

City of Piedmont
COUNCIL AGENDA REPORT

DATE: February 1, 2021

TO: Mayor and Council

FROM: Sara Lillevand, City Administrator

SUBJECT: Consideration of Formation of a Piedmont Housing Advisory Committee and Formation of an Ad Hoc Planning Commission Subcommittee on Measure A-1

RECOMMENDATION:

1. Approve the attached resolution forming a temporary Housing Advisory Committee
2. By motion, approve the formation of a Planning Commission Ad Hoc Subcommittee on Alameda County Measure A-1

EXECUTIVE SUMMARY:

In order to ensure sufficient community input on the development of the City's Housing Element for 2023-2031, approve the formation of a temporary Housing Advisory Committee as well as an Ad Hoc Planning Commission Subcommittee specific to evaluation of Alameda County Measure A-1 project opportunities.

BACKGROUND:

As has been reported in prior reports at this Council meeting, it is likely that the City will receive an allocation of 587 housing units in the 2023-2031 Regional Housing Needs Allocation process. This is far greater than the 60 housing unit allocation we are working under during the 2015-2023 cycle.

Public outreach and participation will be essential to the success of both the SB 2 Housing Programs project and the future Housing Element update. As such, the project descriptions of both the SB 2 Housing Programs and the Housing Element update in both the SB 2 grant application and the LEAP grant application envisioned robust public engagement.

Housing Advisory Committee

As part of the engagement component, staff recommends the formation of a Piedmont Housing Advisory Committee (HAC) to advise on and help guide the development of the SB 2 Housing Programs project and the Housing Element update. The Piedmont HAC is proposed to consist of

five or seven voting members including one Planning Commissioner.

The HAC would be advisory to staff and Council. The HAC will review and provide feedback on draft documents prepared throughout the SB 2 Housing Programs project and the Housing Element update processes, including the draft plan itself; and more generally, will provide input and guidance on the development and conduct of all tasks under the SB 2 Housing Programs and Housing Element update scopes of work. The HAC meetings shall be open to the public, and will serve to engage and give the public further opportunities to learn about the update process and give their input and feedback.

It is expected that the HAC will meet as needed throughout the SB 2 Housing Programs and Housing Element update processes over a period of 12-15 months. The work of the HAC will continue until the receipt of a Draft Housing Element Update document by the City Council. Additional information about the structure, timing and composition of the HAC can be found in the Resolution included as Attachment A on page 4.

If approved, recruitment of the Housing Advisory Committee would take place at the same time as the annual recruitment for Commissions and Committees, with interviews and possible appointments to take place in late March. This would allow the HAC to begin its work in late March or early April.

Preliminary Piedmont HAC Meeting Schedule (subject to change)

Late March or Early April 2021:

- Review the SB 2 Housing Programs project schedule and background.

May-June 2021:

- Discuss and provide feedback on initial recommendations on new programs to affirmatively further fair housing in Piedmont.
- Discuss and provide feedback on initial analysis and recommendations for rent-restricted Accessory Dwelling Unit (ADU) and Junior Accessory Dwelling Unit (JADU) incentives, regulations, programs, and policies.
- Discuss and provide feedback on initial analysis of available sites for development and redevelopment, architectural design context, draft recommendations for zoning code changes, and draft objective design standards for multi-family and mixed-use multi-family housing developments in Piedmont, in accordance with SB 35.

June-September 2021:

- Meet as needed to provide guidance and feedback on the Housing Element update project.

October 2021:

- Review the SB 2 Housing Programs draft ADU and JADU prototype plans, incentive programs, recommendations for zoning ordinance changes, and other programs to encourage the development of rent-restricted ADUs and JADUs.

- Review SB 2 Housing Programs draft objective design standards for development of new multi-family and mixed-use multi-family development, as well as associated recommendations for possible zoning regulation changes to make multi-family and mixed-use multi-family development more feasible in Piedmont, based on real estate proforma and typical land and construction costs.

December 2021:

- Staff will present the SB 2 Housing Programs project plans, recommendations, and policies to the Planning Commission and City Council at public meetings.

March 2022:

- Review and provide feedback on the draft Housing Element update for 2023-2031, as well as documents prepared pursuant to the California Environmental Quality Act (CEQA), and the public comment received about the project from members of the Piedmont Community.

