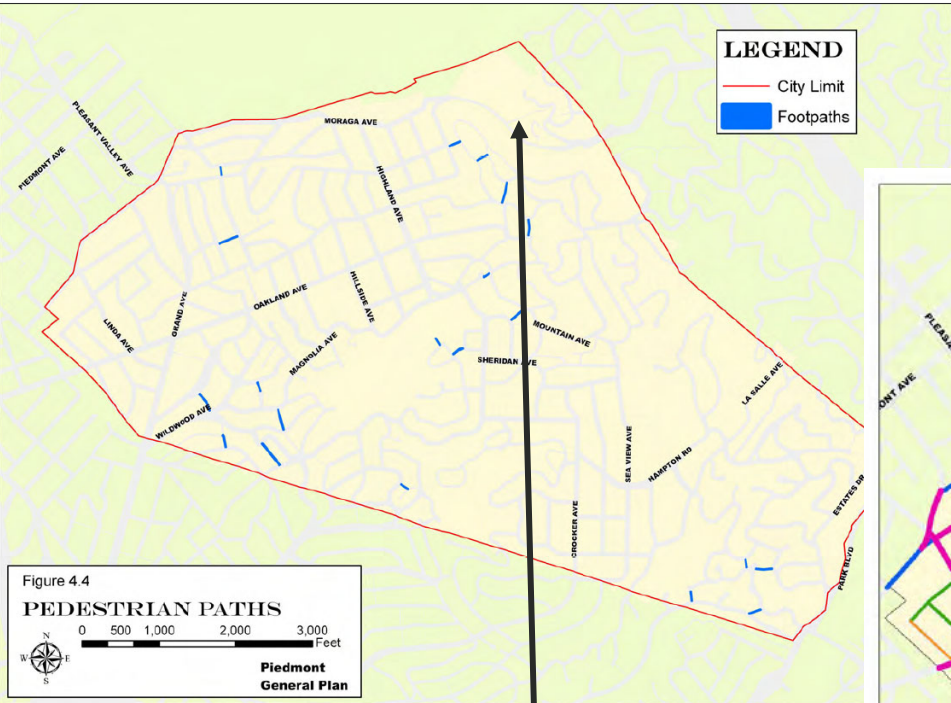


Transportation Element Amendments



- Support housing element programs 1.D, 1.F, 1.G, and 1.L.
- Add new and amended policies to support vehicle miles traveled (VMT) analyses and transportation demand management (TDM) to reduce reliance on single-occupant cars and trucks.
- Update background information to reflect current conditions and remove text and terms that obstruct implementation of the housing programs.
- Based on further analysis, staff recommends changes to Figure 4.2, Figure 4.4, and Table 4.4 of the Transportation Element to correct the width of Maxwellton Road to indicate it is less than 20 feet wide and to include Spring Trail in the list of City trails.





