



PLANNING & DEVELOPMENT

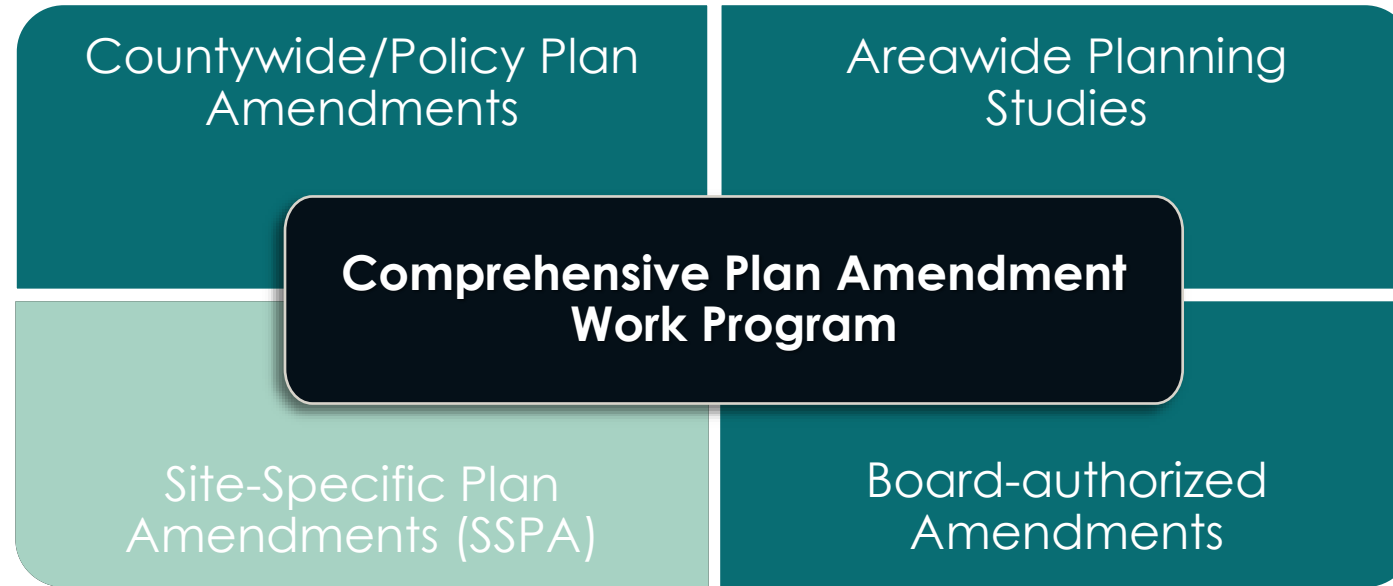
Site-Specific Plan Amendment Process (SSPA) 2025 Update

September 19, 2024



Planning Priorities

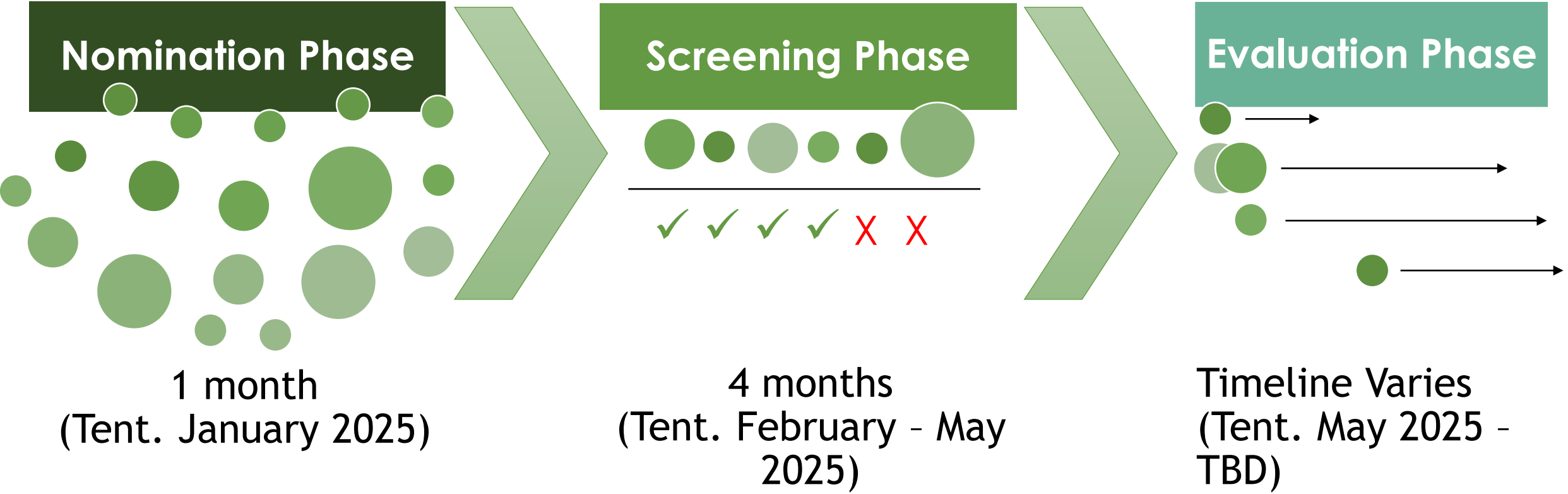
Plan Amendment Work Program



2025 Site-Specific Plan Amendment Process

- Bi-annual, countywide cycle for reviewing site-specific proposals (“nominations”) to change the Comprehensive Plan’s land use recommendations
- Preparation for 2025 SSPA is underway
- Planning Commission and Board of Supervisors committee meetings in Fall 2024 to review process parameters, lessons learned from prior round, and draft timeline
- Outreach to industry, community open houses, and land use groups ongoing
- Nomination period anticipated to begin in January 2025

