
Santa Clara County Planning Collaborative

Regular Monthly Meeting Agenda + Notes

March 14, 2024

12pm - 1:30pm, Online via Zoom

Slide Deck: <https://citiesassociation.org/documents/3-2024-meeting/>

- **Welcome and Agenda** - Collaborative Staff

- **RHTA Evaluation Survey** - Hannah Diaz (hdiaz@bayareametro.gov)
 - MTC ABAG staff members walked Collaborative members through a survey evaluating the Regional Housing Technical Assistance program.

- **MTC-ABAG Announcements** - Manuel Ávalos (mavalos@bayareametro.gov)
 - \$10-20 Billion Regional Housing Bond for November 2024 Election
 - Final action from ABAG Board expected April 18, final action from BAHFA Board expected June 26.
 - Priority Conservation Area Refresh
 - [Final Report Draft](#) available for public review through March 31, 2024.
 - Sea Level Rise Project List Update
 - ABAG is seeking input on the project list, through April 12, 2024.
 - Regional Housing Technical Assistance Program
 - New Inclusionary Zoning resources available, including [a compilation of recently updated inclusionary ordinances](#) across the region, and an explanation of [requirements and best practices for feasibility studies](#).
 - Transportation Electrification Initiatives Update

- **Collaborative Updates**
 - **New team members?**
 - Send email info to tuning@planningcollaborative.com to join the mailing list.
 - A new zoom link has been created for monthly meetings, see emails to the Collaborative mailing list.
 - **2023 Housing Laws Summary**
 - [A webinar recording and other resources](#) provide an overview of new laws effective in Jan 2024, including action Items, impacts for planning departments, and helpful information.
 - Covered topics include Processing Requirements, CEQA, Density Bonus, ADUs, and Parking.
 - **APR Webinar**
 - 2023 APRs are due April 1

- [Webinar recording and slides](#) on ABAG site summarizing key changes from 2022 APR.
 - **ADU Affordability Survey Tool**
 - HCD's preference is that going forward jurisdictions provide ADU affordability data on recent ADU applications and rental tracking.
 - ABAG-MTC will be launching an optional online tool for jurisdictions to use to collect ADU rent data from applicants.
 - ABAG will report data by jurisdiction, sub-region and region.
 - [Information available on the ABAG-MTC website.](#)
 - **Grand Nexus & Feasibility Study**
 - Collaborative staff are working with seven Collaborative member cities to set up nexus and feasibility studies on new or updated inclusionary requirements and commercial linkage fees.
 - Strategic Economics has been selected as a technical consultant to guide the project.
 - Selection of a fiscal agent is underway.
 - The Silicon Valley Community Foundation is providing funding for additional technical assistance.
 - **Objective Design Standards Guidebook**
 - Opticos design is working a technical design advisory committee to develop and guidebook for Objective Design Standards.
 - A final version will be distributed in April, along with a training webinar.
 - **New Rezoning Tools**
 - Collaborative staff are working with MTC-ABAG to develop new rezoning resources.
 - Collaborative members are invited to share ideas and review drafts.
- **ADU Plans Gallery - Bowen Close (close@planningcollaborative.com)**
 - The **ADU Plans Gallery** is an online platform provided through the Collaborative as part of the SCC ADU project.
 - Designed to support jurisdiction compliance with AB 1332.
 - Every jurisdiction in Santa Clara County can set up a Plans Gallery. The Plans Gallery will...
 - Provide a back portal for jurisdiction staff to upload pre-approved plans and select which plans appear for local homeowners.
 - Display pre-approved, certified prefab (HCD or HUD), and other ADU plans available for free or low cost.
 - Homeowners browse and filter their local gallery of plans and contact the designer.
 - Display plan specifications such as energy efficiency.
 - Jurisdiction Next Steps
 - CPC is setting up accounts for all jurisdictions and will confirm mailing address and main contact.

- Next, each jurisdiction will log into their account and fill out their profile, including logo, homeowner contacts, etc.
 - Jurisdictions will then set up a local ADU Plans Gallery:
 - Begin adding pre-approved plans
 - Select prefab and pre-designed plans
 - **AB 1332 Pre-Approved Plans Law**
 - New state law, effective Jan. 1, 2025 that aims to reduce time and cost to build ADUs with pre-approved plans.
 - Requires jurisdictions to...
 - Review ADU plans for pre-approval
 - Review of plans for building envelope, does not include site plan.
 - Plans that a designer requests be reviewed (not tied to a specific site)
 - Plans that are identical to a plan that has been previously approved
 - List pre-approved plans online with designer contact info
 - Can include plans pre-approved elsewhere, your own plans
 - Review applications using pre-approved plans in 30 days
 - Ministerial review
 - Applies to plans identical to previously approved plans
 - Discussion: Collaborative members provided guidance on local implementation needs and asked questions about the platform.
- **Jurisdiction Updates and Group Discussion - Collaborative Staff**
 - Attendees provided updates on current local planning issues, including state law implementation, Housing Element certification, and new programs.
 - Technical Assistance suggestions included:
 - Templates: Implementation and Outreach
 - Adoption and implementation templates for both HCD requirements and common local programs.
 - Outreach templates for local programs.
 - ADUs
 - SB9
 - Local news
 - SB 684
 - Emergency Shelters and SROs
 - Deep dive on Builder's Remedy
 - Staffing support
 - Rezoning support
- **Collaborative Funding and Governance - Collaborative Staff**

- Collaborative staff provided an update on partnership with the Cities Association and funding for the Collaborative's 2024 work.
- The Executive Committee will meet to strategize and report back to the larger group. This committee is open to all Collaborative members, interested members can email tuning@planningcollaborative.com to join.