

**COUNTY OF SAN MATEO
PLANNING AND BUILDING DEPARTMENT**

DATE: April 9, 2025

TO: Planning Commission
FROM: Planning Staff
SUBJECT: 2025/2026 Long Range Planning Work Program

PROPOSAL

Consider a briefing by staff on the 2025/2026 Long Range Planning Work Program that describes current, upcoming and future policy projects, including project descriptions, staffing and timelines.

RECOMMENDATION

That the Planning Commission consider and provide feedback on the 2025/2026 Long Range Planning Work Program

BACKGROUND

Report Prepared By: Bharat Singh

Location: Unincorporated San Mateo County

DISCUSSION

A. **KEY ISSUES**

Staff has prepared the attached key project list (Attachment A) and a detailed work program (Attachment B) to inform the Planning Commission of the Planning and Building Department's policy workload, and the projects the Commission will consider in the next two years.

ATTACHMENTS

- A. 2025/2026 Long Range Planning Work Plan Summary
- B. 2025/2026 Long Range Planning Work Plan Details



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT A

Long Range Planning Work Plan Summary (2025-2026)

Key Projects

| | Project | Priority | 2024 | | | | 2025 | | | | 2026 | | | |
|---------------------------------|---|-----------|----------------------------------|--------|--------|------|---------|--------|--------|------|--------|--------|--------|------|
| | | | Winter | Spring | Summer | Fall | Winter | Spring | Summer | Fall | Winter | Spring | Summer | Fall |
| State Mandated Policy Updates | 1 Safety Element / Drought Resilience Plan | 1 | | | | | | | | | | | | |
| | 2 Environmental Justice | 1 | | | | | | | | | | | | |
| | 3 Open Space Element Review (SB 1425) | 2 | | | | | | | | | | | | |
| | 4 Housing Element | 1 | COMPLETED | | | | | | | | | | | |
| Community Planning | 5 Plan Princeton | 1 | | | | | | | | | | | | |
| | 6 <i>South County Housing Study/Pescadero</i> | 1 | | | | | | | | | | | | |
| | North Fair Oaks Community Plan 10-yr review | | COMPLETED | | | | | | | | | | | |
| Transportation | 7 Moss Beach State Route 1 Congestion & Safety Improvements Project | 1 | PID COMPLETE | | | | | | | | | | | |
| | 9 <i>Midcoast Multimodal Parallel Trail Gap Closure Study (Carlos Street)</i> | 1 | | | | | | | | | | | | |
| | 8 TIA Requirements, TDM, Fee & SB 743 CEQA VMT standards update | 1 | | | | | | | | | | | | |
| | 10 Midcoast TDM Plan (Get There Together) | | COMPLETED | | | | | | | | | | | |
| Ordinances & Regulations | 11 <i>Housing Element related Zoning updates</i> | 1 | | | | | | | | | | | | |
| | 12 <i>Annual Housing Reporting (RHNA)</i> | 1 | | | | | | | | | | | | |
| | 13 <i>Objective Development Standards (C-1 Height Change included)</i> | 1 | | | | | | | | | | | | |
| | 14 <i>LCP Amendment for Farmworker Housing (HE)</i> | 1 | | | | | | | | | | | | |
| | 15 <i>Residential and Non-Residential Linkage Fee Nexus Study</i> | 2 | | | | | | | | | | | | |
| | 16 New State Law led updates to regulations & process | 1 | | | | | | | | | | | | |
| | <i>AB 2097 (Parking exemption in Transit Stop proximity)</i> | 1 | | | | | | | | | | | | |
| | <i>SB 1123 (10 unit subdivisions: ministerial review)</i> | 1 | | | | | | | | | | | | |
| | <i>ADU Law updates (SB 1211, AB 2533, SB 477)</i> | 2 | | | | | | | | | | | | |
| | <i>Others (AB 1893, AB 3122 , AB 2694 etc)</i> | | | | | | | | | | | | | |
| | Protected Tree Ordinance | | COASTAL COMMISSION CERTIFICATION | | | | | | | | | | | |
| Zoning Ordinance Reorganization | | COMPLETED | | | | | | | | | | | | |
| Operational Projects & Rolls | 17 CTC -Transportation Projects Mapper Tool | 2 | | | | | | | | | | | | |
| | 18 Setting up Drought Working Group | 1 | | | | | | | | | | | | |
| | 19 Tree permit Mapping Tool | 4 | | | | | | | | | | | | |
| | 20 Housing data Dashboard / Project mapping based on resource areas | 2 | | | | | | | | | | | | |
| | 21 Transportation Working Group Grants Committee | 2 | | | | | ONGOING | | | | | | | |
| | 22 Fiscal Agency for Multi-Jurisdictional Projects | 4 | | | | | ONGOING | | | | | | | |
| | 23 Setting Up Planning Staff GIS working Group | 4 | | | | | | | | | | | | |
| | 24 Online searchable repository of Policy documents | 4 | | | | | | | | | | | | |



