



## MEMORANDUM

DATE: May 19, 2021

TO: Housing Advisory Committee

FROM: Pierce Macdonald-Powell, Senior Planner

SUBJECT: STAFF REPORT – Community Outreach Progress Report

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### AGENDA ITEM NUMBER 3

#### REPORT SUMMARY:

Informational Report from LWC presenting the results of stakeholder interviews in November 2020 and aggregated results of the fair housing community survey conducted in Spring of 2021. In addition, an informational report from City staff presenting results from the Interactive Pinnable Map planning tool conducted in Spring of 2021. This agenda item will include an interactive “charrette” or architectural design poll for Committee Members and members of the public at the meeting.

#### BACKGROUND AND ANALYSIS:

LWC will present the results of the citywide Fair Housing Community Survey which was open for public participation from March 12 to April 15, 2021. Survey results will be aggregated and LWC will share results showing general levels of familiarity with state and federal housing law, priorities for housing implementation strategies and funding sources, and general design preferences. Preliminary survey results are provided as Attachment A to this report. Results related to accessory dwelling units, also known as “second units,” will be presented at the next Housing Advisory Committee meeting on June 15, 2021.

The presentation will also include the results of the Interactive Pinnable Map which was also open for public participation from March 12 to April 15, 2021. Community members were asked to “pin” comments to the following areas: (1) areas that should be protected from development; (2) areas that should be identified for increased development; and (3) areas where Community members have questions. The Interactive Pinnable Map results have been compiled and provided as Attachment B to this report.

On May 19, 2021, LWC will present the results and what they tell us about new SB 2 housing programs. LWC will test the interpretation of the results using a real-time, interactive “charrette” or architectural design poll for Committee Members and members of the public present at the meeting.

#### CONFORMANCE WITH GENERAL PLAN:

Development of the new SB 2 grant housing programs is consistent with General Plan Housing Element goals, policies, and actions, including the following goals:

Goal 1: New housing construction – provide a range of new housing options in Piedmont to meet the needs of all household types in the community.

Goal 3: Affordable Housing Opportunities – Create additional housing opportunities for moderate, low, and very low income Piedmont residents.

A list of the 2015 General Plan Housing Element goals, policies, and actions that will be supported by the new SB 2 grant housing programs is included with this report as Attachment C.

CEQA:

This agenda item is exempt from the California Environmental Quality Act (CEQA) because this report is not a project as defined in section 15378 of the CEQA Guidelines, and also exempt pursuant to section 156061(b)(3) of the CEQA Guidelines because it can be seen with certainty that there is no possibility of an impact on the environment.

CITY COUNCIL ACTION REQUIRED:

No City Council action is required.

ATTACHMENTS:

A	Pages 5 to '35	LWC Slides – Fair Housing Survey Results
B	Pages 14 -17	Pinnable Map Results Report
C	Pages 18-19	General Plan Housing Element Goals, Policies, and Actions

# SB2 Community Survey

Open from March 12 to April 15, 2021

877 total responses

Part 1: SB2 Housing Programs Project Background

Part 2: Tell Us About Yourself (questions 1-13)

Part 3: Taking Action (questions 14-17)

Part 4: Thinking About Design (questions 18-41)

**Piedmont is Home**

**Part 4: Thinking About Design**

**Residential Mixed-Use**

**Residential Mixed-Use Example 3 (89 du/ac)**




Image Credit: Kirk E. Peterson & Associates Architects

Image Credit: Kirk E. Peterson & Associates Architects

\* 36. How appealing do you consider the design of the development shown in the image?

5 – Very appealing    4 – Somewhat appealing    3 – Neither appealing nor unappealing    2 – Somewhat unappealing    1 – Very unappealing

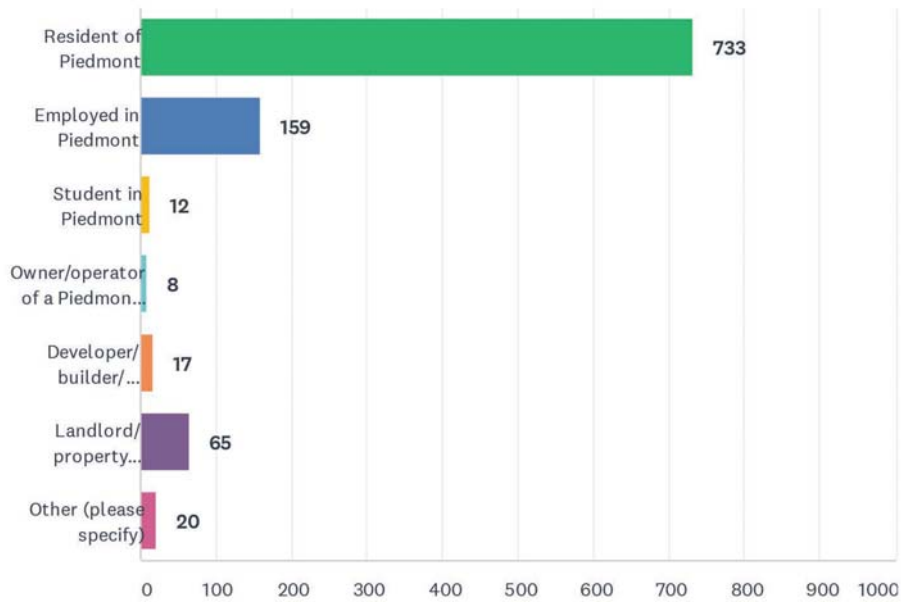
\* 37. What characteristics make the design of the development appealing to you? (Mark all that apply).

- Building setback (distance between the building and the roadway)
- Location and configuration of parking
- Building access (location and orientation of driveways and front entry)
- Building height
- Variation of wall surfaces, recessed windows/ doors, balconies, etc.
- Landscaping and plantings
- Area between the building and sidewalk (how inviting or comfortable is it)
- Relationship of the building with neighboring structures
- None (I don't find it appealing)
- Other (please specify)

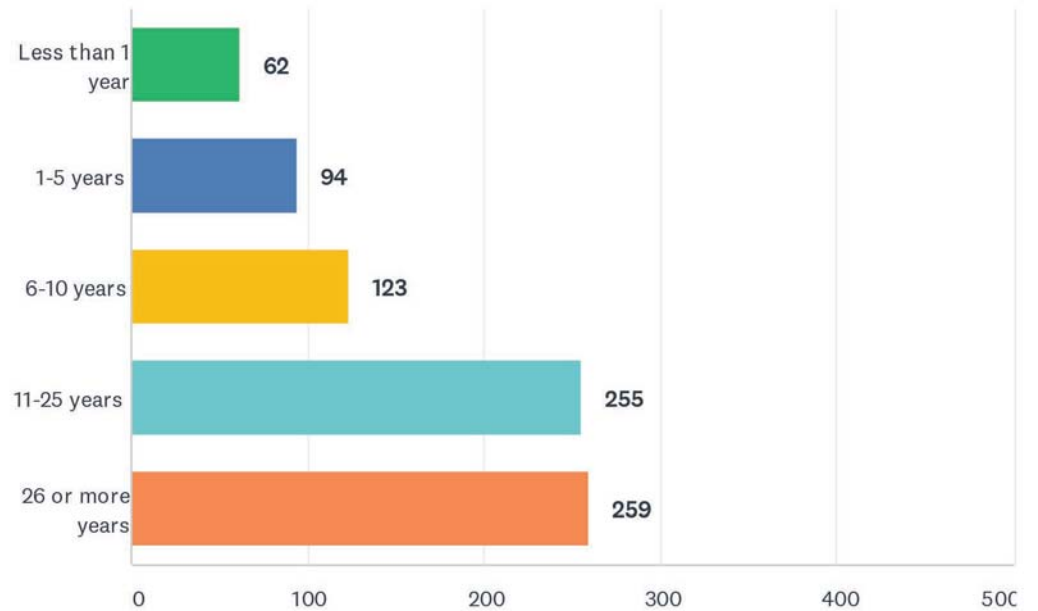
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# Questions 1 & 2: Demographic Data