June 2022

- Staff will present the Housing Element and associated General Plan Amendments to the Planning Commission and City Council.
- Staff will present the environmental review documents prepared pursuant to CEQA.

Planning Commission Measure A-1 Subcommittee

Staff recommends that the City Council consider the establishment of an Ad Hoc Planning Commission Subcommittee specific to evaluation of Alameda County Measure A-1 project opportunities. If established, this ad-hoc subcommittee would meet with subject-matter experts, stakeholders, city and county staff, as well as consultants to refine the approach and to explore and understand the scope and feasibility of various project possibilities that could be submitted for A-1 funding. This ad hoc subcommittee would complete investigative work on behalf of the Council, keep the Council apprised of progress, and report back with recommended action-items for consideration by the full Council. The ad hoc subcommittee would be of limited duration and focused on the single topic as described above.

The Council could establish this committee by a member making a motion as follows:

I move that the City Council establish an ad-hoc Planning Commission subcommittee, reporting to the City Council, to focus on Alameda County Measure A-1 project opportunities, with the two members of the subcommittee to be appointed by the Planning Commission.

By: Kevin Jackson, Planning & Building Director
 Barry Miller, Planning Consultant
 Pierce Macdonald-Powell, Senior Planner

Resolution No. _____

ESTABLISHING A HOUSING ADVISORY COMMITTEE

WHEREAS, the shortage of affordable housing is an issue which is facing the entire state of California, and the San Francisco Bay Area in particular; and

WHEREAS, the City of Piedmont desires to be a regional partner in creating affordable housing in the region; and

WHEREAS, the City of Piedmont has engaged a consultant to prepare programs to increase the production of housing in Piedmont in conformance with the SB 2 Planning Grant Program funding with the following objectives in mind: 1) Begin an open-ended conversation with the Piedmont community regarding strategies to build more affordable housing; 2) Find new incentives for rent-restricted accessory dwelling units; 3) Develop prototypes for architectural plans for accessory dwelling units; and 4) Develop objective design standards meeting Senate Bill 35 requirements, as well as development of recommendations to improve zoning regulations and new sites for residential construction in Piedmont; and

WHEREAS, in May 2021, the City anticipates the start of the next Housing Element Update project, including associated updates to the General Plan, which require finding new available housing sites and new programs consistent with state law to build the housing unit goals established by the State of California Regional Needs Allocation (RHNA) process; and

WHEREAS, the City Council wishes to engage Piedmont's highly informed and involved community members in this process to ensure that it successfully addresses cherished community values such as inclusivity, diversity, and appropriate residential construction;

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Piedmont does hereby resolve, declare, determine, and order as follows:

SECTION 1. The Housing Advisory Committee for the SB 2 Housing Programs and Housing Element Update is hereby established as a temporary advisory committee of the City of Piedmont.

SECTION 2. The efforts of the Housing Advisory Committee shall be focused on assisting staff and City consultants with the development of the SB 2 Housing Programs project and the next City of Piedmont Housing Element Update, specifically in reviewing and providing feedback on the following materials:

1. Community needs assessment.
2. Draft recommendations.
3. Opportunities for public participation and input regarding the draft recommendations.
4. Public review drafts of the SB 2 Housing Programs and Housing Element Update documents.
5. Opportunities for public participation and input regarding the public review drafts of the SB 2 Housing Programs and Housing Element Update documents.

SECTION 3. The Housing Advisory Committee shall consist of five or seven members total, including one member of the Planning Commission and the remaining members being residents at large.

SECTION 4. The Housing Advisory Committee shall meet on an as-needed basis.

SECTION 5. The term of the Housing Advisory Committee shall extend from the date of establishment to the receipt of a Draft Housing Element Update document by the City Council.

SECTION 6. The Housing Advisory Committee shall comply with the Ralph M. Brown Act (Government Code §54950 et seq.) including, but not limited to notice, agenda posting, and public participation requirements.

SECTION 7. The Housing Advisory Committee is an advisory body to the City Council and is not an independent decision-making body. All of its recommendations are subject to approval of the City Council.

[END OF RESOLUTION]