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT B

Long Range Planning Work Plan Details 2025-2026
PROJECTS AND PROGRAMS

| PROGRAMS AND PROJECTS | | STATUS | PRIORITY | LEAD | STAFF | OTHER AGENCIES | DESCRIPTION | WORK STATUS UPDATE | WINTER 2025 | SPRING 2025 | SUMMER 2025 | FALL 2025 | WINTER 2026 | SPRING 2026 | SUMMER 2026 | FALL 2026 | | | |
|-------------------------------|--|-------------|----------|------|--|--|--|---|-------------|-------------|-------------|-----------|---------------------------|-------------|-------------|-----------|--|--|--|
| State Mandated Policy Updates | Environmental Justice Element* | In Progress | 1 | Y | Katie Faulkner, Planning Manager, Camille Leung, Tiffany Gee | Health, SUST, Consultant | SB1000 requires certain cities and counties to adopt an environmental justice element into their general plans, or related goals, policies, and objectives integrated in other elements. The effort identifies disadvantaged communities, as defined, within the area covered by the general plan, and identifies environmental justice goals, policies, and objectives to reduce the unique or compounded health risks in disadvantaged communities. This is a multi-jurisdictional effort. The County is sharing a consultant with the Cities of Burlingame and East Palo, with Burlingame acting as the fiscal agent. This effort is being assisted by County Health and the Office of Sustainability. | The Environmental Justice Element project is in progress. Work to date has included initial data collection and mapping to help identify disadvantaged communities, the creation of a Community Engagement Plan and a Technical appendix. Community engagement activities have been initiated with surveys and public canvassing this winter. The website for the project is https://envirojusticeplanning.com/ . | | | | | | | | | | | |
| | Safety Element Update* | In Progress | 1 | Y | Katie Faulkner, Planning Manager, Jonathan Bruns | DEM, SUST Consultants | Prepare revisions to the General Plan Natural Hazards Elements as needed to comply with state law requirements to address climate change, wildfires, flooding, emergency evacuation routes and other hazards. Work includes a vulnerability assessment, public engagement and outreach, incorporating an equity approach, development of resiliency policies & implementation measures, and updates to hazard mapping and background information. Additional work will include coordinating an evacuation analysis with the Department of Emergency Management. This is a multi-jurisdictional effort, with San Mateo County collaborating with eight cities (Atherton, Belmont, Burlingame, East Palo Alto, Half Moon Bay, San Bruno, Brisbane, and Pacifica) to address these Safety Element legal requirements and to share a consultant. The SMC Planning and Building Department is serving as the fiscal agent for this collaborative. | The Safety Element project is in progress. Work to date has included compiling background information and data, initial mapping, the creation of a Community Engagement Plan, and review of the existing Safety Element, a first round of community engagement activities, and the creation of a draft vulnerability assessment. The scope of work was also expanded to create a Drought Resilience Plan as an appendix to the Safety Element after receiving a grant from the Department of Water Resources this past summer. Next steps include a 2nd round of community engagement activities, updating policies and implementation measures, and environmental review. The website for the project is https://prepsmc.com/ . | | | | | | | | | | | |