## I am a...

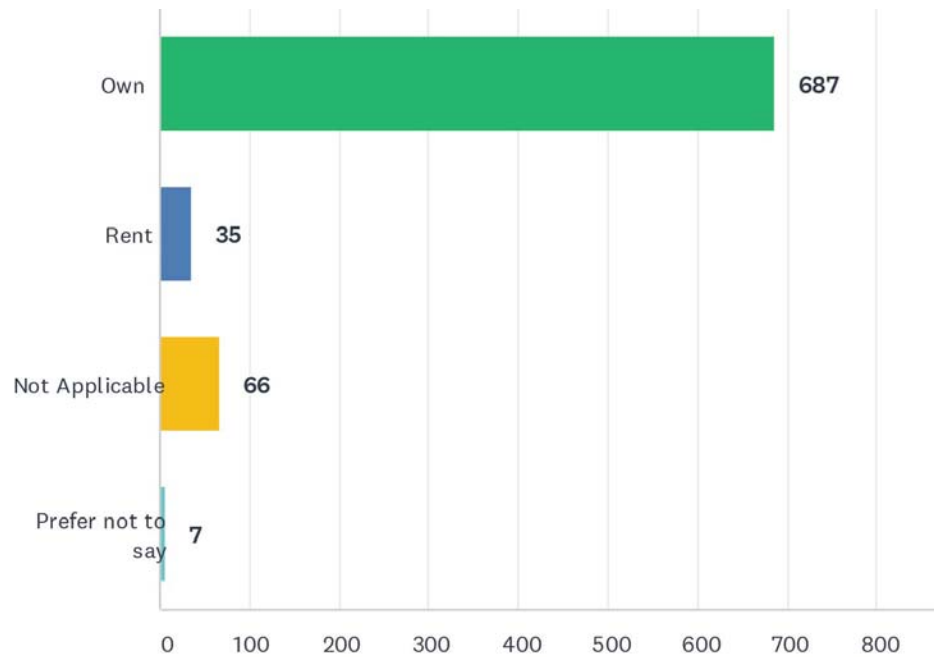


## I've been a resident for...

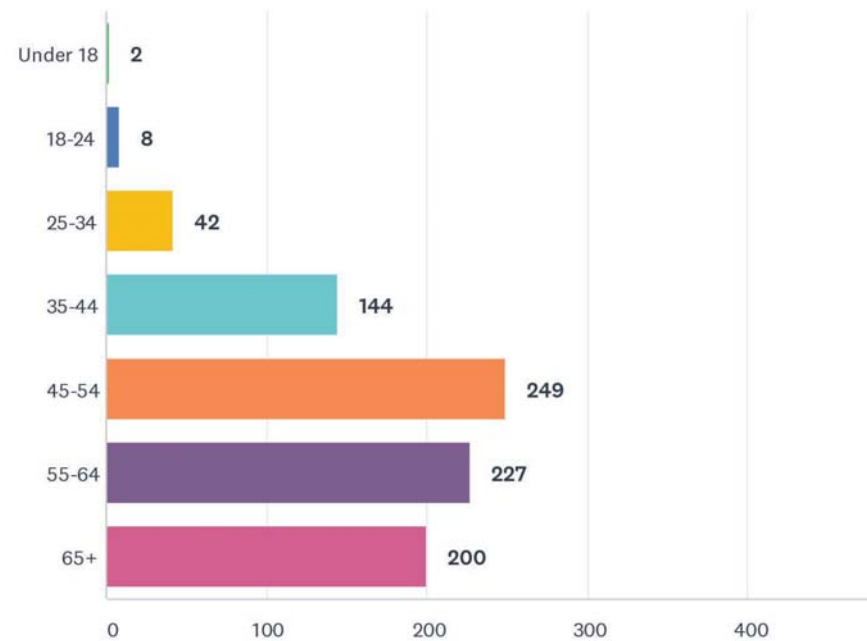


## Questions 3 & 4: Demographic Data

### Own or rent?

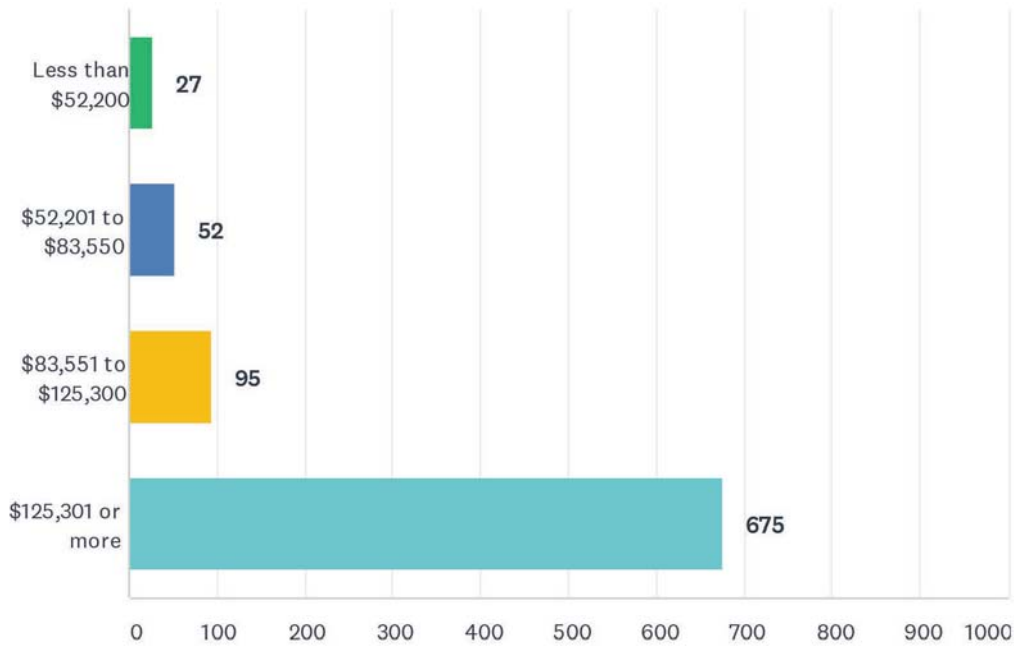


### Age

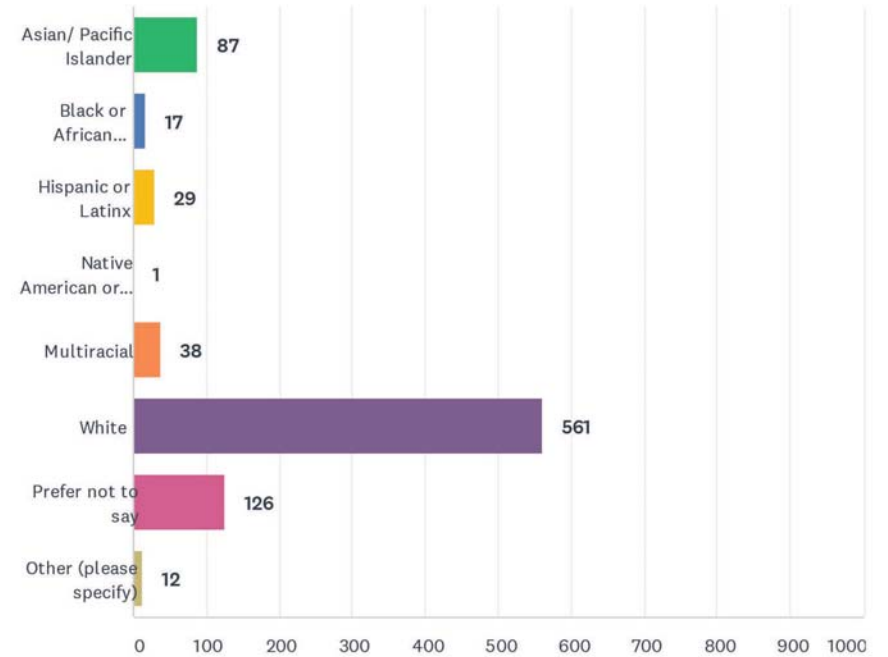


# Questions 5 & 6: Demographic Data

### Household income

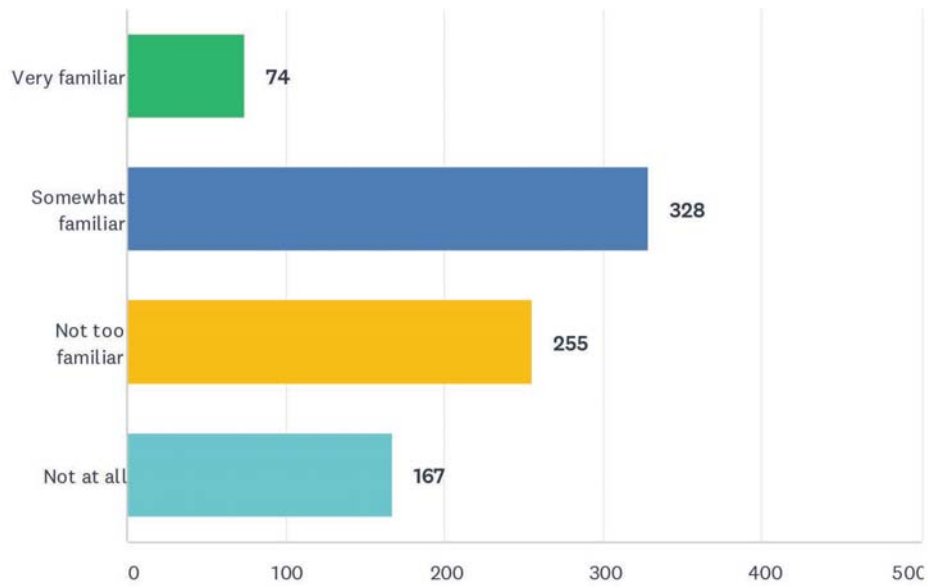


### Race/ethnicity

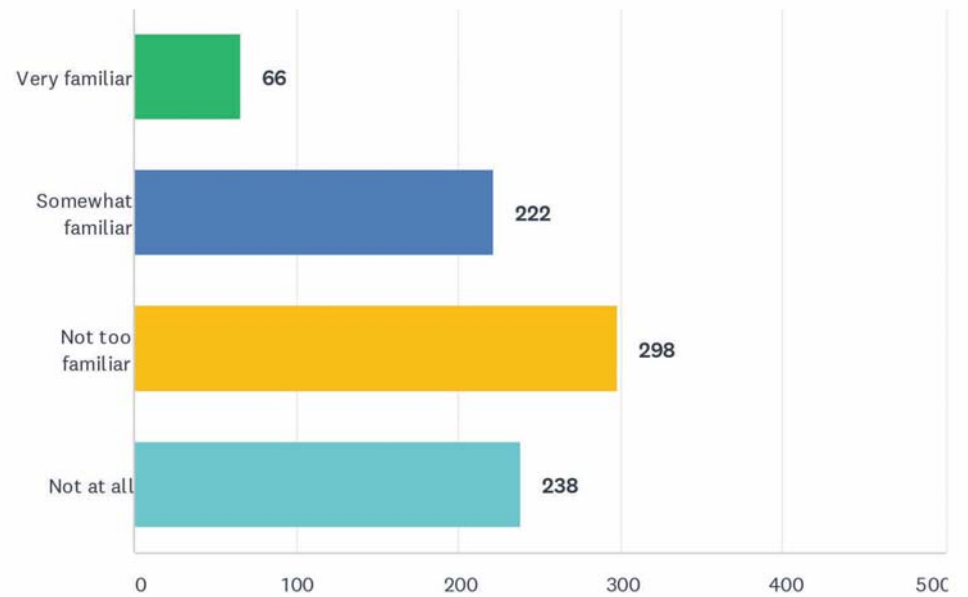


# Questions 7 & 8: Familiarity with Recent Legislation

**SB35**

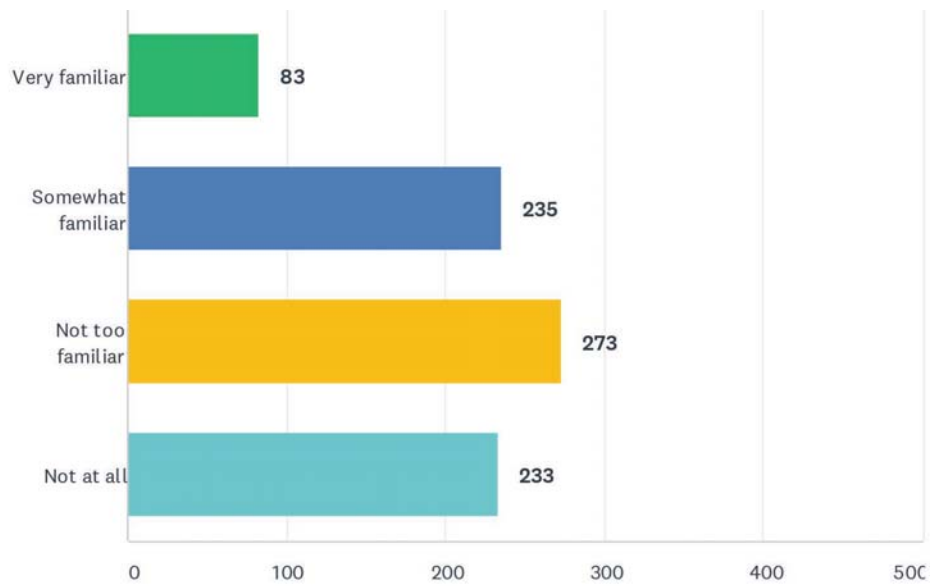


**SB330**

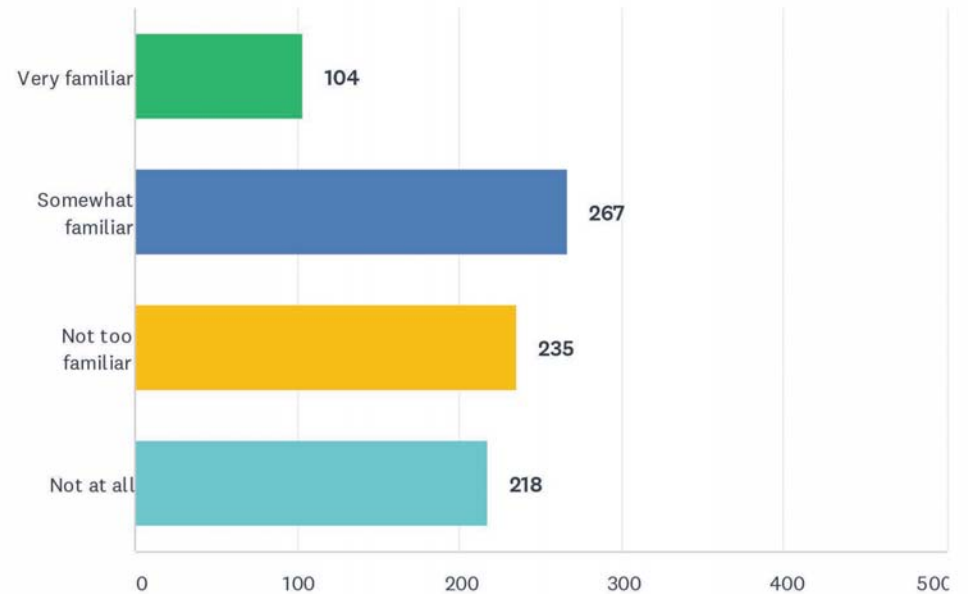


# Questions 9 & 10: Familiarity with Recent Legislation

### Recent ADU legislation



### Housing Elements





## Question 14: Housing Strategies

### Support

- Acquisition and rehabilitation of existing buildings for affordable housing.
- Prioritize housing for Piedmont's teachers, first responders, seniors, and service providers.
- More streamlined permit approvals

### Split

- Relax zoning standards for multi-family buildings.
- Lot-splitting in single-family zones.
- Allow more housing units on existing lots.
- Regulations to support the conversion of existing buildings into condominiums.

### Oppose

- Provide City-sponsored rent subsidies.
- Require a minimum number of rent-restricted housing units in new developments.
- Develop housing on land owned by the City (e.g. parks), School District, and/or religious organizations.

## Question 15: Housing Strategies, Comments

- **Infill Development.** Grand Ave, Moraga Ave, Oakland Ave.
