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City of Piedmont

General Plan Amendments and DEIR Study Session

Planning Commission Meeting | December 11, 2023



Study Session Outline

1. General Plan Amendments Overview
2. Draft Environmental Impact Report Overview



General Plan Amendments



- 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.
- Two study sessions are scheduled – December 11, 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 enewsletter.



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 Existing Land Use Diagram

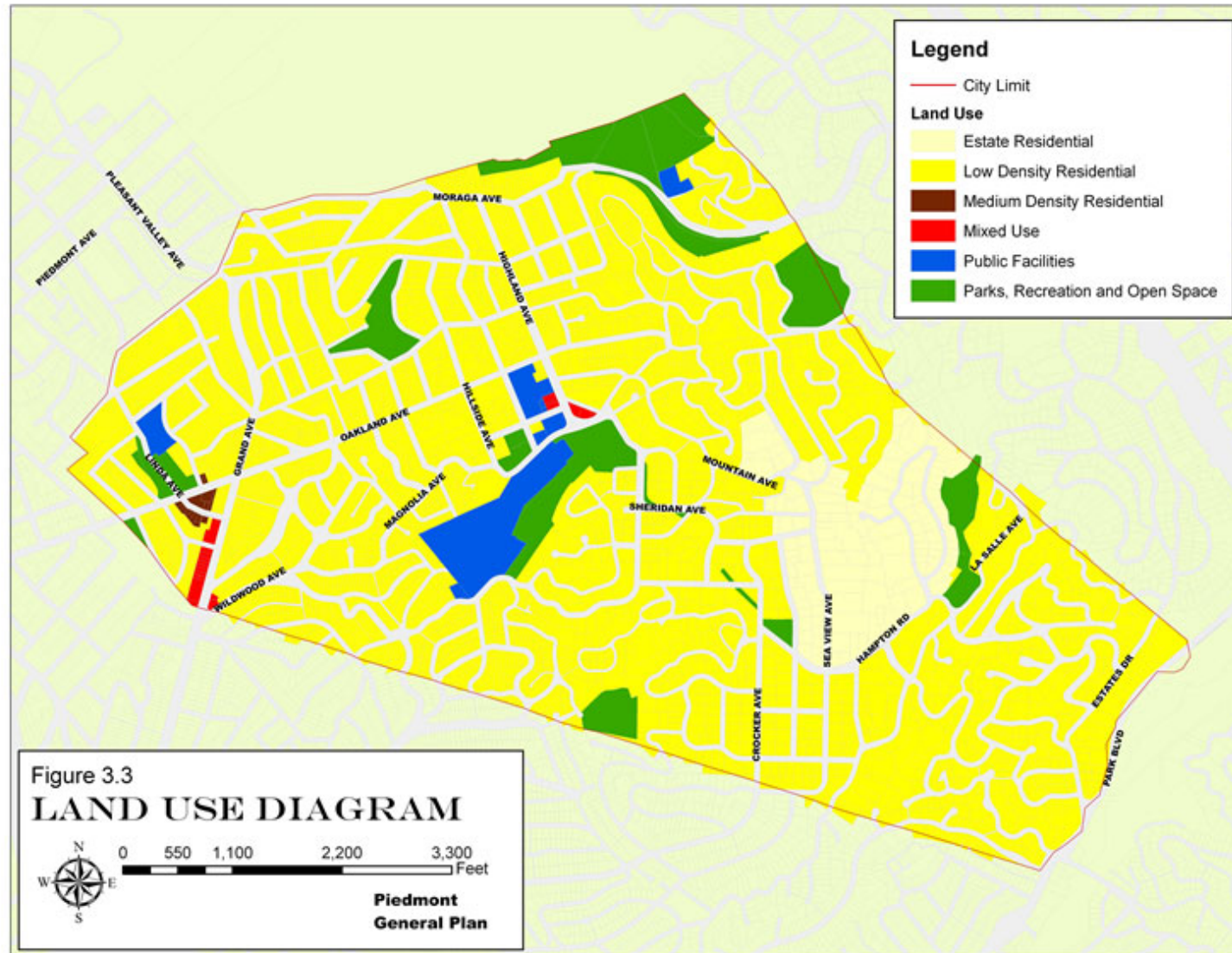
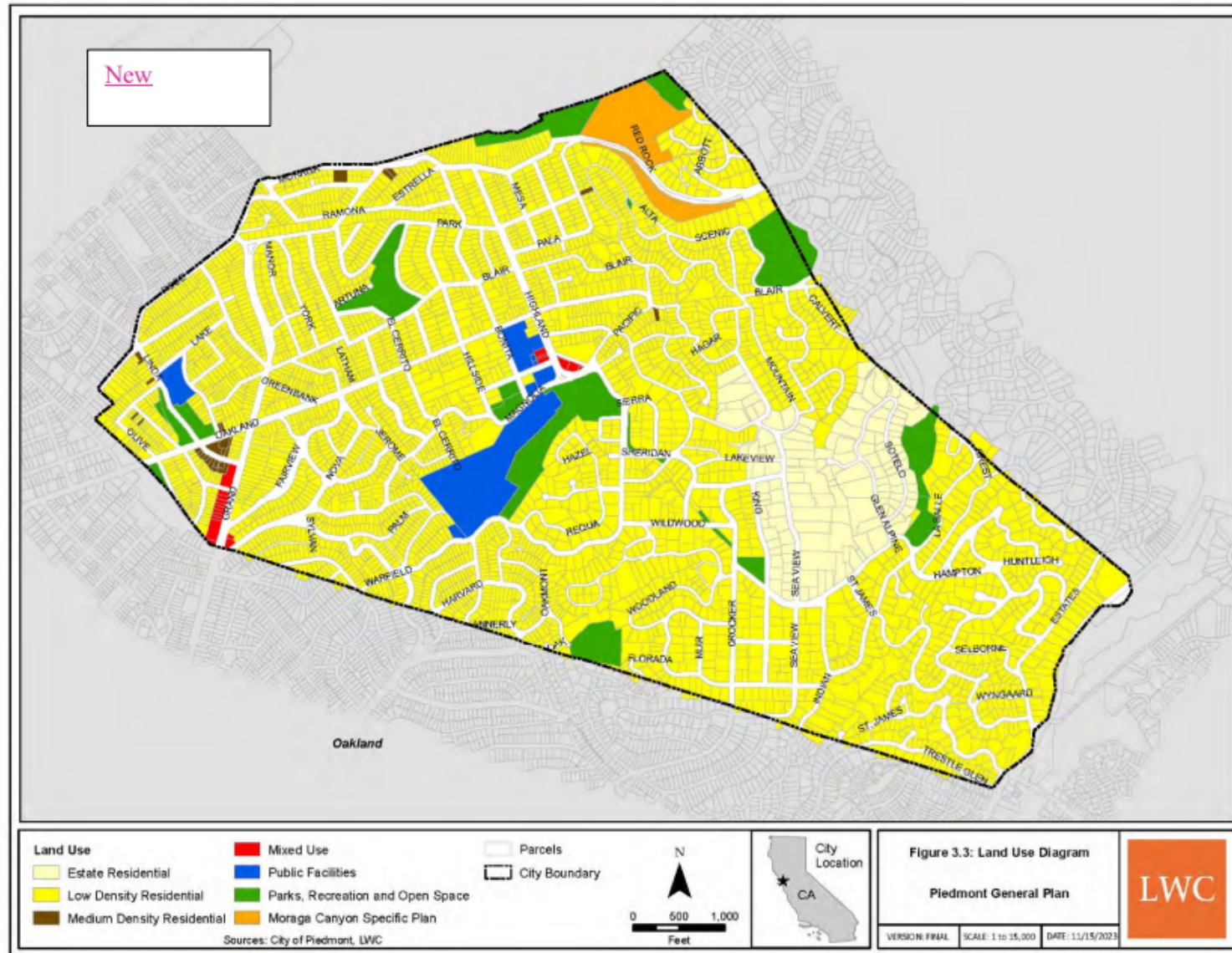


Figure 3.3 Amended Land Use Diagram



Environmental Hazards Element Amendments



- Support housing element programs 1.D, 1.F, 1.G, and 1.L.
- Comply with recent State legislation including SB 99, SB 379, and SB 1241.
- 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.



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.



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.



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.



General Plan Amendment Next Steps

This is an informational item = public comment and questions are welcome.

A study session will be held on January 8, 2024.

Public comment to the Planning Commission on the General Plan amendments will be accepted up to and including the public hearing on January 29, 2023. Email comments to: piedmontishome@piedmont.ca.gov

City Council is scheduled to hold a public hearing on February 20, 2024.

The next part of the presentation will discuss the Draft Environmental Impact Report published on November 3, 2023. Public comment period on the DEIR is open until December 18, 2023.

