



MEMORANDUM

DATE: January 12, 2023

TO: Planning Commission

FROM: Kevin Jackson, Planning & Building Director  
Pierce Macdonald, Senior Planner

SUBJECT: Supplemental Staff Report: Recommendation – Initial Study and Negative Declaration and 2023-2031 6<sup>th</sup> Cycle Housing Element

AGENDA ITEM NUMBER 1

**RECOMMENDATION:**

1. Conduct a public hearing.
2. Adopt the draft resolution recommending that the Piedmont City Council adopt the Initial Study and Negative Declaration prepared by staff for the 2023-2031 6<sup>th</sup> Cycle Housing Element and recommending that the City Council amend the General Plan by adopting the 2023-2031 6<sup>th</sup> Cycle Housing Element, **and direct staff to correct the table on page 38, Exhibit B to Attachment B.**

**SUPPLEMENTAL INFORMATION:**

City staff are providing this information as a one-page supplement to the staff report posted for public review on January 9, 2023. This information will be posted by 1 pm January 12, 2023 to the Piedmontishome.org website. The corrections are shown in **bold and underline font**.

**I. Errata and Correction**

City staff recommends a correction to the table in Page 38 – Exhibit B to Attachment B, under Site Inventory and Analysis, Government Code, section 65583, subdivision (a)(3), section 65583.1, as follows.

Description of Requirement	Page Number
If nonvacant sites accommodate 50 percent or more of the lower-income RHNA, demonstrate the existing use is not an impediment to additional development and will likely discontinue in the planning period, including adopted findings based on substantial evidence.	<b><u>B-12: B-15</u></b> <b><u>N/A</u></b>

Urban Planning Partners noted this requirement as not applicable to Piedmont in Attachment E. However, this section is applicable to Piedmont and not “N/A” as described in both Attachment E and on page 38 of Exhibit B, because more than 50 percent of the lower income RHNA category is sited on non-vacant sites. The Housing Element Sites Inventory uses non-vacant sites due to Piedmont’s generally built-out condition with almost no undeveloped lots of ½ acre size or more.

As described in the draft resolution (Attachment B), the draft 6<sup>th</sup> Cycle Housing Element complies with this requirement. The text in the draft 6<sup>th</sup> Cycle Housing Element that complies with Government Code section 65583, subdivision (a)(3) and section 65583.1 can be found on pages B-12 to B-15 of Appendix B, Sites Inventory and Methodology. The draft 6<sup>th</sup> Cycle Housing Element concludes that the existing uses on the non-vacant sites in the Housing Element Sites Inventory (provided in the table on pages B-21 to B-26) are not impediments to additional development and will likely discontinue in the planning period in their current form and location.

The City's housing staff and consultants analyzed the conditions of the non-vacant properties and found that they could accommodate additional new development due to surface parking lots or other undeveloped areas, as well as the age of the improvements on the non-vacant properties. In preparing the Housing Element Sites Inventory, City staff held discussions with property owners to determine their willingness to consider redeveloping their properties during the planning period (2023-2031). Lastly, the draft 6<sup>th</sup> Cycle Housing Element increases the development potential of the non-vacant sites to align with redevelopment occurring on non-vacant sites in neighboring jurisdictions. City staff believes that the existing uses would likely discontinue in their current form and location but could remain in a re-configuration of these properties.

Based on a confluence of factors, including the underutilization of sites (e.g. land developed with large areas of surface parking lots, single-story buildings, low improvement values), existing building age and condition, and/or uses of marginal economic viability on identified housing sites, combined with the significant demand for housing, the local trends for converting existing non-vacant land into residential and residential mixed-use, and the new 2023-2031 6<sup>th</sup> Cycle Housing Element programs to encourage the redevelopment of non-vacant sites with significantly higher-density housing and mixed-use multifamily residential housing, the existing uses on the sites identified in the Sites Inventory to accommodate the lower income RHNA housing goals are likely to be discontinued in their current form and location during the planning period, and therefore, these existing uses do not constitute an impediment to additional residential development during the planning period.

City staff recommends that the Planning Commission include in their motion to adopt the draft resolution (Attachment B) Planning Commission direction to staff to correct page 38.

## **II. Attachments - Supplemental Information Posted January 12, 2023**

On January 12, 2023, City staff posted the following supplemental information to the staff report attachments:

- Attachment F (A) Public Comments on Initial Study and Negative Declaration – this supplemental information consists of public comment received after January 9, 2023 and up to noon on January 12, 2023.
- Attachment G (A) Public Comments on Piedmont 6<sup>th</sup> Cycle Housing Element – this supplemental information consists of public comment received after January 6, 2023 and up to noon on January 12, 2023.
- Attachment H (A) Supplemental Electronic Media Traffic – this supplemental information consists of the Piedmont Housing Puzzle report presented to the Planning Commission at the May 12, 2022 meeting. It was accidentally omitted from the Electronic Media Traffic report for the January 12, 2023 meeting.