| | Annual Housing Surveys and Reporting | Continuing | 2 | Y | Will Gibson, Sam Becker, Planning Manager | DOH, CMO | Housing Element Annual Progress Report; State Department of Finance Annual Unit Production Report; Silicon Valley Land Use Survey; ABAG Development Survey; Sustainable San Mateo County Survey; C/CAG Housing and Development Data (occasional); 21 Elements Periodic Production Reports; Other occasional surveys/data requests (SBWMA, ABAG FOCUS/One Bay Area Survey, State Data Center Affiliates Survey, etc.) | This is an ongoing task providing responses to inquiries from other agencies, both to meet state requirements, and to facilitate regional housing planning and production. | | | | | ON-GOING (State Mandated) | | | | | | |
| | General Plan Conformity Requests* | Continuing | 4 | Y | Staff | n/a | Ongoing requests from the public, County Departments and other agencies requesting a determination from the Planning Commission regarding the conformity of governmental actions with the County's General Plan | Projects vary, and include easement or street vacations, public property purchases, etc. | | | | | | | | | | | |
| | CEQA Responsible Agency Review | Continuing | 4 | Y | Planning Manager | n/a | Planning and Building Department review of environmental documents prepared by external agencies and departments for potential program/project impacts within the unincorporated County. | Review of CEQA Notices, Negative Declarations, and EIRs when received by the Department. | | | | | | | | | | | |
| Community Planning | Plan Princeton* | In Progress | 1 | Y | Summer Burlison, Katie Faulkner, Planning Manager | SUST, One Shoreline | A comprehensive update to the land use plan and zoning for the Princeton area, including the establishment and implementation of a shoreline management plan. This work includes preparation of final drafts of Plan, zoning regulations and shoreline management plan for review and input by technical advisors and stakeholders, preparation of environmental impact analysis, community engagement, advisory committees, Planning Commission, BOS, and CCC for certification. | Recent work includes a public workshop to review potential future sea level rise impacts and adaptation options. Team is currently working on updating the draft plan with climate related development standards and will bring it to the Commission for recommendations. | | | | | | | | | | | |
| | South County Housing Study/Pescadero | TBD | 1 | Y | Kanoa, Kelly, Will Gibson, Planning Manager | Consultant | Analyze and identify sites suitable for the development of farmworker/workforce housing and a visitor serving commercial facility on sites in and adjacent to the Town of Pescadero | The Consultants have completed existing conditions analysis, sites selection, and are completing capacity analysis for the identified sites. A draft findings memo is expected to be complete by April for staff to review. | | | | | | | | | | | |
| | Harbor Industrial Area - City of Belmont Annexation | Continuing | 4 | N | Planning Manager | n/a | Formal Local Agency Formation Commission Process to annex portions of, or the entire Harbor Industrial Area to the City Of Belmont. | Ongoing review as needed. | | | | | | | | | | | |
| | Middlefield Junction Mixed Use Redevelopment Master Planning and Development | Continuing | 4 | N | Will Gibson, Angela Chavez, | DOH, CMO, Health, Redwood City staff, others | A multi-year collaboration between San Mateo County and Redwood City to master plan future mixed-use redevelopment of County and Redwood City owned parcels at the junction of Middlefield Road and the Dumbarton and Caltrain rail tracks, currently housing the North Fair Oaks Library, the County Health Services Agency Building, and North Fair Oaks Community Center. | Currently Middlefield Junction is in the 1st phase of developing the County-owned parcel adjacent to the County Health Clinic. Staff is assisting the DOH as the team refines project plans, finalizes funding, and prepares application materials. Staff is also assisting with grant applications to support active transportation improvements. Building Permits have been submitted and are currently under review for the two affordable housing buildings. | | | | | | | | | | | |

