

Citywide Planning Activities Status Report

Community and Economic Development Committee

March 24, 2025

Item (d)4

Presenters:

Martina Davis, Division Manager, Department of Planning, Building & Code Enforcement

Ruth Cueto, Principal Planner, Department of Planning, Building & Code Enforcement

Jerad Ferguson, Principal Planner Department of Planning, Building & Code Enforcement



*Planning, Building and
Code Enforcement*

Citywide Planning Overview

- General Plan
- Housing/Housing Element
- Ordinance & Policy
- Urban Village & Station Area Planning
- Data & Analytics
- Special Projects
- Destination Home
- 18 staff + Deputy Director (1 vacancy)

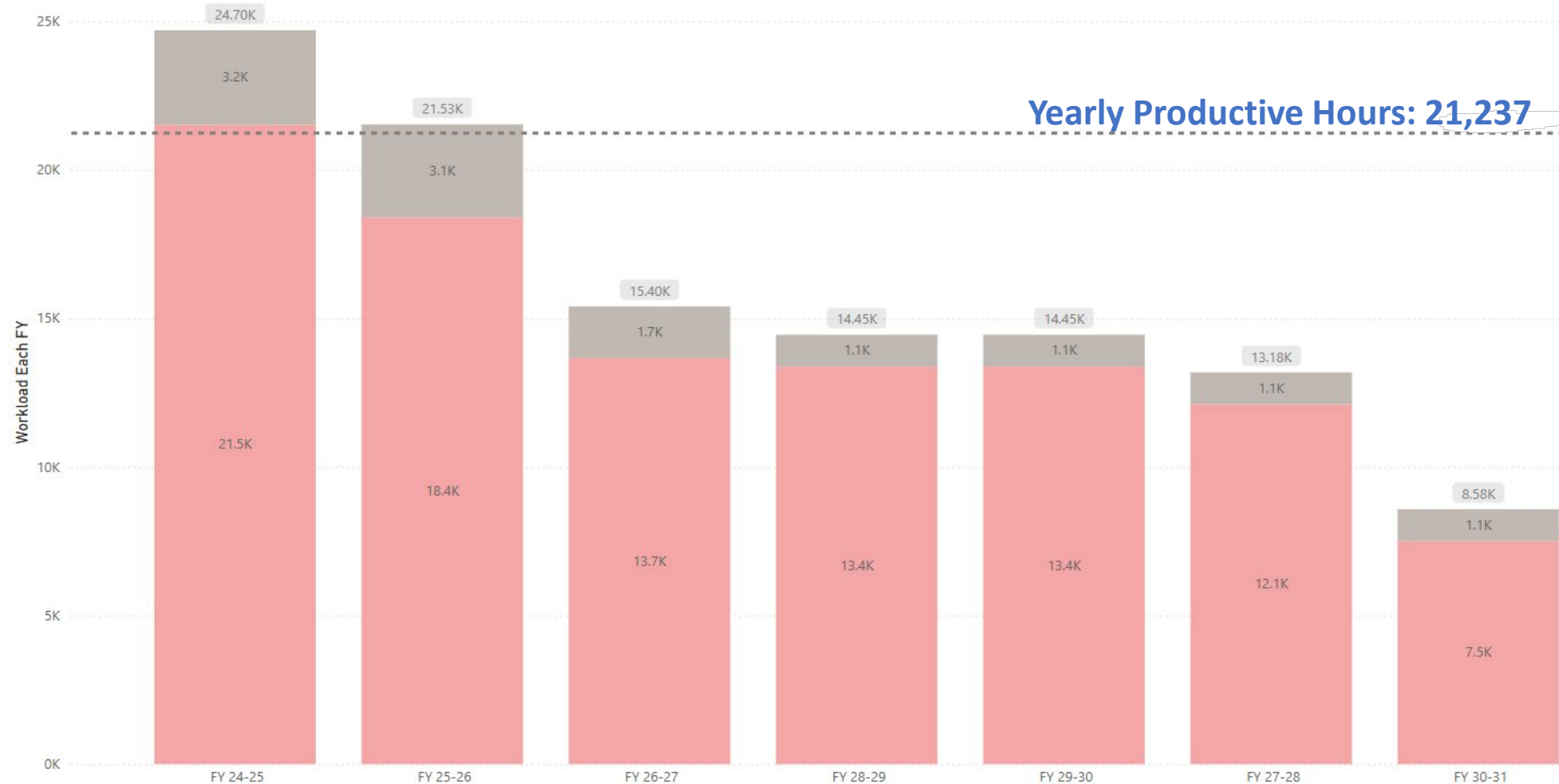


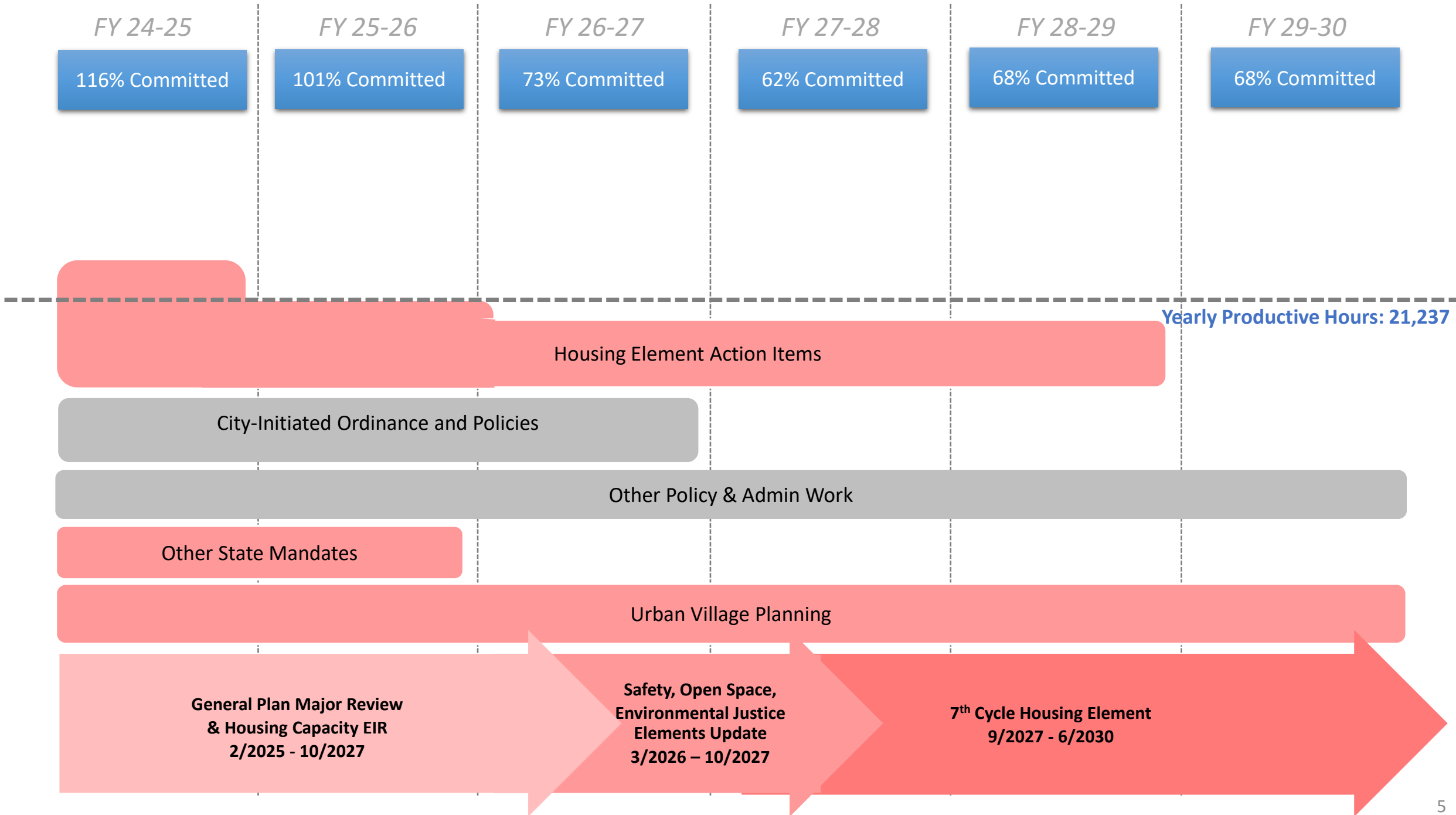
Citywide Workplan

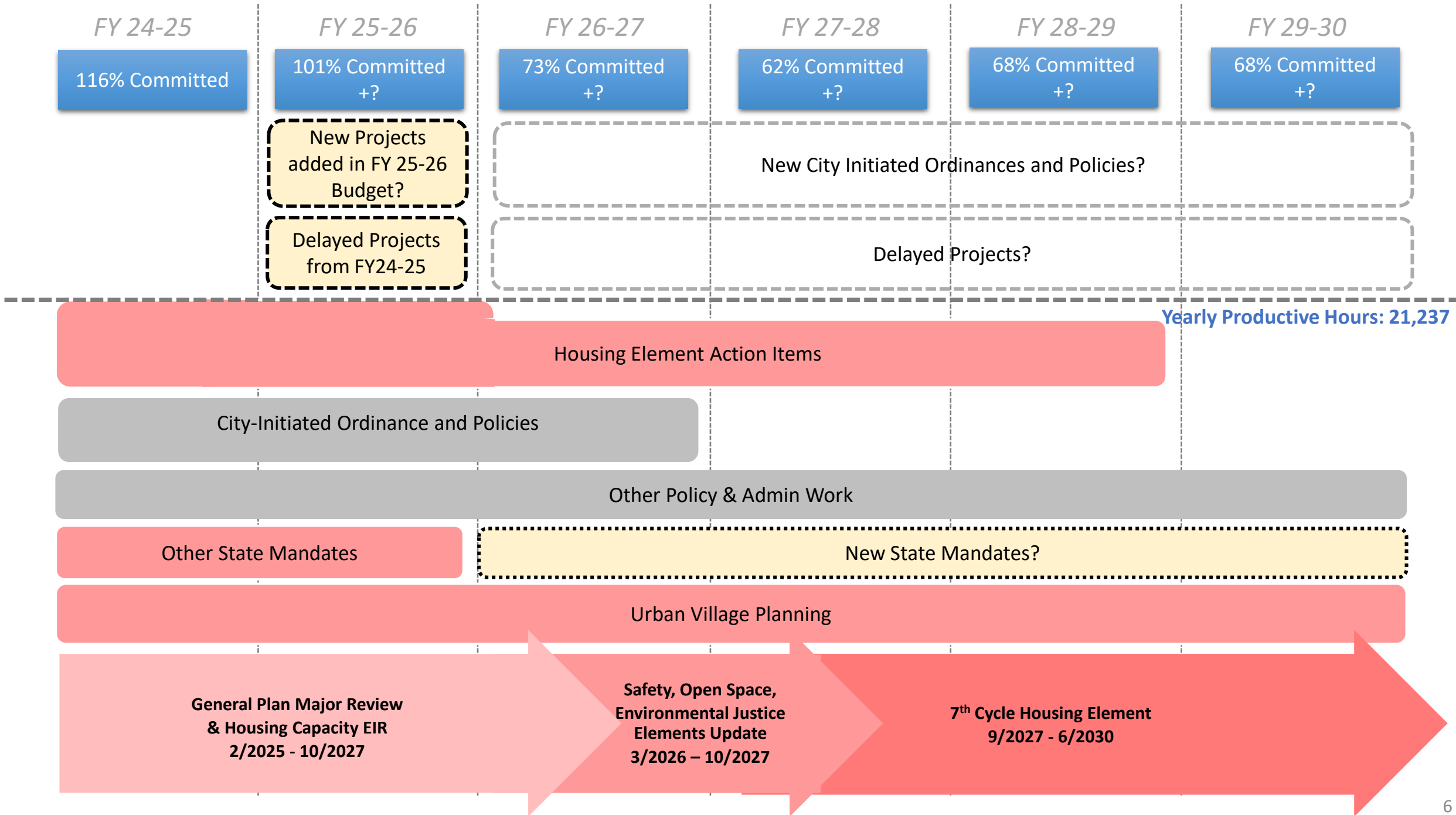
- Work required/committed through adoption of the 7th Cycle Housing Element – FY 30-31
- Major Initiatives:
 1. Implement 6th Cycle Housing Element
 2. General Plan Four-Year Review
 3. Tri-Elements Update
 4. 7th Cycle Housing Element Adoption
- State-mandated vs. City Priorities categories
 - State-mandated: Required by state law, Housing Element commitments, response to litigation
 - City Priorities: Projects directed by Council, other ongoing work such as coordination with IGR on state laws, data and analytics, etc.