SSPA Process Elements



Countywide SSPA Process



Goal: Reduce
Overall Timeline



Lessons Learned

- 2-year cycle more in line with market changes and greater use of SSPA (compared to Board-authorizations) helps with workforce planning
- Nomination and Screening period reduced to 5 months from 9 months
- Evaluation Phase tiering system functioning as intended

Proposed Changes

- Depending on volume, may be able to tighten screening timeline further

Countywide SSPA Process



Goal: Increase Inclusion
and Community
Engagement



Lessons Learned

- Screening Phase community meetings were well attended (over 1,800 attendees across 18 meetings)
- Collaboration with NCS on engagement support in areas of greater socioeconomic vulnerability increased inclusion
- Adaptive Engagement during Evaluation Phase is more efficient than default task forces

Proposed Changes

- Communities of Opportunity Index maps as nomination submission item
- Monitor engagement best practices

Countywide SSPA Process



Goal: Achieve Better
Balance of Resources for
Long Range Planning



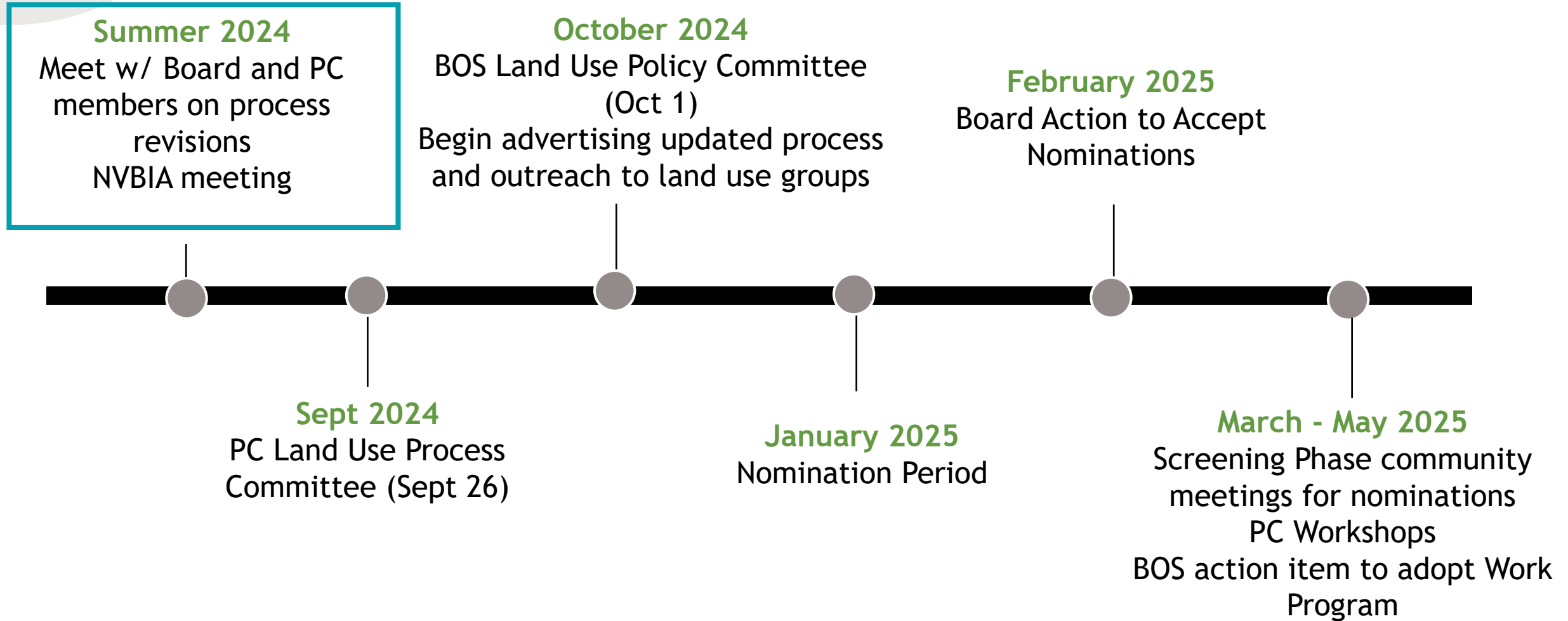
Lessons Learned

- More information needed from nominators post-Screening
- Expansion of individual nominations into small area plans often require County-funded transportation studies

Proposed Changes

- Require nominator acknowledgements on transportation and enviro studies, affordable housing preservation, and concept revisions
- Stricter screening for logical planning areas
- Staff request for funding for transportation assessments on small area plan studies with new Work Program

Tentative SSPA Next Steps



Questions?



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