



# CITY OF PIEDMONT CALIFORNIA

## PUBLIC NOTICE

### **Planning Commission and City Council to Consider Changes to City Code Land Use Regulations Related to ADUs and Additional Bedrooms**

NOTICE IS HEREBY GIVEN that at 5:30 p.m. on November 14, 2022, the Planning Commission will review an ordinance amending Chapter 17 (Planning and Land Use) of the City Code to conform the City's regulations regarding Accessory Dwelling Units to new state laws and make a recommendation to the City Council. The ordinance also includes a new division 17.42 to address CA Assembly Bill 916, which requires ministerial review for the development of new bedrooms within existing residential units.

NOTICE IS FURTHER GIVEN that at 6:00 p.m. on November 21, 2022, the City Council will consider the proposed ordinance and the recommendation of the Planning Commission and could approve the first reading of the ordinance.

#### **Background**

On January 1, 2022, new state laws come into effect which further limit a local jurisdiction's ability to regulate Accessory Dwelling Units (ADUs). The provisions affected by the changes to state law include but are not limited to: street (front) yard setbacks, unit height limitations, approval of existing conditions inconsistent with current Building Code requirements, interior connections between a Junior Accessory Dwelling Unit and the Primary Dwelling Unit, and the separate conveyance of ADUs. City staff is also recommending an incentive for the development of affordable ADUs in exchange for the release of owner-occupancy restrictions. Local laws which do not conform to these new state standards are preempted and cannot be enforced. The ordinance also proposes a new City Code division 17.42 that establishes a ministerial review process for projects that develop no more than two additional bedrooms within an existing dwelling unit, in conformance with AB 916 (2022). City staff has developed the proposed ordinance which will be considered by the Planning Commission and the City Council to conform Piedmont's ADU regulations to the new state law.

#### **Documents on the City Website**

Documents related to this effort are available on the City website at [piedmont.ca.gov](http://piedmont.ca.gov). A staff report to the Planning Commission dated November 14, 2022, is provided on the website. It includes the proposed changes that will bring the City's regulations for ADUs and additional bedrooms into compliance with the new state laws. The Planning Commission's responsibility is to make a recommendation for consideration by the City Council, which is the decision-making body. The City Council staff report for this item will be posted on the City website no later than 12 noon on Friday, November 18, 2022.

#### **Public Engagement**

The opportunity for public input is available throughout this process. Interested members of the public are encouraged to attend the public meetings. Both the Planning Commission meeting on November 14, 2022, and the City Council meeting on November 21, 2022, will be televised live on KCOM-TV, the City's government access TV station and available through streaming video on the City's web site at [piedmont.ca.gov/](http://piedmont.ca.gov/).

Written comments regarding the proposed ordinance may be sent to the City Council and Planning Commission via email to: [citycouncil@piedmont.ca.gov](mailto:citycouncil@piedmont.ca.gov). Comments intended for the Planning Commission's consideration should be submitted by 5 p.m., Thursday, November 10, 2022. To send comments via U.S. Mail, please use the following address: Piedmont City Council c/o City Clerk, 120 Vista Avenue, Piedmont, CA 94611. If you have questions about the applications, please contact Planning & Building Director Kevin Jackson by email at [kjackson@piedmont.ca.gov](mailto:kjackson@piedmont.ca.gov). Any correspondence sent to the City will be considered a public record.

John O. Tulloch, City Clerk