Workload by Fiscal Year

Status ● City Priority ● Mandatory







General Plan Four-Year Review



- Accelerating work to successfully implement 6th Cycle Housing Element and prepare for 7th Cycle
- Must increase residential capacity
- Proposed limited scope includes evaluating the Urban Village Planning Process and Small Multifamily Housing strategy
- Requires significant staff time and additional funding
- Staff recommends the following shifts to the workplan to addressing funding:
 - Pause Coyote Corridor Study until budgeted in future year
 - Combine Saratoga CEQA with Four-Year Review, which will delay adoption of Saratoga UV plan

Transit Oriented Communities (TOC)

- Policy adopted by MTC
- Compliance required to access discretionary transportation funding
 - +/- \$148 million from OBAG funding cycles since 2012
- Requires minimum residential and commercial office densities for new development within ½ mile of 54 transit stations
- \$1.2 million planning grant application recommended for approval
 - If approved and accepted by City, work would begin in late summer/early fall 2025
- Would require shifting Citywide workplan priorities
 - Recommend pausing SB 1333 rezonings

Fiscal Year 2024-2025 Projects

116% Committed

- Special Event Permitting
- Coyote Monterey Corridor Study
- PBCE Consultant RFP
- Supergraphics Sign Code Update
- Five Year Forecast
- PHGC Guiding Principles
- MTC PDA Grant
- Policy 6-4 Updates
- Evaluate UV Process (HE)
- Development Fee Framework (HE)
- Neighborhood Urban Villages (HE)
- Saratoga Urban Village
- Alum Rock East Urban Village
- UV Funding GPA
- NSJ Overlay 2.0 (HE)
- Group Homes RA (HE)
- Council Policy 6-30 (HE)
- City Initiated Airport GPA
- GP Four Year Review
- Small Multi-Family Housing (HE)
- Standard Permit Conditions (HE)
- SB9 Expansion (HE)
- NBD Ordinance (HE)
- Emergency Shelters 2.0 (HE)
- Ministerial Infill Ordinance (HE)
- Tri-Element Prework
- Airport/CLUP Update Response

(HE) = Housing Element Item

Future Work - Fiscal Year 25-26

101% + Over Committed Items

- Coyote Monterey Corridor Study
- Supergraphics
- Digital Wayfinding
- Pro-Housing Designation App
- Combined City Priority Zoning Update
- Align Ag zoning with County
- Ministerial Infill Ordinance Phase II
- Evaluate Urban Village Planning Process (HE)
- Neighborhood Urban Villages (HE)
- Saratoga Urban Village
- Alum Rock East Urban Village
- NSJ Overlay 2.0 (HE)
- Group Homes RA (HE)
- Council Policy 6-30 (HE)
- GP Four Year Review
- Small Multi-Family Housing (HE)
- Standard Permit Conditions (HE)
- Tri-Element Update
- 5 Wounds Urban Village Update
- Sign Ordinance Litigation
- State Law Compliance /Maintenance Update
- De Anza Urban Village
- SB 1333 Rezoning

New Work:

- TOC Policy Compliance
- Mayor's Budget Message Items

Proposed: On Hold/Delay:

- Coyote Corridor
- Council Policy 6-30 (HE)
- Saratoga Urban Village
- Sign Ordinance Litigation
- Align Agriculture Zoning with County
- SB 1333 Rezoning
- Additional items through Budget Process

Next Steps

- Provide scope and cost for projects proposed in March Budget Message
- Direction from Council on prioritization and trade offs
- Council approval of MTC Grant for TOC Policy
- General Plan Four-Year Review Scope to City Council in Spring 2025

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