Long Range Planning Work Plan Details 2025-2026
PROJECTS AND PROGRAMS

| | PROGRAMS AND PROJECTS | STATUS | PRIORITY | LEAD | STAFF | OTHER AGENCIES | DESCRIPTION | WORK STATUS UPDATE | WINTER | SPRING | SUMMER | FALL | WINTER | SPRING | SUMMER | FALL | | | |
|---|---|-------------|----------|--------------------------------|---|---|--|--|--------|--------|--------|------|--------|--------|--------|------|--|----------|----------|
| | | | | | | | | | 2025 | 2025 | 2025 | 2025 | 2026 | 2026 | 2026 | 2026 | | | |
| Transportation | TIA Requirements, TDM, Fee, & SB 743 CEQA VMT standards update | In Progress | 1 | N | Chanda Singh, Summer Burlison, Planning Manager | DPW Consultant | Previously separate efforts have been combined into one project being facilitated by outside transportation consultants | The goal is to provide a set of documents that will be available to internal staff and applicants that will provide clarity on project TDM requirements, CEQA evaluation, and a project's transportation impact assessment approach. DPW and Planning staff are continuing to identify policies that may require updates in order to implement the revised guidelines. In addition, the Department will be pursuing fee studies with the support of external consultants. | | | | | | | | | | | |
| | A. CEQA Thresholds of Significance for Transportation-Related Impacts * | | 1 | | | | | | | | | | | | | | | | |
| | B. Traffic Impact Analysis Requirements Update | | 1 | | | | | | | | | | | | | | | | |
| | C. Transportation Fee Studies | | 2 | | | | | | | | | | | | | | | | |
| | D. Transportation Demand Management Ordinance and Program | | 2 | | | | | | | | | | | | | | | | |
| | Moss Beach State Route 1 Congestion & Safety Improvements Project | In Progress | 1 | Y | Chanda Singh, Planning Manager, Director | DPW, SMCTA, Caltrans, Consultants | The County of San Mateo and the San Mateo County Transportation Authority (TA), in cooperation with the California Department of Transportation (Caltrans), are initiating a project along State Route 1 (SR-1) in Moss Beach. The goal of this project is to improve traffic flow and safety within the project area (between Marine Blvd and 16th Ave), which includes three major intersections: SR-1/16th Street, SR-1/California Avenue, and SR-1/Cypress Avenue. Improvements for the intersections and surrounding project area may include roundabouts, signals, dedicated turn lanes, high-visibility crosswalks, pedestrian walkways, bus stop enhancements, and bike lanes. The Project would implement recommendations in Connect the Coastside. | The County of San Mateo, San Mateo County Transportation Authority, and Caltrans completed the project initiation phase of the Project, resulting in a signed Project Study Report-Project Development Support Report on February 28, 2024. The second phase of the project, Environmental Studies and Project Approval, began in June 2024, with the hiring of a consultant team by the Transportation Authority. The team is currently engaging in data collection and analysis, surveying, mapping, and preparing Caltrans' required documents. The phase, which should be complete in late 2026, will result in an approved environmental document compliant with CEQA and NEPA. | | | | | | | | | | | |
| | Midcoastside Transportation Demand Management (TDM) Plan | Completed | 1 | Y | Chanda Singh, Planning Manager | HMB, SMCTA, Consultant | The Midcoastside TDM Plan is a joint project with the City of Half Moon Bay, and aims to develop a TDM for the unincorporated Midcoast and City of Half Moon Bay. TDM encourages the use of sustainable transportation options and enhanced mobility, working toward ensuring that all modes of transportation are safe, reliable, and convenient while discouraging driving, managing congestion, and reducing Vehicle Miles Traveled (VMT). | The project team completed various engagement activities to prepare a public draft of the Get There Together plan. The Plan was circulated from 10/16 to 11/22/24 for comments, including an informational presentation to the Planning Commission on 11/13/24. The project team revised the Draft Plan to prepare a Final Draft Plan. The Planning Commission recommended the Board adopt the Plan on 1/22/25. The Board adopted the Plan on 2/25/25. | | | | | | | | | | | |