- **New Development:** Gas stations, Blair Park, EBMUD Reservoir, Davies Tennis Stadium, park Blvd, Ace Hardware, Corp Yard, pool site, “dress best drop-off site,” Community Arts site, other open/civic/rec spaces
- **Distribute affordable housing.** Locate affordable units above Highland Ave and Sandringham/Estates area
- **Residential above existing non-residential buildings.** e.g., banks, Mulberry’s, City Hall.
- **Support senior housing.**
- **Partner with City of Oakland:**
  - Annex Oakland parcels (e.g. along Moraga) build affordable housing there
  - Subsidize units in Oakland
  - City to purchase apartments in Oakland and rent them to teachers, first responders, etc.

## Question 15: Housing Strategies, Comments

- **City to assist with ADUs.**
- City engage **Housing First** to assist homeless programs
- City to provide **stipends for housing costs** based on income
- Offer **incentives for owners with large lots to sell pieces** of their properties for housing development.
- Create a Piedmont **rent board** to support tenants.
- **Acquisition and demolition.**
- **Disallow vacant homes.**
- **Penalize projects** that change from low income to market rate before occupancy.

## Question 16: Funding Mechanisms

### Support

- Transient Occupancy Tax
- Inclusionary Housing Ordinance with Fee In-Lieu Option
- Linkage Fees
- Impact Fees

### Oppose

Parcel Tax

## Question 17: Funding Mechanisms, Comments

- **City subsidies** for ADUs and affordable housing through property tax abatement
- City to issue **bonds**
- Explore **State/federal/joint-municipal funding**
- Seek **grant opportunities**
- Create an Affordable **Housing Trust or Land Trust**
