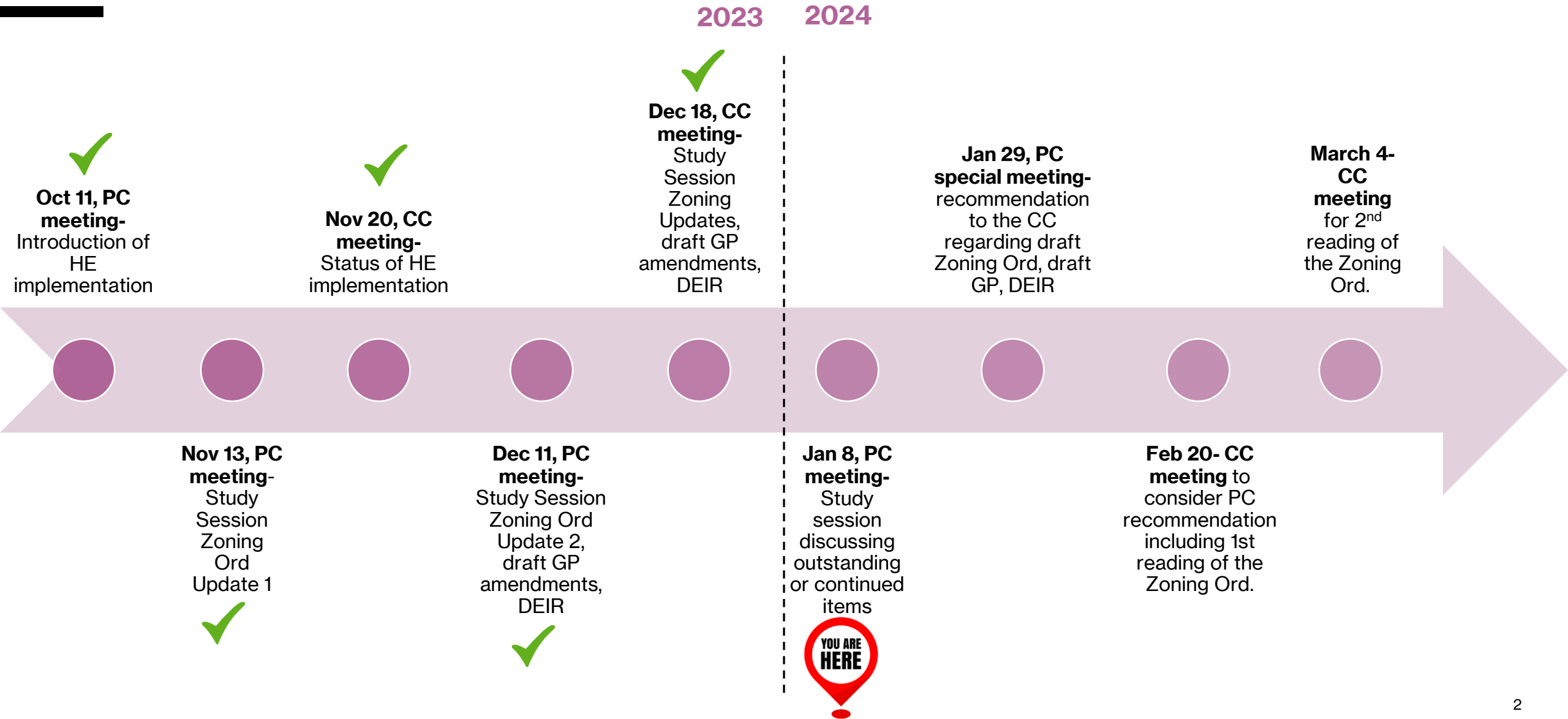




STUDY SESSION - GENERAL PLAN AND ZONING CODE AMENDMENTS AND EIR

**Planning Commission
January 8, 2024**

HE Implementation Schedule



HE Implementation Summary – EIR

- Program Environmental Impact Report (EIR)
- Scoping meeting on March 1, 2022
- Draft EIR published on November 3, 2023
- Public comment period was November 3 to December 18, 2023
- The City received 16 public comments
- Final EIR, including Response to Comments, scheduled for publication on January 16, 2024

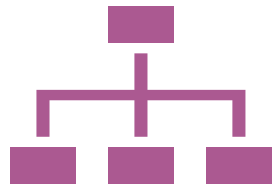
HE Implementation Summary – General Plan Amendments

