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PIEDMONT CITY COUNCIL

Special and Regular Meeting Minutes for Monday, September 15, 2025

A Special and Regular Session of the Piedmont City Council in the City Hall Council Chambers, 120 Vista Avenue, was held on September 15, 2025. In accordance with Government Code Section 54954.2, the agenda for this meeting was posted for public inspection on September 11, 2025.

CALL TO ORDER

Mayor Smegal Andersen called the Regular Session meeting to order at 6:00 p.m. with the Pledge of Allegiance and no reportable action from the Closed Session.

ROLL CALL

Present: Mayor Betsy Smegal Andersen, Vice Mayor Conna McCarthy, Councilmember Lorrel Plimier, and Councilmember Tom Ramsey

Absent: Councilmember Jennifer Long

Staff: City Administrator Rosanna Bayon Moore, Deputy City Attorney Deepa Sharma, Planning and Building Director Kevin Jackson, Recreation Director Chelle Putzer, Finance Director Kiran Bawa, Communications Program Manager Echa Schneider, Public Works Director Daniel Gonzales, Senior Planner Gopika Nair, and City Clerk Anna Brown

PUBLIC FORUM

Public Comment was received from:

Samantha Nobles-Block, Michelle Ritchie, Sandy Chen Fedor, Jessica Burke, Elisa Lee, Naomi Kim, and Lisa Wilhelmy each spoke on the impact Piedmont Play School (PPS) has had on their families and requested the City Council work with the PPS board to keep the playschool in its current location at Hampton Park.

Lois Corrin requested Supervisor Emeritus Keith Carson be invited to an open house/town hall at the invitation of the City, School board and other community stakeholders.

PRESENTATIONS

Mayor Smegal Andersen read a proclamation for Hispanic Heritage Month and presented it to students from the Piedmont High School Latine/x Affinity Group and Grupo Latino de Piedmont.

Student speakers Joquin Fierro, Carmen Botero, Luka Peña, Ri'chard Jones, and Chelsea Aburto each thanked the Council for the proclamation, and expressed how the recognition fostered a new sense of inclusion and understanding of the diverse cultures encompassed in the Hispanic community.

CONSENT CALENDAR

The Consent Calendar consisted of the following items:

Meeting Minutes

Approval of the Minutes for the City Council meeting of 09/02/2025.

Approval of a First Amendment to Consultant Services for Residential Buildings Objective Design Standards

Approval of a First Amendment to the Agreement with Good City Company for Services Related to the Preparation of Objective Design Standards for Residential Buildings
(0045)

Approval of the 2024-25 Annual Sidewalk Repair Program Improvements

Approval of Acceptance of Improvements for the 2024-2025 Annual Sidewalk Repair Program
(0940)

There was no **Public Comment** received.

Resolution 50-2025
RESOLVED, that the City Council adopts Consent Calendar Items 1 – 3.
Moved by McCarthy, Seconded by Ramsey
Ayes: Andersen, McCarthy, Plimier, and Ramsey
Abstain: None
Absent: Long

REGULAR AGENDA

The Council considered the following items of regular business:

Public Hearing of an Updated Fee Schedule & Cost Recovery Policy

City Administrator Rosanne Bayon Moore introduced a consideration of an updated Fee Schedule and Cost Recovery Policy for the Piedmont Planning & Building Department and noted it has been underway for over 15 months. She extended congratulations for reaching this milestone.

Planning & Building Director Kevin Jackson introduced Courtney Ramos, Senior Vice President Matrix Consulting, who presented a User Fee Study of the cost of services for each Planning & Building permit type with the intent to provide confidence that fees are right-sized and fair and prepare an updated fee schedule with a goal of full cost recovery. He noted that attached to the staff report is the full User Fee Study report and proposed fee schedule.