- **Transfer/conveyance fees**
- **Tax credits**
- Increase **property taxes (progressive)**
- Increase **sales tax revenue** through encouraging more commercial development

## INTERACTIVE PINNABLE MAP TOOL

-March 12, 2021 to April 15, 2021-

### Final Report

On March 12, 2021, the City of Piedmont launched a new housing website, “PiedmontHome.org.” The new website launch was publicized in an email sent to over 4,000 recipients on March 12, as well as physical postcards mailed to every residence in Piedmont, and social media posts on the City’s Facebook and NextDoor accounts. Publicity included messages about opportunities to participate in the Fair Housing Survey and Interactive Pinnable Map, hosted on the website. Follow-up announcements for the Fair Housing Survey and Interactive Pinnable Map were included in the Planning & Building eNewsletters sent on March 18 and April 8 to over 4,000 recipients. Posters for the website and Fair Housing Survey were posted at Mulberry’s, the Valero gas station, the Wells Fargo community bulletin board, and at Ace Hardware.

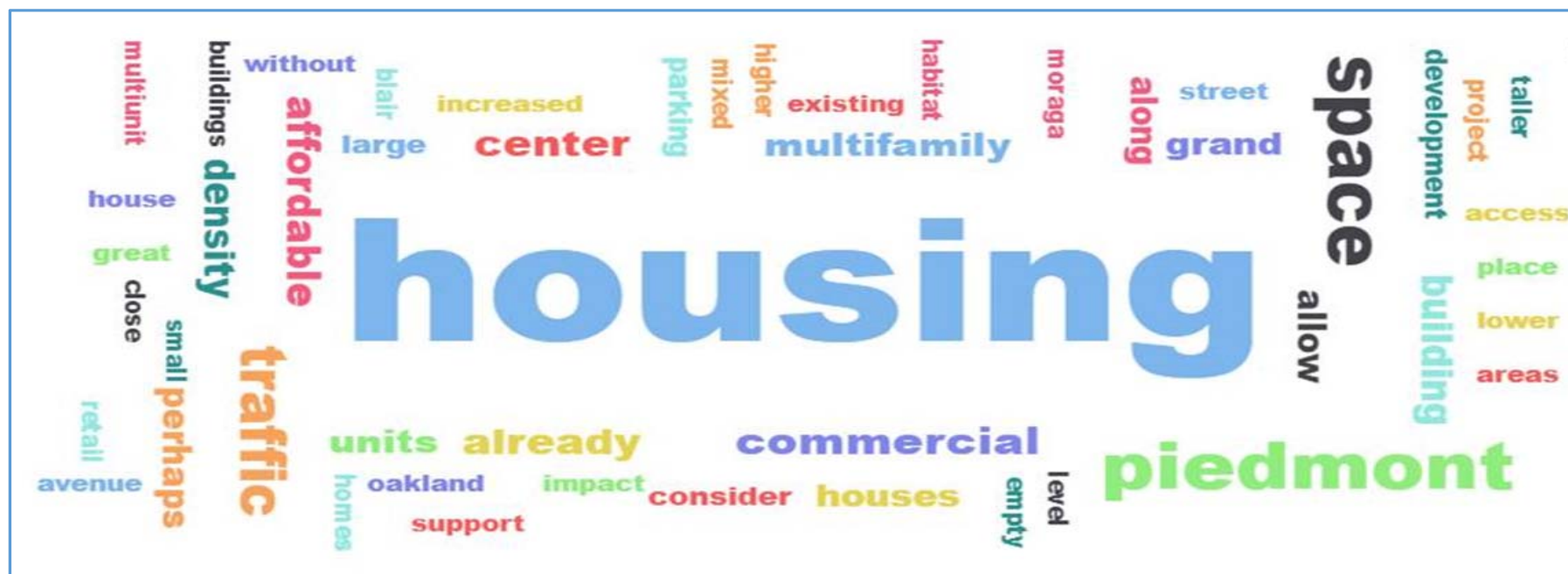
The intent of the Interactive Pinnable Map Tool was to start a community dialogue about the available land inventory required by the State of California for every Housing Element of every General Plan. The available land inventory will challenge the Piedmont community to identify sites for new development because the City’s new state-mandated Regional Housing Needs Allocation (RHNA) of 587 homes is much larger than the last Piedmont RHNA of 60 homes, and new state laws limit which sites are eligible.