- Draft Amendments to all General Plan elements:
 - Land Use
 - Environmental Hazards (Safety and Noise elements)
 - Transportation
 - Design and Preservation
 - Community Services and Facilities
 - Natural Resources and Sustainability
 - Parks, Recreation, and Open Space

- Public Engagement:
 - City Council public meeting on December 18, 2023
 - Planning Commission public meeting on December 11, 2023
 - Published to the City's websites on December 6, 2023
 - E-newsletter mailings
 - Housing Element public engagement, starting 2021

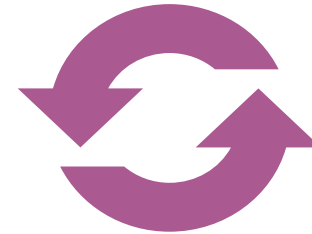
HE Implementation Summary – Zoning Ordinance Amendments

- Revisions to City Code Chapter 17 - Planning and Land Use
- HE Programs: 1.D, 1.E, 1.F, 1.G, 1.H, 1.J, 1.M, 1.P, 1.R, 4.I, 4.L, 4.N, 4.O, 4.P, 4.Q, 4.V, 5.H, and 5.L
- State Laws: State Density Bonus Law, SB 9, and AB 1308



New Divisions

- 17.52: Density Bonus, and
- 17.54: Urban Lot Splits and Two-Unit Housing Developments.



Updated Divisions

- 17.02: Title; Intent; City Charter
- 17.20: Zone A Single-family residential
- 17.22: Zone B Public Facilities
- 17.24: Zone C Multi-family residential
- 17.26: Zone D Commercial and Mixed-Use
- 17.28: Zone E Single family residential estate
- 17.30: Parking
- 17.40: Residential Rentals
- 17.67 Ministerial Design Review Permits
- 17.90: Definitions and Measurements

Revised Intent Section of Division 17.02: Title; Intent; City Charter

- Provide consistency with the Housing Element and to reflect the City's goal of welcoming more and diverse housing types as specified in the Housing Element.



Revised Conditional Use Language in Zone D

Zone D: Commercial and Mixed Use

- Because the change is not required by a housing element program, staff proposes to eliminate language that calls out fueling station, EV charging station and minor auto servicing as conditional uses allowed in Zone D.

Draft City Code Planning & Land Use Division/Section: 17.02.010, 17.26.030

Revised Development Standards and Regulations for All Zones

- Staff recommends that construction of an ADU would be required when a new single-family residence is proposed on a vacant lot or when a remodel of an existing single-family residence is proposed where 70% or more of structure is demolished, unless the remodel or reconstruction is required due to a natural disaster.
- Staff proposes a unit type mix standard for multi-family housing (minimum % of 2 bedrooms), including co-housing and excluding senior and disabled housing types with certain exceptions.
- Staff proposes to specify a deed restriction period of 55 years or more to the commercial waiver offered to a 100% affordable residential development in Zone D.
- Staff proposes that a floor area requirement be added for non-residential uses in mixed-use buildings in Zone D and a minimum density of 20 dwelling units per acre be added for multifamily residential development or similar group residential uses in Zone D.

Revised New Division 17.54

- Staff proposes to add language to explicitly state that SB 9 development is allowed in zones A and E only.

Revised Division 17.90: Definitions and Measurements

- Staff proposes to add definitions for the new terms used throughout this round of revisions.

Draft City Code Planning & Land Use Divisions/Sections: 17.54.010, 17.54.020, 17.90.010,
17.90.020

Revised Division 17.67 Ministerial Design Review Permits

- Staff proposes revisions that allow ministerial design review of development projects that meet the State's eligibility criteria, in addition to eligibility under SB 35. For example, development applications submitted under SB 6 and AB 2011.

Draft City Code Planning & Land Use Divisions/Sections: 17.67.030.A, 17.67.060.A

Next Steps



At the January 29, 2024, special meeting of the Planning Commission, the Commission will be asked to make a recommendation regarding the draft amendments to the General Plan and the Zoning Ordinance, as well as the Final EIR.



Comments on the proposed amendments to the General Plan and City Code and on the Final EIR can be made by emailing Senior Planner Pierce Macdonald at pmacdonald@piedmont.ca.gov and Associate Planner Gopika Nair at gnair@piedmont.ca.gov