

# Introductions

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## City of Piedmont

- **Sara Lillevand** – City Administrator
- **Kevin Jackson** – Planning and Building Director
- **Pierce Macdonald** – Senior Planner



## Consultant Team

### **Lisa Wise Consulting, Inc.**

- **Lisa Wise** – Principal
- **David Bergman** – Director
- **Kathryn Slama** – Director/Project Manager
- **Stefano Richichi** – Lead Associate





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is Home**

# City of Piedmont

## Housing Element Update

City Council Meeting | November 15, 2022



# Agenda

1. Housing Element Update Overview
2. Key Edits since June 20, 2022
3. Next Steps



# 1 Housing Element Update Overview



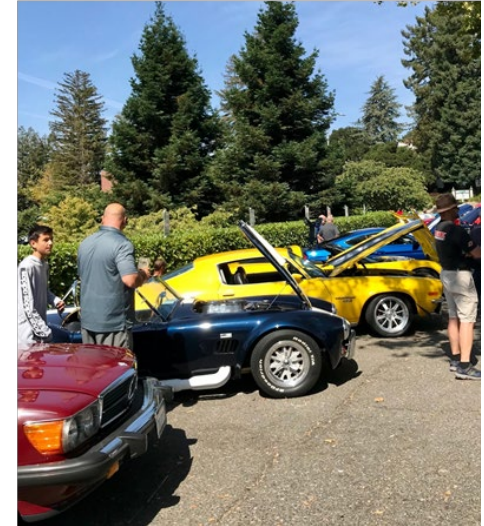
# New 6<sup>th</sup> Cycle Housing Elements

- Higher allocations across California and the Bay Area
- Limits on small, large, and non-vacant sites
- Limits on brownfield sites, like former industrial sites
- Must affirmatively further fair housing
- Environmental Hazards Element and Environmental Justice
- Penalties for non-compliance
- Changes to timelines and deadlines for compliance



# Community Outreach/Noticing

- ✓ **Community Workshops – 2**
- ✓ **Focus Groups interviews – 5**
- ✓ **Housing Advisory Committee – 2** (including joint meeting with Planning Commission)
- ✓ **Town Hall Meetings/Open Houses – 3**
- ✓ **Park Commission and Recreation Commission – 1 each**
- ✓ **Planning Commission – 2** (including joint meeting with HAC)
- ✓ **City Council – 2**
- ✓ **Attendance and participation at community events**
- ✓ **Monthly Planning Commission Updates, Citywide eNewsletters and Newspaper, Banners and Flyers**
- ✓ **Citywide Fair Housing Survey, Pinnable Map, and Piedmont Housing Puzzle**



# Summary of City Council Direction

## Alternatives to Civic Center Sites, ADUs, Specific Plan

1. Conduct analysis to determine how to relocate 74 lower-income units from City-owned Civic Center sites in the Sites Inventory to:
  - a. 1221 and 1337 Grand Avenue
2. Conduct analysis to determine how to relocate moderate-income units from City-owned Civic Center sites in the Sites Inventory to:
  - a. Zones C, D, and/or 801 Magnolia
3. Determine how to relocate above-moderate income units from 1221 and 1337 Grand Avenue
4. Maximize total and lower income ADU count, within parameters of HCD guidance
5. Expand Moraga Canyon Specific Plan to include all City-owned property on Moraga Avenue, including Blair Park



**2**

## **Key Edits since June 20, 2022**





# Updates to Site Inventory

## Summary of Key Changes

- Removed **84 units** from City Owned Civic Center Sites (City Hall, 801 Magnolia, Highland Avenue grassy strip, and Corey Reich Tennis Center)
- Added **60 units** to Grand Avenue, Zone D (new sites)
- Revised density maximum to **81 du/ac** in Zone D (from 80 du/ac in April 8 Draft)
- Updated ADUs projection over the 8-year planning cycle to **160 ADUs** (from 140)
- Expanded Specific Plan area to include Blair Park (**no additional** units)