Pinnable Map participant comments are anonymous and show a range of attitudes toward sites for new development. While the Interactive Pinnable Map Tool was active from March 12 to April 15, 2021, participants were given the option to vote in support or opposition to their neighbors’ comments. The response to comments was often split with several hundred clicks or “votes” in favor and several hundred clicks or “votes” in opposition. The Pinnable Map software did not limit the number of clicks or votes in support or opposition. The intent of the Interactive Pinnable Map was to break the ice surrounding future land use changes, engage a wide spectrum of Piedmont residents, and encourage participation. The clicks in support and opposition are not recorded in this report and are not intended to influence the work of City staff or consultants.

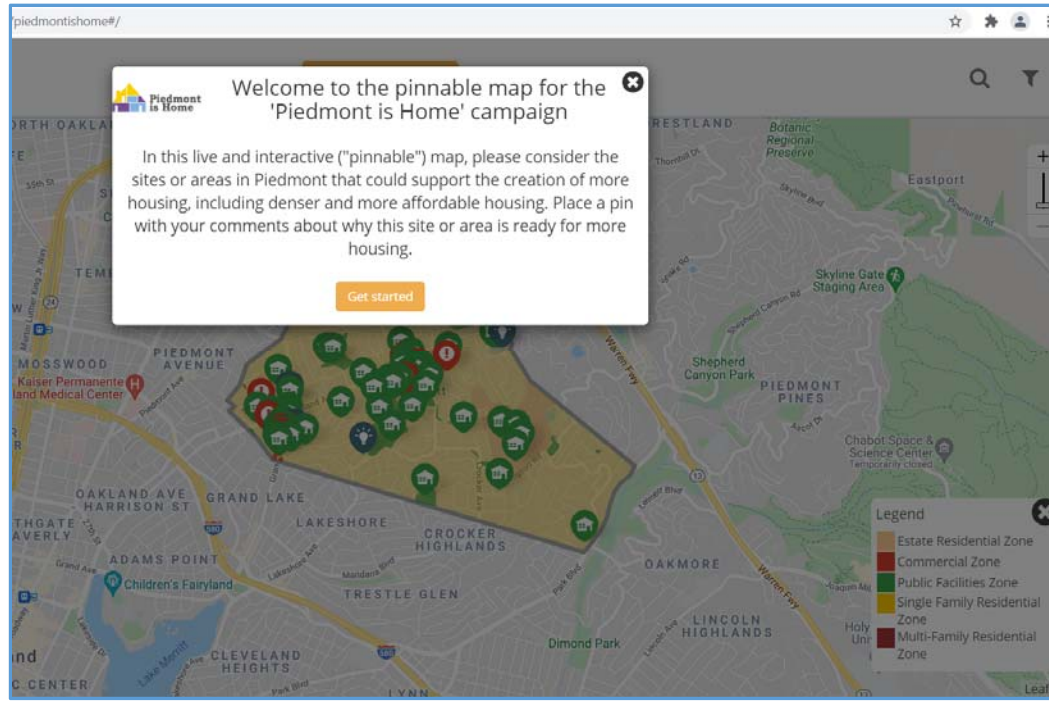
The following images describe the design of the mapping tool interface and provide a summary of participation. While 877 people participated in the Fair Housing Survey, the Interactive Pinnable Map software recorded 93 unique users and a total of 90 comments.

Preliminary analysis of sites identified in the Interactive Pinnable Map in Zone C and Zone D, as well as comments regarding the development of new ADU tools and incentives, will be used in the SB2 housing programs scope of work.

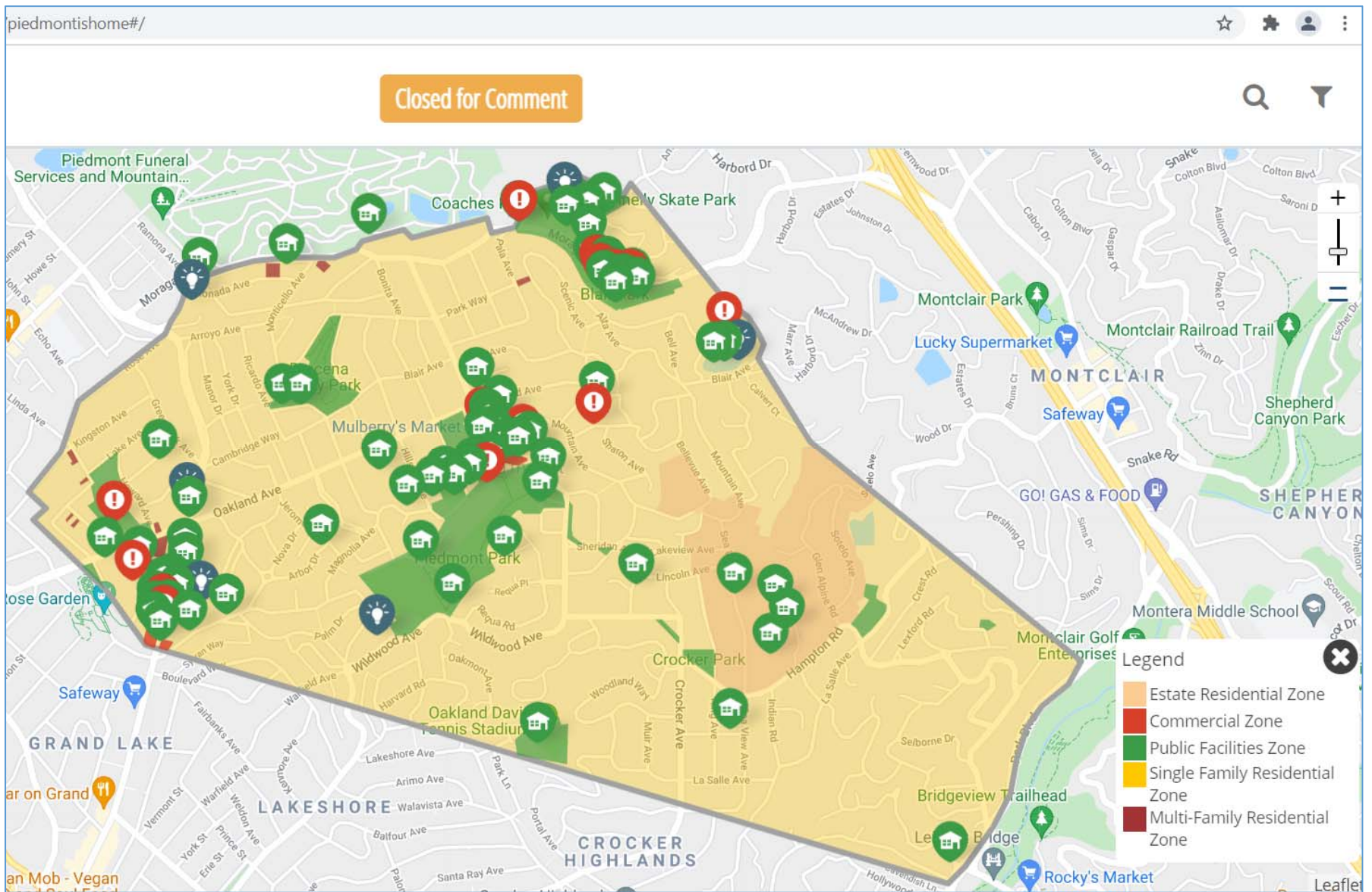
All of the sites identified for development or protection, as well as the questions raised by participants, will be reviewed as part of the Housing Element Update scope of work, beginning with Housing Element background analysis and public engagement scheduled for to start in Fall of 2021.