| | Midcoast Multimodal Parallel Trail Gap Closure Study (Carlos Street) | In Progress | 2 | Y | Chanda Singh, Planning Manager | MTC, Consultant, DPW | Evaluation and initial concept design for bicycle and pedestrian improvements on Carlos Street in Moss Beach to support Multimodal Parallel Trail development. | MTC secured services from a consulting firm to evaluate the road and identify opportunities and constraints to implement bicycle and pedestrian improvements. The consultant team prepared a preliminary graphic of constraints and considerations, and a draft summary memorandum in early March 2025. County staff provided feedback to the Consultant team in late March 2025 and expects to receive a final memorandum in May 2025. | | | | | | | | | | | |
| | Connect the Coastside Implementation | Continuing | 2 | Y | Chanda Singh, Katie Faulkner | SMCTA, Caltrans, DPW, SUST, others | Pursue Implementation of several Phase 1 projects from Connect the Coastside. Includes: Moss Beach Intersection Controls, Parallel Trail, Bicycle Parking Phase 1, Transportation Impact Mitigation Fee. | Moss Beach State Route 1 Congestion & Safety Improvements Project and Parallel Trail Gap Closure TA at Carlos St are in progress; the Midcoastside TDM Plan (Get There Together) is complete. Staff continues to work with Caltrans to support implementation of recommendations where feasible, such as Caltrans' SR 1 Multiasset Roadway Rehabilitation Project, which was approved by the California Coastal Commission in late 2024. Staff is also developing an interactive mapping viewer to summarize the progress of projects and programs | | | | | | | | | | | ON-GOING |
| | Transportation Working Group Grants Committee | Continuing | 2 | Y | Chanda Singh, Planning Manager | SUST, DPW | Interdepartmental working group to increase implementation of transportation-related projects by securing and managing grant funds. The Committee seeks to increase County competitiveness for grant funding and successfully implement grant-funded projects by: 1) increasing awareness of available grants; 2) identifying projects appropriate for grant funds; 3) advancing interdepartmental collaboration; and 4) increasing staff's knowledgebase to secure and manage grants. | Monthly meetings facilitated by Planning staff. Since 2020, the committee has secured funds for approximately \$28.5 million for various projects in unincorporated areas. Grant projects led by Planning include the Midcoast Multimodal Parallel Trail Gap Closure Study (Carlos Street), Moss Beach SR-1 Congestion & Safety Improvements Project (PID and PAED phases) and Midcoastside TDM Plan. In 2025, Planning staff intends to seek funds to continue implementation of various transportation projects. | | | | | | | | | | | ON-GOING |
| External Agency Transportation Project Coordination | Continuing | 3 | N | Chanda Singh, Planning Manager | Caltrans, C/CAG, SMCTA, SUST, DPW | Participate in transportation projects led by external agencies, such as Caltrans, San Mateo County Transportation Authority, and City/County Association of Governments of San Mateo County. Share opportunities for coordination with County-led projects and/or adopted plans. | Caltrans' State Highway Operations and Protection Program (SHOPP) program includes several ongoing projects on State-owned and maintained facilities in unincorporated areas (e.g., SR-84, SR-1, SR-82, SR-35). Projects are at different phases of development; planning staff coordinates with partners to review materials and share feedback with Caltrans. SMCTA and C/CAG are leading various planning studies and projects, such as Active 101, Strategic Plan Update, VMT/GHG Mitigation, and others; County staff provides feedback as part of Technical Advisory Committees and on draft documents. | | | | | | | | | | | ON-GOING | |