# Updates to Site Inventory

As Revised

	April Draft Total	Lower	Moderate	Above Mod	Total	Change from April Draft
<b>ADUS</b>	<b>140</b>	<b>96</b>	<b>48</b>	<b>16</b>	<b>160</b>	<b>20</b>
<b>SITE INVENTORY</b>	<b>517</b>	<b>180</b>	<b>67</b>	<b>237</b>	<b>484</b>	<b>-33</b>
<b>Zone A/E – Residential</b>	<b>59</b>	<b>0</b>	<b>0</b>	<b>57</b>	<b>57</b>	<b>-2</b>
<b>Zone A – Religious</b>	<b>108</b>	<b>37</b>	<b>67</b>		<b>104</b>	<b>-4</b>
<b>Zone B</b>	<b>84</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>-84</b>
120 Vista	40	0	0	0	0	-40
Tennis Courts	34	0	0	0	0	-34
801 Magnolia	5	0	0	0	0	-5
Highland Grass	5	0	0	0	0	-5
<b>Zone C</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Zone D – Grand</b>	<b>82</b>	<b>83</b>		<b>59</b>	<b>142</b>	<b>60</b>
Small Sites	0	0	0	59	59	59
1221	42	42	0	0	42	0
1337	40	41	0	0	41	1
<b>Zone D – Highland</b>	<b>52</b>	<b>0</b>	<b>0</b>	<b>49</b>	<b>49</b>	<b>-3</b>
<b>Morgan Canyon SP</b>	<b>132</b>	<b>60</b>	<b>0</b>	<b>72</b>	<b>132</b>	<b>0</b>
<b>Total</b>	<b>657</b>	<b>276</b>	<b>115</b>	<b>253</b>	<b>644</b>	<b>-13</b>