Staff recommends that Spring Trail be shown on Figure 4.4

Staff recommends that Maxwellton Rd be shown as under 20 feet wide

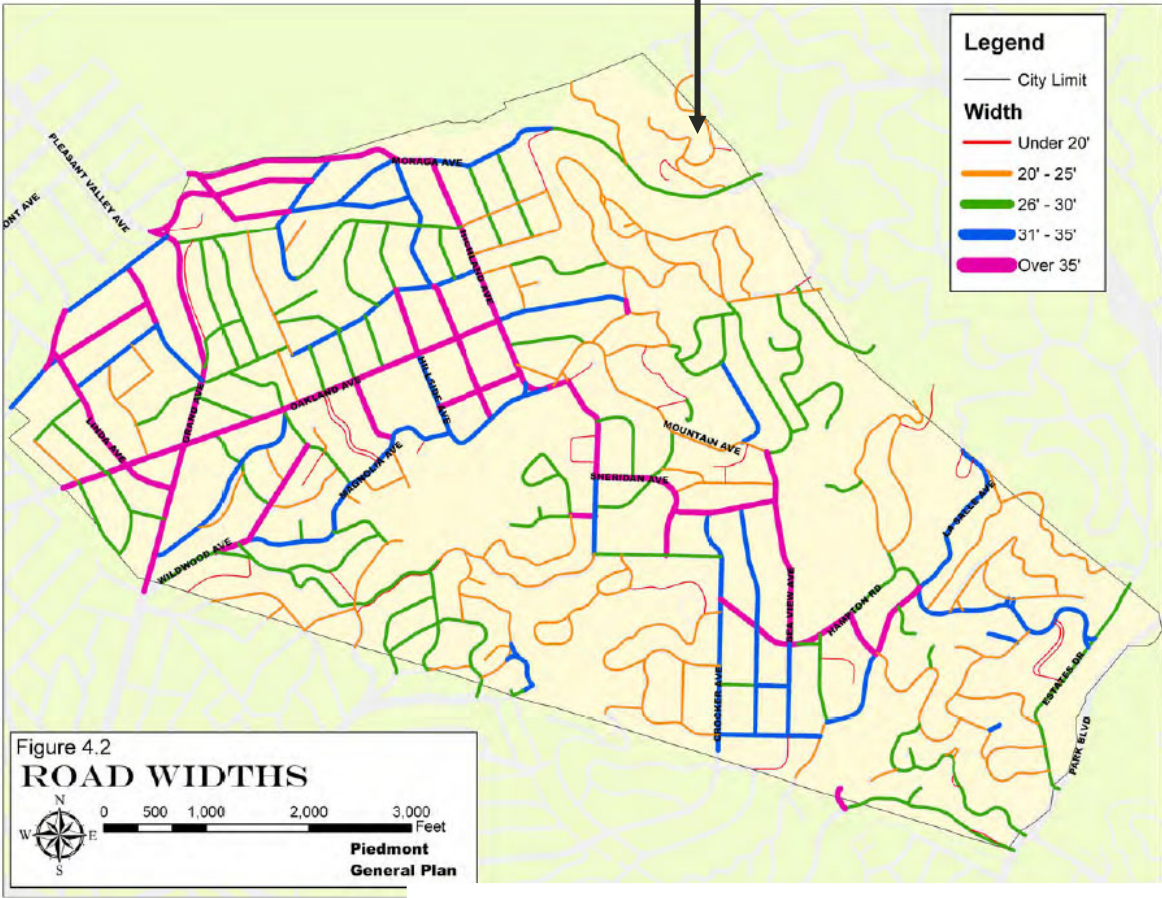


Table 4.4: Piedmont's Pedestrian Paths

No.	Location	Length (feet)	Visible from Street
1	Between 300-304 Ramona and Park Way	107	Y
2	Between 61-65 Arroyo and Ramona	106	Y
3	Between 33-37 Artuna and Monticello	169	Y
4	Between 68-102 York and Ricardo	272	Y
5	Between Pala and Scenic	161	Y
6	Between Scenic and Scenic	163	Y
7	Between 350-354 Blair and Scenic	281	N
8	Between 622-630 Blair and Pacific	210	N
9	Between 22-27 Piedmont Court and Mountain	89	Y
10	Between 17-29 Sierra and Mountain	217	Y
11	Between 129-131 Guilford and Hazel	153	N
12	Between 124-128 Hazel and City Park	102	Y
13	Between 50-58 Fariview and Nova	249	N
14	Between end of MacKinnon and Arbor	110	N
15	Between 144-200 Magnolia and Palm	246	Y
16	Between 220 Wildwood and Ranleigh	197	Y
17	Between 1155-1159 Harvard and Alley	110	Y
18	Between 50-60 St. James Place and Trestle Glen	120	N
19	Between 253 St. James Drive and Cambrian	104	N
20	Between 244-254 St. James Drive and Sandringham	206	N
21	Between 289-207 St. James Drive and Trestle Glen	151	Y
22	Between end of Lorita and Monticello	205	N

→ NEW - 23 Spring Trail from Moraga Avenue to Abbott Way



Design and Preservation Element Amendments



- Support housing element programs 1.D, 1.F, 1.G, and 1.L.
- Add new and amended policies related to historic resources assessment and treatment, archaeological resources assessment and treatment, and the treatment of tribal cultural resources.
- Update background information to reflect current conditions and remove text and terms that obstruct implementation of the housing programs.



Community Services and Facilities Amendments



- Support housing element programs 1.D, 1.F, 1.G, and 1.L.
- Add new and amended policies and actions, including Action 34.D, to prepare for increased demand for public services. Draft amendments would support housing for senior, special needs, and lower income residents.
- Update background information, including organizational changes, to reflect current conditions and remove text and terms that obstruct implementation of the housing programs.



Natural Resources and Sustainability



- Support housing element programs 1.D, 1.F, 1.G, and 1.L.
- Propose additional and amended policies and actions focused on conservation of natural features, urban forest, air quality, water quality, sustainable development, resources, and the protection of special-status species.
- Update background information to reflect current conditions and remove text and terms that obstruct implementation of the housing programs.



Compliance with State Law

Legislative mandate for updating the Natural Resources and Sustainability Element:

- Mandated update triggered by the 8-year Housing Element (Assembly Bill 162 which amended Government Code 65302(d))
- Floodwater accommodation (Assembly Bill 162)



Scope of the Updates

Natural Resources and Sustainability Element

- New policies to address floodwater accommodation
- New policies based on EIR analysis to address special status species protection, air quality, greenhouse gas emissions reduction, updated local air quality data, and others



Parks, Recreation, and Open Space



- Support housing element programs 1.D, 1.F, and 1.G.
- Add and amend policies and actions to support relocation of City services, facilities, and open space on City owned land in Moraga Canyon, including the City corporation yard, Coaches Field, Kennelly Skate Park, and Blair Park, for development of 132 housing units and to continue uses in new locations (Housing Element program 1.L).
- Add new action to study City owned land for possible new uses and declaration of surplus land by the City Council.
- Update background information to reflect current conditions and remove text and terms that obstruct implementation of the housing programs.



Next:

Zoning Ordinance Amendments