Ms. Ramos presented the development User Fee Study results overview and study objectives that included a streamline fee structure, time assumptions, fully burdened hourly rates, legal compliance, a comparative survey, and a master fee schedule. She outlined the fee calculation methodology, fee schedule modifications, fee study results, cost recovery comparison, cost recovery policies and goals, and next steps.

Mr. Jackson indicated that staff is seeking action for the adoption of a Planning & Building Department Cost Recovery Policy and updated Fee Schedule effective January 1, 2026, and a provision to further the Climate Action Plan by considering a reduced residential rooftop solar permit fee subsidized by the General Fund or an alternative rebate incentive in the Home Electrification Program.

Council posed questions to staff regarding the current incentive programs, fee elimination and calculations for solar permits, cost recovery, subsidies and reduced fees, and hardship exceptions.

There was no **Public Comment** received.

Mr. Jackson reviewed public communication efforts.

The Council deliberated on the Fee Schedule, moving forward with adopting the Fee Schedule as recommended, a solar rebate incentive with a cap, and Cost Recovery Policy.

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Resolution 51-2025
RESOLVED, that the City Council accepts the report on Development Cost of Services or "User Fee Study" prepared by Matrix Consulting Group, adopts a City of Piedmont Planning & Building Department Cost Recovery Policy as presented, and authorizes the implementation of a Fee Schedule with an effective date of January 1, 2026.
Moved by Ramsey, Seconded by McCarthy
Ayes: Andersen, McCarthy, Plimier, and Ramsey
Abstain: None
Absent: Long
(0465)

Public Hearing of First Reading of Ordnance 783 N.S.

Senior Planner Gopika Nair presented a consideration of a First Reading of Ordinance 783 N.S. amending the zoning ordinance related to permitted commercial uses in Zone D and conditional use permits (CUPS) and other conforming revisions. (CEQA Review: Consistent with Environmental Impact Report (EIR) for the Housing Element Implementation Project (SCH 2022020362), exempt under CEQA Guidelines Section 15061(b)(3) and not a "Project" under Public Resources Code section 21065; CEQA Guidelines, 14 Cal. Code of Regs. Section 15378). She provided a summary of the reasons for the updates, study sessions and public engagement timeline, Zone D parcels, permitted commercial uses in Zone D, performance standards, draft amendments proposed to CUP processes and findings, related zoning ordinance updates, the Planning Commission's recommendation on August 11 for the City Council to adopt the updates after a careful review, and staff's recommendation to adopt the resolution as recommended by the Planning Commission, and next steps.

Conversation ensued between Council and staff.

There was no **Public Comment** received.

Resolution 52-2025
RESOLVED, that the City Council moves to Introduce an Ordinance amending divisions 17.26 (Zone D: Commercial and Mixed Use), 17.30 (Parking), 17.60 (General Provisions), 17.68 (Conditional Use Permit), 17.70 (Variance) and 17.90 (Definitions; Measurements). The amendments include the addition of new permitted uses in Zone D: Commercial and Mixed-Use and other amendments to bring the City Code into compliance with State regulations, implementing the 6th Cycle Housing Element, and improve current procedures and practices surrounding permitted commercial uses and conditional use permits.
Moved by Ramsey, Seconded by McCarthy
Ayes: Andersen, McCarthy, Plimier, and Ramsey
Abstain: None
Absent: None
(0705)

REPORTS AND ANNOUNCEMENTS

Councilmember Ramsey announced that Police Chief Frederick Shavies II will attend New Families Night on September 19 at Community Hall, Coffee, Cars, and Cops on September 20 hosted by the Piedmont Police Department, and the 27th Annual Harvest Festival on September 21.

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Vice Mayor McCarthy announced that the Alameda Transportation Commission will have a table at the Harvest Festival for questions from the community.

Mayor Smegal Andersen announced she attended the National Association for Catering and Events "NACE is Nice" block party last night.

ADJOURNMENT

With no further business, Mayor Smegal Andersen adjourned the meeting at 7:38 p.m.

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