# Revised Site Inventory Map

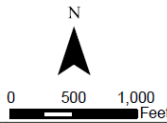


**Affordability**

- Above Moderate
- Moderate
- Lower
- Mixed Lower and Above Moderate

Parcels  
 City Boundary  
 Piedmont Streets

Oakland



# Capacity Summary Table

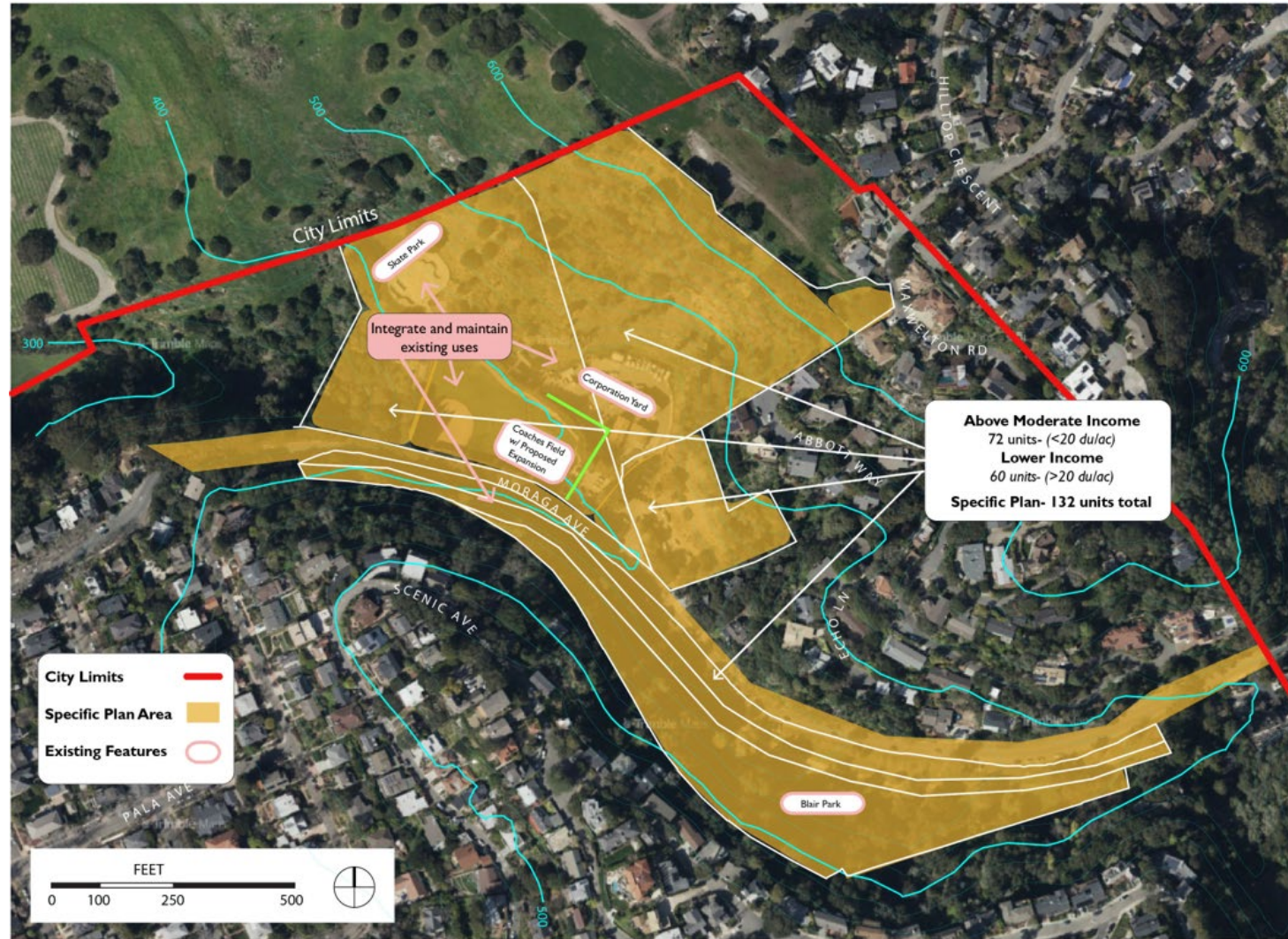
	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
<b>RHNA</b>	See Very Low	<b>163</b>	<b>94</b>	<b>92</b>	<b>238</b>	<b>587</b>
Approved/Entitled Projects	-	-	-	-	1	1
Remaining RHNA		<b>163</b>	<b>94</b>	<b>92</b>	<b>237</b>	<b>586</b>
ADUs	See Very Low	48	48	48	16	160
Site Inventory <sup>1,2</sup>	180 <sup>3</sup>			67	237	484
<b>Total Capacity</b>	<b>276</b>			<b>115</b>	<b>253</b>	<b>644</b>
<b>Surplus</b>	19			23	16	58
<p><i>Source: City of Piedmont, LWC</i></p> <p>1. See Table B-10 for the complete inventory</p> <p>2. See Section B.3.1 for information on the Specific Plan</p> <p>3. For calculation purposes, extremely low, very low, and low income totals were grouped.</p>						

- The City's site inventory demonstrates a 10% surplus.



# Updated Moraga Canyon Specific Plan

- 72 above moderate-income units
- 60 lower-income units
- **Total: 132 units**



# Updates to Programs in Section IV

## Program 1.H: Increase Allowances for Housing in Zone D (Updated)

To help facilitate mixed-use redevelopment to achieve the City's RHNA, the City will amend the Zoning Ordinance to allow residential densities up to **81** units per acre in Zone D ... **In addition, the City will increase allowable height to 4 stories and reduce parking requirements to minimum 1 space per unit to facilitate residential development up to 81 units per acre.**



# Miscellaneous Changes

## As Compared to Public Review Draft

- Updates to **Appendix B: Housing Capacity Analysis and Methodology** narrative to match updated site inventory and document additional analysis and research
- Text edits to **Appendix F: Affirmatively Furthering Fair Housing (AFFH) Assessment** to match updated site inventory
- Updates to **Section 1.E: Summary of Public Participation** and inclusion of summaries to **Appendix E: Meeting Summaries**
- Clarifying edits to programs in **Section IV of the Housing Element** as recommended by **Planning Commission Resolution 12-PL-22, HCD, and Staff**
- **Text Clean-ups for clarity**



# 3 Next Steps





# Timeline

## HCD Submittal and Adoption

- **November 2022-** Submit to Housing Element to HCD for initial review
- **Early 2023-** Receive and Review HCD Comments
- **Early 2023-** Planning Commission and City Council hearings for adoption



# Contact

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