Word “cloud” from terms used repeatedly in comments attached to pins on the interactive map.



Invitation to participate on Piedmontishome.org and basic mapping instructions.



Results of pinnable map "pins" and comments (see teased out comments and pins on the Piedmont Zoning Map, included herein). "Lightbulb" icons represent thoughts or questions, red exclamation marks represent areas that should be protected from development, and green house icons represent areas that should be designated for increased development.



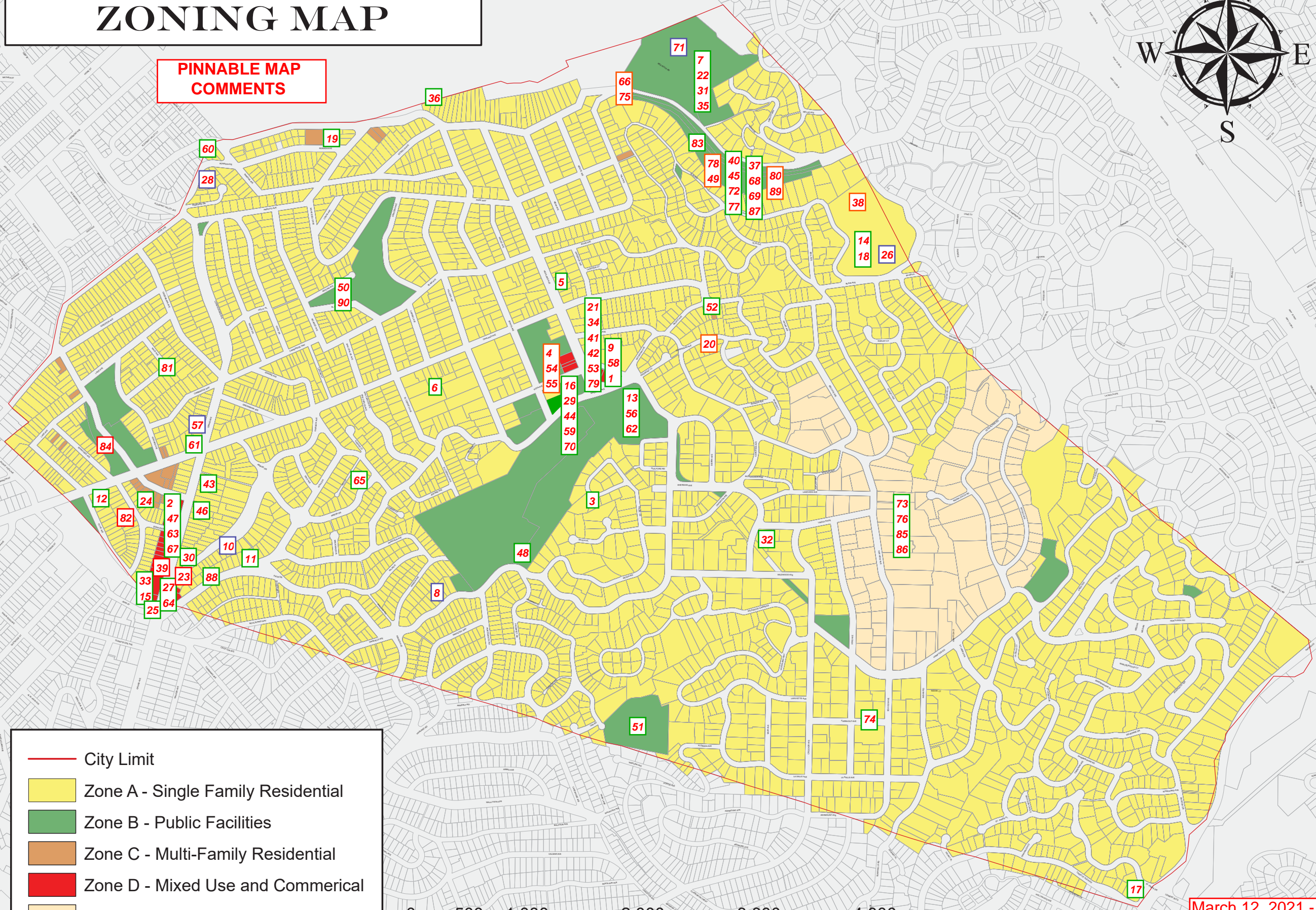
Activity on the pinnable map from March 12, 2021 to April 15, 2021, showing spikes that relate to public outreach efforts.

# CITY OF PIEDMONT ZONING MAP

ATTACHMENT B



**PINNABLE MAP  
COMMENTS**



- City Limit
- Zone A - Single Family Residential
- Zone B - Public Facilities
- Zone C - Multi-Family Residential
- Zone D - Mixed Use and Commerical
- Zone E - Estate Residential



