

# Santa Clara County Planning Collaborative

March 14, 2024



# Agenda

- Welcome
- MTC-ABAG Announcements – Manuel Ávalos
- MTC-ABAG RHTA Evaluation Survey – Hannah Diaz
- Collaborative Updates
- ADU Plans Gallery & AB 1332 – Bowen Close
- Round Robin (What's been going on?) – Everyone!
- ADU Resource Center – Evan Seitz
- Collaborative Funding & Governance – David Driskell

# MTC-ABAG Announcements

Manuel Ávalos, MTC-ABAG

- \$10-20 Billion Regional Housing Bond for November 2024 Election
- Priority Conservation Area Refresh
- Sea Level Rise Project List Update
- Regional Housing Technical Assistance Program
  - Inclusionary Zoning Technical Assistance
  - RHTA Evaluation Survey
- Transportation Electrification Initiatives Update

# RHTA Evaluation Survey

Hannah Diaz, MTC-ABAG





# Collaborative Updates

## **Make sure your key folks are on the list!**

- New team members? Send email info to [tuning@planningcollaborative.com](mailto:tuning@planningcollaborative.com) to join the mailing list

## **New zoom link for monthly meetings!**

- See email





# Collaborative Updates

## 2023 Housing Laws Summary

*For laws effective Jan 2024: Action Items / Impacts to Your Job / Good to Know*

- Processing Requirements
- CEQA
- Density Bonus
- ADUs
- Parking
- and more!





# Collaborative Updates

## APR Webinar

- 2023 APRs are due April 1
- Webinar recording and slides on ABAG site summarizing key changes from 2022 APR

Update on ADU  
Affordability Reporting!

## ADU Affordability Survey Tool Is Coming Soon!

- Optional online tool to collect ADU rent data from applicants.
- ABAG will report data by jurisdiction, sub-region and region





# Collaborative Updates

## Objective Design Standards Guidebook

- Will be available in April
- Webinar scheduled for April 25  
– *keep an eye out for email with registration link!*

## Grand Nexus & Feasibility Study

- Consultant hired!
- **New Rezoning Tools** *in development*
  - Density and Design: tools for community engagement
  - Rezoning Best Practices: tools for staff







# ADU Plans Gallery

**FILTERS**

See Pre-Approved Plans Only

**Construction Type**

Site-Built (3)

Prefabricated (9)

**Size Category**

Small: Less than 500 SF (2)

Medium: 500-749 SF (7)

Large: 750-999 SF (2)

X-Large: 1,000+ SF (1)

**Square Footage**

400 SF - 1,000 SF

**Bedrooms**

Studio (2)

1 (6)

2 (4)

3+ (0)

**Bathrooms**

1 (9)

1.5 (3)

2+ (0)

**Features**

All-electric (11)

In-unit washer/dryer (10)

WUI (wildland urban interface) certified (5)

Net Zero certified (2)

Solar-ready (12)

Accessibility features (9)

Turnkey project (5)

**Architect/Designer Details**

Provides support services in this location (4)

Woman-owned (2)

Minority-owned (4)

Languages Spoken

**PRE-APPROVED PLAN**

**Skyview**  
M. GALEMORE ARCHITECT

Large - 798 SF | Site-built  
2 Bedrooms | 1 Bathroom

**PRE-APPROVED PLAN**

**Klassen 2BR**  
HOUSETECH

Medium - 610 SF | Prefabricated  
2 Bedrooms | 1 Bathroom

**PRE-APPROVED PLAN**

**Sonoma**  
HATI HOMES

Medium - 569 SF | Site-built  
1 Bedroom | 1 Bathroom

**PRE-APPROVED PLAN**

**Home for Mountain Village**  
CITY OF MOUNTAIN VILLAGE

Small - 480 SF | Prefabricated  
1 Bedroom | 1 Bathroom

**PRE-APPROVED PLAN**

**Sierras**  
HOUSETECH

Small - 460 SF | Prefabricated  
1 Bedrooms | 1 Bathroom

**PRE-APPROVED PLAN**

**Oak 500**  
VALLEY HOMES

Medium - 500 SF | Site-built  
1 Bedroom | 1 Bathroom

**PRE-APPROVED PLAN**

**Sun Cottage**  
DIAMOND ADUS

Medium - 600 SF | Prefabricated  
1 Bedroom | 1.5 Bathrooms

**PRE-APPROVED PLAN**

**Retirement Villa**  
ACCESS COTTAGES

XLarge - 1,200 SF | Site-built  
2 Bedrooms | 1.5 Bathrooms

**PRE-APPROVED PLAN**

**Library Cottage**  
HOMETECH

Medium - 690 SF | Site-built  
1 Bedroom | 1 Bathroom

- Every JX in Santa Clara County can set up a Plans Gallery
- Display pre-approved, certified prefab, and other ADU plans available for free or a low cost
- Homeowners browse and filter their local gallery of plans and contact the designer





# ADU Plans Gallery Next Steps

**CURRENTLY:** CPC setting up accounts for all JXs. We'll confirm mailing address and main contact.

**NEXT:** Each JX will log into their account and fill out their profile – logo, homeowner contacts, etc. Same as calculator login.

**THEN:** Each JX can set up their gallery:

- Begin adding pre-approved plans
- Select prefab and pre-designed plans (if desired)





# AB1332 – Pre-Approved Plans Law

**New pre-approved plans law, effective Jan. 1, 2025  
Aims to reduce time and cost to build ADUs**

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Requires every JX to:

- Review ADU plans for pre-approval
- 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





# Group Discussion

*What have you been up to?*

*What's keeping you awake at night?*

*How can the SCC Planning Collaborative help?*





# Collaborative Funding & Governance

## REAP 2.0 funding

- 25% of initial amount approved (\$131,500)
- Hoping the rest will be approved (\$394,500) but no guarantee (could be less; could be nothing)
- All activities must align with REAP 2.0 goals set by state (Infill, VMT, and AFFH)





# Collaborative Funding & Governance

## Desire to Revisit Jurisdiction Contributions?

- Is how the SCCPC got started.
- Allows for more flexibility in priority activities.
- Provides greater stability when state/regional funding ends.
- \$500k divided by 16 jurisdictions = \$31,250 each
- Initial contributions (\$160k) took tiered pricing approach
  - \$6500/year to \$18,000/year (with most at \$8,500 or \$10k)





# Collaborative Funding & Governance

## Draft Proposal

- Reconvene the SCCPC Executive Committee
  - Adam Marcus, Cindy McCormick, Jennifer Armer, Piu Ghosh, Rob Eastwood
  - Others who would like to join?
- Meet one-on-one with jurisdiction teams
- Develop draft proposal for group consideration





# Collaborative Funding & Governance

## In-Person Meeting in June?

- Regular meeting plus lunch
- Any jurisdiction host volunteers?





Next Meeting:

**Thursday, April 11**  
**12 noon - 1:30 pm**