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|-----------------------------------|---|-------------|----------|------|---|--|---|---|---|-------------|-------------|-----------|-------------|-------------|-------------|-----------|--|
| | | | | | | | | | | | | | | | | | |
| Ordinances and Regulations | Housing Element related Zoning updates (HE) | In Progress | 1 | Y | Will Gibson, Planning Manager | n/a | Identify funding sources and select a consulting firm to complete rezoning and general plan amendments to various unincorporated areas identified in the updated Housing Element Rezoning Program, in order to meet the County's Regional Housing Needs Allocation. Areas identified for rezoning to higher-density multifamily residential uses include unincorporated Colma, Broadmoor, and portions of El Granada. | RFP for Housing Element related rezoning has been issued, and responses are being evaluated; consultant selection and contract adoption are targeted for May 2025. | | | | | | | | | |
| | LCP Amendment for Farmworker Housing (HE) | In Progress | 1 | Y | Will Gibson, Planning Manager | n/a | In advance of initiation of the South Coast Housing Study, assess the County's Local Coastal Program and Implementation Plan to determine amendments that could streamline and facilitate the production of farmworker housing, including scattered site, congregate, and other farmworker housing types; to determine if County is in full compliance with California Employee Housing Act; and to assess progress in implementing the findings of the 2016 Farm Labor Housing Study. Process identified amendments for adoption by the Planning Commission, Board of Supervisors, and California Coastal Commission. | This project will be initiated after adoption of the County's updated Housing Element. | | | | | | | | | |
| | Objective Development Standards Update | TBD | 1 | Y | Will Gibson, Camille Leung, Planning Manager | n/a | To comply with ministerial, objective review and approval requirements for multifamily residential development imposed by various State laws, review the County's design standards in multifamily zoning districts both on the Bayside and Coastside, determine which standards remain applicable, which can be modified to be objectively applicable, and which cannot be applied ministerially, and prepare appropriate amendments to achieve compliance with State law. | In process of reviewing of current design standards in Planned Colma, North Fair Oaks, and the urban Midcoast. Will be developing a work plan to engage the communities prior to making changes to the development standards. | | | | | | | | | |
| | Stormwater Ordinance and Drainage Manual* | In Progress | 3 | N | Camille Leung, | SUST - Lead, CC, DPW, EHS, Parks | Resulting from the Green Infrastructure Plan, there is a requirement to update the Stormwater Ordinance and Drainage Manual. OOS is taking the lead with Planning staff supporting. | OOS has draft Ordinance; under review by County Attorney's Office. | | | | | | | | | |
| | ADU Ordinance Update for Non-Coastal areas | TBD | 3 | Y | Sam Becker, Will Gibson, Planning Manager | n/a | Amend the County's Accessory Dwelling Unit regulations, Chapter 22.5 of the Zoning regulations, to comply with State ADU Law updates 2025 including SB 1211 detached ADUs on multifamily properties | Board adopted ordinance in Spring 2024 to address 2023-2024 state laws. Staff will coordinate this subsequent update to include 2025 state law language for SB1211, with the concurrent overall update to ADU ordinance for Coastal areas so all ADU ordinances are compliant with 2025 state law | | | | | | | | | |
| | Pescadero Fire Station/CSA-11 Water Line Extension LCP Amendment* | In Progress | 4 | Y | Michael Schaller, Director | CMO, PDU, DPW CSA-11, LHPUSD, LAFCo, State Water | Focused Local Coastal Program amendment to facilitate construction of replacement County Fire Station #59 and extension of CSA-11 water line to serve the station and Pescadero Middle/High School. | Submitted to the CCC for certification. Expected to be certified by February. | | | | | | | | | |
| | Confined Animal Regulations | In Progress | 4 | Y | Sam Becker, Summer Burlison, Planning Manager | EHS, SUST | Amend the Confined Animal Regulations to address Technical Advisory Committee recommendations (from 2013 and 2015) for clarity and modifications to permit processes, inspection and enforcement procedures that are also aligned with the Water Board's ASBS and TMDL objectives to protect and enhance water quality. | With changes in staff, and other State bill led updates taking precedence, the effort will be taken up in Winter 2026 | | | | | | | | | |
