



Public Hearing Notice
Consideration of Amendments to Piedmont City Code and
to Piedmont Design Guidelines to Implement Multifamily
Objective Design Standards and Accessory Dwelling Unit Incentives

Notice is hereby given that the City of Piedmont City Council will conduct a public hearing at a regular meeting at 6:00 pm on Tuesday, September 5, 2023 in Council Chambers, 120 Vista Avenue, Piedmont, CA, to consider the following actions: (1) consideration of an ordinance amending the Piedmont City Code to add a Pre-approved Plans incentive for Accessory Dwelling Units (ADUs), implement Multifamily Objective Design Standards (MODS), add ministerial review procedures, and make other conforming changes; and (2) consideration of amendments to the City of Piedmont Design Guidelines.

The proposed amendments to the Piedmont City Code include amendments to Division 17.38, Accessory Dwelling Units, of Chapter 17, Planning and Land Use, including new incentives for rent-restricted ADUs for applicants using new City-approved plans for ADUs. The proposed amendments to the Piedmont City Code also include the establishment of a new Division 17.67, of Chapter 17, Planning and Land Use to establish procedures and standards for ministerial review of multifamily and mixed-use building types, and other conforming changes.

Proposed amendments to the City of Piedmont Design Guidelines include: (1) new objective standards for architectural elements to be used by City staff to review development applications for multifamily and mixed-use building types; (2) pre-approved plans for accessory dwelling units (ADUs); (3) renaming the City of Piedmont Design Guidelines as to “Piedmont Design Standards and Guidelines”; and (4) other conforming changes.

The proposed amendments to the City Code and Design Guidelines are exempt under the California Environmental Quality Act (CEQA). The amendments to address pre-approved architectural plans for ADUs are statutorily exempt from CEQA pursuant to Public Resources Code section 21080.17 and CEQA Guidelines section 15282(h) which exempts adoption of ordinances to implement Government Code section 65852.2 regarding accessory dwelling units. These amendments are also exempt under CEQA Guidelines, 14 Cal. Code of Regs. Section 15301 and 15303. The amendments related to Multifamily Objective Design Standards are exempt because it can be seen with certainty that there is no possibility that the adoption of Multifamily Objective Design Standards may have a significant effect on the environment. (Public Resources Code section 21065; CEQA Guidelines, 14 Cal. Code of Regs. Sections 15061(b)(3), 15378.) Further, these amendments are exempt under CEQA Guidelines, 14 Cal. Code of Regs. Section 15301 and 15303.

On August 14, 2023, the Planning Commission recommended City Council adoption of the amendments to the City Code and to the City of Piedmont Design Guidelines. The proposed amendments to the City Code and Design Guidelines are available for public review on the City’s webpage at <https://piedmont.ca.gov> as well as <https://piedmontishome.org>. They are also available at City Hall located at 120 Vista Avenue, Piedmont, CA 94611, between the hours of 8:30 a.m. and 5:00 p.m., Monday through Friday.

INTERESTED PERSONS MAY be heard at the public hearing, and written comments may be submitted prior to the public hearing(s). Written comments will be made a part of the public record. If you challenge this matter in court, you may be limited to raising only those issues you or someone else raised at the public hearing, described in this noticed, or in written correspondence, delivered to the City of Piedmont at or prior to the public hearing.

You may choose to write your opinion and address the response to the Piedmont City Council via email at citycouncil@piedmont.ca.gov or via U.S. Mail at Piedmont City Council, 120 Vista Avenue, Piedmont, CA 94611.

All City Council meetings are televised live on KCOM-TV, the City’s government access TV station and will be available through streaming video on the City’s website https://piedmont.ca.gov/government/meeting_videos

The City of Piedmont will publish the meeting agenda not less than 72 hours prior to the meeting. The agenda will be posted at City Hall and Police Department bulletin boards. The agenda will be available online at: https://piedmont.ca.gov/government/city_council/meeting_information_agendas

QUESTIONS AND INQUIRIES regarding this matter, or to review information for the project described above, can be directed to: Pierce Macdonald, Senior Planner, pmacdonald@piedmont.ca.gov (510) 420-3050

Posted on August 18, 2023