



Piedmont Housing Policy Update Agenda Item #3

PLANNING COMMISSION

May 8, 2023



Housing Policy Update

Outline

- 6th Cycle Housing Element
- Multifamily Objective Design Standards (MODS)
- ADU Incentives and Pre-approved Plans
- SB 9 Objective Standards
- ADU Objective Standards

City staff does not request that the Planning Commission take any action at this time.

6th Cycle Housing Element Update

- City Council adopted the 6th Cycle Housing Element on March 20, 2023. City staff have begun implementing the 6th Cycle Housing Element.
- HCD staff held informal discussions with City staff and consultants on May 1, 2023.
- City staff will send HCD a revised Housing Element on May 9, 2023, and will post the revised Housing Element for public comment for 7 days. The revised Housing Element will be posted to PiedmontIsHome.org
- City staff expects to receive a second letter from HCD on May 23, 2023.

MODS Status Update

State laws, including SB 35 and SB 330, require cities to have objective design standards for multifamily and mixed-use multifamily developments. Draft MODS were developed to:

- Enhance community character in Zone C and Zone D.
- Establish objective criteria to evaluate development proposals.
- Respond to community preferences for building designs, materials, roof forms, windows, entrances, lighting, and other features.
- Establish design standards that lead to development that the community supports.
- Ensure predictability in design and review (preserve local control).

City staff are reaching out to members of the public who commented on the draft MODS to resolve remaining comments.

ADU Incentives and Pre-approved Plans

State law and the 6th Cycle Housing Element direct the City to develop incentives for new ADUs that are affordable to people and households earning less than 120% of the area median income (affordable housing).

- City staff has begun implementing new ADU incentives approved by City Council including a program that allows both a primary residence and a JADU (or both a primary residence and an ADU approved prior to 2019) to be rented, concurrently.
- Additional ADU incentive programs and new pre-approved ADU plans will be completed later this year.

SB 9 Update

- Statutory requirements became effective January 1, 2022.
- Requires local jurisdictions to grant ministerial (by-right) approval of qualifying housing developments of 1 to 2 units and urban lot splits for property in single-family zoning districts (Zone A and Zone E).
- The provisions in SB 9 do not apply in the multifamily zone or commercial zone.
- The City is able to enforce existing objective standards and create new objective standards for projects permitted under SB 9.
- City staff are currently developing draft standards and draft City Code amendments for the review of the Planning Commission and City Council.

ADU Standards Update

- The 6th Cycle Housing Element directs the City to comply with State laws regarding ADUs.
- City staff are in the process of developing revisions to the Piedmont ADU design standards to comply with State requirements and best practices.
- New ADU standards will be scheduled for review by the Planning Commission and City Council this year.

Next Steps

Non-substantive changes to the **6th Cycle Housing Element** that may be requested by HCD will be addressed by City staff. Substantive changes, if any, will be reviewed by the Planning Commission and City Council.

City staff continues to develop new policies and programs as directed by the 6th Cycle Housing Element, including:

- **MODS**
- **ADU Incentives and Pre-approved Plans**
- **SB 9 Regulations**
- **ADU Design Standards**

**Send comments and questions to:
Piedmontishome@piedmont.ca.gov**

Thank you!