| | SB 9 Guidance and Implementation | Continuing | 4 | Y | Will Gibson, Planning Manager, County Counsel | | SB 9 requires ministerial review of housing developments of not more than 2 residential units within single-family residential zones to be considered ministerially, in addition to urban lot split resulting in no more than 2 lots to also be considered ministerially. | Public facing documentation created (website, eligibility checklist). Current refining internal processes and preparing public-facing frequently asked questions. All necessary materials and procedures are complete, and are continually being revised as new information warrants. | ON-GOING | | | | | | | | |
| Completed | Protected Tree Ordinance* | Completed | | | Natalie Krug, Camille Leung, Planning Manager | DPW, Parks, SUST Consultant | In collaboration with Public Works, Parks, and Office of Sustainability, Planning and Building are preparing updates to the Significant and Heritage Tree Regulations to improve management of individual trees and tree canopy in the unincorporated County, consistent with the General Plan and Local Coastal Program. | In consultation with Coastal Commission for consistency analysis | <p>List of Acronyms</p> <p>DPW County Department of Public Works</p> <p>C/CAG City and County Association of Governments</p> <p>CC County Counsel</p> <p>CMO County Manager's Office</p> <p>DEM County Department of Emergency Management</p> <p>DOH County Department of Housing</p> <p>EHS County Environmental Health Services</p> <p>Health County Health System</p> <p>ISD County Information Services Department</p> <p>LAFCo Local Agency Formation Commission</p> <p>LHPUSD La Honda-Pescadero Unified School District</p> <p>NFO North Fair Oaks</p> <p>OCA County Office of Community Affairs</p> <p>OOS County Office of Sustainability</p> <p>Parks County Parks Department</p> <p>PDU County Planned Development Unit</p> <p>SMCTA San Mateo County Transportation Authority</p> | | | | | | | | |
| | Zoning Ordinance Reorganization* | Completed | | | Kanoa Kelley, Planning Manager | n/a | Re-number and reorganize Zoning Code for transfer to Municode website with all other County Ordinances. Include minor clarifying amendments to correct references, add missing code sections that were never repealed, and delete obsolete text etc. Coordinate with Tree Ordinance update staff for section number requirements. | | | | | | | | | | |
| | Housing Element Update* | Completed | | | Will Gibson, Planning Manager, Director | DOH, CMO | Comprehensive Update of the County's General Plan Housing Element as required by state law. Updates are required on an eight year cycle. Tasks for updating the housing element include: An evaluation of existing housing policies and programs; A housing needs assessment; An analysis of any obstacles to affordable housing production; An inventory of all potential sites where housing may be constructed; Goals, objectives, and policies on various housing issues and setting measurable targets for meeting housing needs; An action plan, identifying the specific steps the community will take to implement its housing policies. | | | | | | | | | | |
| | North Fair Oaks Community Plan 10-yr review | Completed | | | Will Gibson, Planning Manager | Consultant | Assess the effectiveness of NFO Community Plan, including the status of policy implementation, the measurable outcomes of implementation, and the ongoing appropriateness and effectiveness of the Plan's policies and programs. Through various analysis, outreach, and assessment, including engagement with community members, stakeholders, and County and other staff, the project will assess progress made in implementing the Plan; evaluate current conditions in NFO, and the community's current goals and priorities; identify gaps not addressed by the Plan; prioritize Community Plan policies and programs in light of progress to date and current goals and priorities; create a final report of findings and recommendations to address community needs; and establish performance measures and dashboards to track ongoing and future progress in implementation. | | | | | | | | | | |

Note: Programs/Projects identified with an asterisk * indicate the program/project will require Planning Commission workshop/recommendation/decision.