March 12, 2021 -  
April 15, 2021



ATTACHMENT B

#	Pinnable Map Comments for Consideration, March 12, 2021 - April 15, 2021
1	Reconsider plans for the civic center to allow for first-floor commercial and retail space that residents could use and walk to, we don't need retail banks and real estate offices in our city center when most of these activities take place online, our city center is mostly dead with the exception of the vibrant small market. Upper levels should allow for multi-family and affordable housing, close to schools, park and transportation.
2	The areas already zoned for commercial on Grand may tolerate mixed use development with housing on upper floors. Many of the storefronts are empty or could use refreshing. The increase in density could also support those businesses.
3	Empty lot on Hazel Ln
4	Where will the city get all of these funds to buy commercial properties? Where are all the willing sellers?
5	Consider allowing more multi-family homes along Highland and Oakland Avenues.
6	Consider rezoning all A zone lots to allow for more than one single-family home.
7	Consider whether this City-owned lot could be used as a site to develop housing.
8	247 derelict property - what is the City doing about this?
9	we could put housing on any of the sites of the three banks downtown
10	36 Fairview Ave. Derelict Property - what is the City doing to help this homeowner?
11	Allow 2-story ADU with 4' setback. Make "affordable (teacher, police, fireman salary)" allowance to 1,200 sq.ft.
12	Intersection of Oakland Ave and Grand Ave
13	Piedmont Park parking lot is underutilized and prime real estate. Could be home to tiny houses!
14	While not a great location for affordable housing (too far from services and transit), the redevelopment of the reservoir site could be used to fund affordable housing other locations in Piedmont
15	Imagine an Ace Hardware and Garden Center that were in a single building with a cafe next door and multifamily housing 2-3 floors above.
16	Creative planning for the pool site and tennis courts could yield both recreational facilities and new multifamily housing.
17	Park Blvd is already a commercial area. 3-4 stories of housing could work well and make this part of Park Blvd more walkable. It's close to the church, close to highways, close to shops and restaurants, and close to public transportation (like AC Transit).
18	Explore whether the reservoir could be used as a housing site.
19	Houses along arterial roads should be allowed to be developed into multiple story apts. Better access to transportation and services for more people without disrupting open space (plant and animal habitat). I placed the marker next to my house - because I'm saying that I'm a YIMBY. I think keeping the character of smaller streets with a less dense housing type also makes sense. Diversity of housing that adapts to different circumstances of urbanity - not uniformity, is what we are after.
20	Dormidera Avenue, Craig Avenue, and Mountain Avenue because the roads are very narrow and already they cannot accommodate the current traffic patterns. The current housing footprint is already very dense
21	Collaborate with the many churches in town that are interested in helping with the housing crisis.
22	I agree with the other posters - valor park is barely used, easily accessible and could accommodate higher density/taller building without affecting many neighbors site lines.
23	Build somewhere else instead of just shitting on lower piedmont. Do you want an apartment complex as your neighbors? And the parking is already heavily limited as is. This will just make it 100x worse.
24	Look at the opportunity to use the steep, dirt hill in the Linda Beach dog park area for a multi tenant apartment building. Leave land for park. Site views for homes behind the park and a driveway easement off Linda should be considered.
25	Work with Oakland to expand Piedmont borders. Oakland has plenty of other issues to manage and Piedmont could help to solve them. Win win.
26	What about making the inaccessible reservoir accessible for public enjoyment as a park with walking trails?
27	Agree with the other comments that mixed-use development (retail with housing above) would be great here. However, buildings may need to be much taller to meet the City's housing needs (e.g., like new urban Target/housing above on Broadway).
28	What's with the empty Ronada parcel with the chain link fence? For how long will that look like that?
29	Perhaps a multi-story, narrow building would fit on Hillside Ave. on the Rec. Dept. lawn?
30	Perhaps Kehilla would consider Tiny Houses or a multi-family building on its parking lot?
31	Perhaps the city's corp yard could accommodate affordable, multi-family housing on portion of the city land here.
32	Zone A should allow duplexes, triplexes, and perhaps even quads throughout the Zone. We already have good examples of these types of units that have existed in Piedmont for decades.
33	Please make sure that Ace Hardware and Garden center are required to be retained as part of any mixed-use development.
34	we don't need all these banks in downtown piedmont
35	Large undeveloped land area above skate park and corp yard - adjacent to undeveloped cemetery grounds.
36	The cemetery has acres of undeveloped land for dead people who have not yet died. Could Piedmont and Oakland partner on a project to acquire some of this land for a joint affordable housing project for people who are actually living today?
37	Blair Park has available space, on a road that is relatively easy access in and out, and that is little used now. Because of the cliff behind it, taller buildings will have little impact on views.
38	This area is a huge fire danger zone, with twisty roads that are not easily accessible; any extra traffic/ parking would impede fire rescue and evacuation in an emergency. As one of the main roads (Blair Ave/Harbord Dr) into and out of Piedmont such development would cause congestion and prevent ease of travel. Not to mention it's not easily accessible to any services or public transportation.
39	This area is already so congested. The increased traffic from a multi-unit building would be disastrous.
40	This seems the most logical location to add housing without disturbing any existing buildings/homes
41	Add mixed-use development in the civic center core
42	Consider acquiring and replacing gas station or banks with affordable housing
43	I live along this stretch of Grand Ave. Several houses (including mine) are set back from the street, some on the hill, with the lot allowing for an additional house to be built in front, at the street. My neighbor has two houses on their lot. Another neighbor is almost finished building a second house behind their existing house. I have considered doing the same, but without financial assistance it is cost prohibitive. Perhaps the city could incentivize homeowners to add units.
44	The existing Center for the Arts building site could support a 3 level mixed use project with the Center for the Arts space on the ground floor level and 2 levels of housing units above. This thought could possibly be expanded to include the existing city hall which could also occupy the lower level of a mixed use project.
45	This park is not as popular as others in Piedmont and Coaches Field is across the street; this land could be used for taller buildings and parking. Moraga Ave's speed limit is already low and could accommodate increased traffic from a parking lot.
46	The East side of Grand ave, opposite the commercial zone, should allow for at least 4 units, at least for plots over say 7,500 sq ft, which most on the block would meet.
47	Should allow taller buildings along the grand ave corridor
48	It would seem that 2-4 small units with a cabin like feel could fit along the are of prospect mountain trail
49	Blair Park is very steep and grading it for housing would involve massive retaining walls. Due diligence would probably show that not enough housing could realistically fit here to justify the loss of open space for habitat and casual recreation. A traffic light would be needed for safe pedestrian access to the rest of Piedmont.
50	A well thought out group of small town houses could fit nicely in the lower pan handle area of Dracena Park. Probably not more than 4-6 units and would need to be designed quite well to compliment the existing small homes in the area. The City should also consider solving the drainage issues further back in the park which would make the space much more usable.
51	Perhaps tennis is not the best use of this large, rundown tennis stadium. As the property is in a canyon, multi-level housing will have minimal impact on higher houses that surround the old quarry.
52	Is there a plan for Multi-Family housing on this lot? What are the limitations?
53	Consider allowing multi-family homes on Highland and Oakland Aves.
54	The city is already creating a centerpiece pool and recreational facility in this area. Plus, we have two schools with all of its traffic. It's just fantasyland to think you can add housing into this area as well.
55	This is a lot of foot traffic in this area (in particular children walking to and from the schools) - and already traffic safety issues and congestion. Adding in high density housing would increase the issue.
56	If the city is going to rethink the police and fire house, then housing should be considered a part of the equation including the whole block from 801 Magnolia to Veterans Hall.
57	There is a public utility space here that is walled off - can we have a popup commercial space here or is it necessary to keep it empty for safety reasons?
58	This area of Piedmont has undergone wholesale changes in the past and it could certainly be time for a much needed refresh. A well designed mixed use project could support the businesses that are currently located at this site and add a much needed housing element.
59	801 Magnolia is underutilized and would be a great central site for affordable housing. The arts use could move to an expanded/improved Community Hall facility in Piedmont Park.
60	Housing nearest to Moraga and Pleasant Valley, with walkability to Piedmont Avenue and Pleasant Valley shopping center, great features for higher density housing.
61	At and near intersection of Oakland Ave. and Grand Avenue with buildings facing Grand.
62	A well designed project of 4-6 units could fit between Guilford Road and the Piedmont Community Center and Park Tennis courts. It could take advantage of the hill and be a multi level grouping of small units with perhaps terraced garden roofs to keep it 1 floor high along Guilford Road
63	Mixed use with 3-4 stories of housing over commercial could work well here and make this part of Grand Ave even more vibrant and walkable. Imagine Grand Ave as a European boulevard.
64	Multi-family development would work well on site where Shell gas station currently is. At street level, a corner cafe and commercial use along street front would be great as these would increase Piedmont's dining, gathering, office or retail locations, which would benefit a wide community. A corner gas station seems a missed opportunity.
65	2-story ADUs would fit better in much of our town and provide more legitimate housing than a small studio. But they have to allowed like current ADUs (by-right) otherwise the process is too cumbersome and time-consuming which drives up the costs so homeowners won't be able to afford them
66	Moraga Ave. is a very busy 1 lane road with a relatively steep grade (slope). The increased housing activity area would be dangerous for children playing in the area (due to more vehicle traffic, which lead to higher chances of accidents. Moraga Ave. is also an important main road for first responders to utilize increased density will impact first responders. Also it does not make any sense to place affordable housing in this area, as commuting / traffic costs will be tough on families.
67	Imagine an Ace Hardware and Garden Center that were in a single building with a cafe next door and multifamily housing 2-3 floors above.
68	Untamed land and hill that could be use for multi-unit high density housing.
69	It's a nice place to walk our dogs, but even better place for housing
70	The City should look beyond just replacing the existing pool facilities and look at a plan that includes most of the design and planning that has gone into the pool replacement but also looks at the whole property that borders along Magnolia across from the PHS and PMS. The space utilization could be greatly improved with perhaps two mixed use buildings that could support the rec department on the ground and lower levels with housing above.
71	As properties are developed for housing there needs to be sufficient large trees (carbon sequestration) and landscaping (to maintain habitat). Ideally, there should be a plan to link these habitat corridors (e.g. Coaches Field/Corp Yard with Piedmont Park) so as not to impact the existing habitat.
72	The area along Moraga that is called Blair Park would seem to have enough space that a well thought out design could support some high density housing that could be at least 3-4 levels tall towards the lower end of the space with off street parking on the lowest level and perhaps some terracing into the hillside. As others have indicated this should not affect the views of the adjacent houses. There could still be a nice open space towards the upper portion of the space.
73	Rezone estates zone to allow more density
74	Where does the mayor live? Maybe she would like a huge apartment building next to her house.
75	Moraga Ave. is a very busy 1 lane road with a relatively steep grade (slope). The increased housing activity area would be dangerous for children playing in the area (due to more vehicle traffic, which lead to higher chances of accidents. Moraga Ave. is also an important main road for first responders to utilize increased density will impact first responders. Also it does not make any sense to place affordable housing in this area, as commuting / traffic costs will be tough on families.
76	There are very large lots up here that could be subdivided to create more units. Also, large estates could be subdivided into multi unit condos.
77	If Piedmont is going to meet it's RHNA requirements for low income households, it needs to get some scale, and using A1 funds on this site would be the most effective way to get a long way toward this goal.
78	Google maps has made Moraga a traffic disaster during non-covid times. A traffic study would show that adding a bunch of housing with zero walk scores will not help.
79	This could be turned into a mixed use residential and commercial area - commercial on ground floor, multi-unit housing above. So many successful examples of this in other cities.
80	Blair Park should not be punished for failures of nearby urban bureaucrats. There has been talk for decades about housing, athletic fields, commercial building, road expansion, plantings, and all kinds of other stuff for this space. It is beautiful and useful as it is.
81	Empty lot at corner of Nace
82	Where will the city get all the funds to buy the commercial and residential properties here? Where are the willing sellers?
83	This area has the most surplus space of any park area in Piedmont. It also has an optimal traffic pattern in front without schools etc in immediate proximity. This would be a terrific spot for Piedmont to contribute in a meaningful way to affordable housing with minimal negative impact
84	Linda Dog Park is a heavily used area that sits on a two lane road across from an elementary school. Not only is space tight and topographically limiting, the traffic bottleneck would cause a safety issue for Beach students/faculty (which is already a problem during normal operations)
85	There are so many very wide, quiet streets with huge lots and large single-family estates in this town. Many of those mansions could be converted easily to multi-unit housing, with ample parking and minimal impact. Could the city consider offering incentives to owners and buyers of these homes to convert into multi-unit structures? The estate-zoned areas are really perfect for this type of development and it would eliminate the need to build new structures in busier areas of town.
86	This area has large setbacks, large minimum lot sizes. This area should be considered to allow greater density, such as duplexes, triplexes and small apt. buildings.
87	This area seems the most reasonable to add the high density housing required by the state. I never see anyone using this park. It has great road access and could have beautiful high density development that could fix most of our issues. I say let private developers build nice multistory housing here with smaller units so they are affordable.
88	Allow denser ADU (16ft height and 1200sf) t
89	There is very little green space in Piedmont. Blair park is home to foxes, deer, birds and many other animals. The echo in the canyon is also really bad with increased housing it would be extremely loud. Let's make the developed areas of town more efficient uses of space.
90	Perhaps the panhandle of Dracena could be used for a few multi-unit houses, such as 3 duplexes. As a long, sloped grassy space it is rarely used other than as an access point to the park. It still leaves lots of usable park space for recreation.

