

CC 10-1-19 #20

Santa Clara County
Regional Housing Needs
Allocation (RHNA)
subregion options

Presentations

RHNA Subregion

October 1, 2019



CITY OF
CUPERTINO

Background

- Res. No. 19-009 adopted in Feb 2019 by Council
- Authorized discussions about RHNA subregion formation

Update

- Proposed process no longer possible
 - Due to timing difference
- Other options available to participate regionally

Options

	\$\$	Consultant Time (hrs)	Attorney Needed?
RHNA Light 1.0	\$50,000	0	No
RHNA Light 2.0	Unknown*	150	Yes
RHNA All-In	\$150K-\$200K*	500-700	Yes
Planning Collaborative	\$50,000 **	~200	No
Do Nothing	0	0	0

* Funding through AB101 and AB113 available

** Possible funding through AB101 and AB113

5th Cycle vs. 6th Cycle RHNA

	SACOG (Sac)	SLOCOG (SLO)	SCAG (SoCal)	ABAG (Bay Area)
5 th Cycle RHNA	104,970	4,090	412,137	187,990
6 th Cycle RHNA	153,512	10,810	1,344,740	????
% Change	+46%	+164%	+226%	+????

Recommendation

That the City Council:

1. Review the attached memo from the Cities Association of Santa Clara County regarding RHNA subregion formation; and
2. Determine which of the 4 options the Council wishes to proceed with, about formation of the Santa Clara County RHNA Subregion

CC 10-1-19 #21 Study Session

Objective Standards Update to
General Plan and Zoning
Ordinance

Presentations



October 1, 2019, Item #21

Objective Standards Update to General Plan and Zoning

City of Cupertino City Council
October 1, 2019
Agenda Item 21

What is an Objective Standard?

- State legislature defines an objective standard as one that involves "no personal or subjective judgment by a public official and uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant and the public official prior to submittal."
- Objective Standards could include: permitted uses, density, height, setbacks, floor area ratio, design guidelines, and any required application materials.

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What is not an Objective Standard?

Subjective requirements such as:

- Project must display high quality design and respect private views.
- Project must be consistent with the existing context.
- Project must meet the needs for adequate on-street parking.
- Building design must be with acceptable materials and design features.

Why have Objective Standards?

- State mandated streamlined project approvals;
- Clear general plan & zoning requirements not needing Interpretations;
- Establish expectations for applicants, members of the public, city staff, and civic leaders;



Proposed Objective Standards

- Phase 1: Review of the General Plan and Zoning Ordinance identified areas in which the development standards can be strengthened to add objectivity (Attachment A).
- Items will commence immediately.



Proposed Objective Standards

- Phase 1.5: Items that merit more emphasis and immediate attention than the rest of the items in Phase 2, with the understanding that these still involve comprehensive assessment and would require additional staffing resources.
- Items will likely commence within 6 - 12 months.



Proposed Objective Standards

- Phase 2: More comprehensive developments of new policies that will require additional resources than identified with the current FY 2019/2020 Work Program.
- Items will be incorporated over time into future Work Programs.

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Planning Commission Recommendations

- Proceed with the proposed Phase 1 items immediately;
- The creation of a Phase 1.5 with items originally from Phase 2 that merit more emphasis and attention than the rest of Phase 2 items.
- Proceed with Phase 2 items on a longer term basis.



City Council Meeting September 18, 2019

- Received staff report, presentation, and public comment;
- Reviewed and confirmed items in Phase 1;
- Directed staff to return for further discussion, review, and direction on the remaining phases.



Actions to Consider

- Does the City Council wish to proceed with items listed in Phase 1.5 (attachment B)?
- Are there any items in Phase 2 (attachment C) that the City Council wishes to remove, reprioritize, or pursue?
- Are there items in Attachment D (Other comments) that City Council wishes to be added to any of the three phases?



Recommendations

That the City Council:

Receive staff report, presentation, and public comment,
and provide direction to staff.