## Attachment C

### General Plan Housing Element Goals, Policies, and Actions

The SB 2 Planning Grants Program application prepared by staff is consistent with the following General Plan Housing Element goals, policies, and actions:

Goal 1: New housing construction – provide a range of new housing options in Piedmont to meet the needs of all household types in the community.

Policy 1.2: Housing diversity – Continue to maintain planning, zoning, and building regulations that accommodate the development of housing for all income levels.

Policy 1.4: Context-appropriate programs – Participate in those state and federal housing assistance programs that are most appropriate to Piedmont’s character and that recognize the unique nature of affordable housing opportunities in the City.

Policy 1.5 – Second units – Continue to allow second units (in-law apartments) “by right” in all residential zones within the City, subject to dimensional and size requirements, parking standards, and an owner-occupancy requirements for either the primary or secondary unit. Local standards for second units may address neighborhood compatibility, public safety, and other issues but should not be so onerous as to preclude the development of additional units.

Policy 1.6: Second units in new or expanded homes – Strongly encourage the inclusion of second units when new homes are built and when existing homes are expanded.

Policy 1.7: Housing in commercial districts – Ensure that local zoning regulations accommodate multi-family residential uses on commercial properties in the City, including the addition of apartment to existing commercial buildings.

Policy 1.10: Intergovernmental coordination – Coordinate local housing efforts with the California Department of Housing and Community Development, the County of Alameda, and adjacent cities. Where City-sponsored housing programs are infeasible due to limited local resources, explore the feasibility of participating in programs initiated by other jurisdictions.

Action 1.C: Market-rate second unit production – Maintain zoning regulations that support the development of market-rate second units in Piedmont neighborhoods.

Action 1.E.: Allowing multi-family housing and mixed-use in in the Commercial Zone – Amend the Piedmont Zoning Ordinance to add multiple family housing and mixed-use development to the list of conditionally permitted uses in the Commercial Zone (Zone D).

Action 1.G: Facilitating multi-family development – Develop incentives which would facilitate multi-family development on land zone for multi-family or commercial uses in Piedmont, including modifications to lot coverage requirements for multi-family uses in Zones C and D, and modifications to permitted and conditionally permitted use requirements for Zones C and D. The City will also consider potential ways to streamline environmental review in the event future multi-family uses are proposed in these areas.

Action 2.E: Streamlining design review – Conduct a Planning Commission study session to identify steps that might be taken to expedite and improve the design review process. Following this session, develop amendments to the Design Review process consistent with Action 28.C of the General Plan (Design and Preservation Element).

Action 2.F: Update Design Review Guidelines – Update the 1988 City of Piedmont Residential Design Guidelines consistent with Action 28.E of the Piedmont General Plan.

Goal 7: Equal access to housing – Ensure that all persons have equal access to housing opportunities in Piedmont.

Policy 7.1: Housing choice – Promote the development of housing for all persons regardless of race, religion, ethnic background, or other arbitrary factors.

Policy 7.3: Fair housing enforcement – Implement and enforce relevant State and federal fair housing laws.

Action 5.A: Shared housing program – Consider participating in ECHO Housing’s shared housing program as a way to improve housing opportunities for lower income seniors and extremely low income households.

Action 5.C: Assistance to non-profit developers – Provide assistance to non-profit entities interested in developing housing for low and moderate income Piedmont residents, including elderly and others with special needs.

Action 5.H: Faith Community participation – Work with local faith community to serve residents in need within Piedmont and the greater East Bay, and to identify potential partners for meeting local extremely low income housing needs.

Action 5.I: Second units for extremely-low income households – Maintain an inventory of second units that are available at rents that are affordable to extremely low income households. Explore ways to expand this inventory and encourage the development of additional extremely low income second units through the City’s affordable second unit program and other means.

Action 5.J: Housing for extremely low income families – Develop incentives to meet the needs of Piedmont’s extremely low income households potentially including modified development standards for new multi-family buildings that include units for extremely low income families.