

COMPARISON OF CITIES GENERAL PLAN AMENDMENT PROCEDURES

City	Council Authorization Required	Have Any Criteria	Review w/ Development Proposal	Council Study Session Held	Community Benefit Required	Typical No. of Applications Per Year	Comments
SANTA CLARA COUNTY							
Campbell <u>Population:</u> ~43,000 <u>City Employees:</u> ~60	Yes	No	Yes	Yes, if certain type of project	No	0 to 1	<ul style="list-style-type: none"> Requires a Council Authorization hearing prior to a formal application; scheduled as-needed. General Plan was adopted in 2023 so do not anticipate a lot of requests for amendments. Study Sessions with Planning Commission and Council are required, if certain type of residential or nonresidential project (see Prelim Application Form).
Cupertino <u>Population:</u> ~58,600 <u>City Employees:</u> ~660	Yes	Yes	Yes	Yes	Yes	None	<ul style="list-style-type: none"> Adopted Council policy on general plan amendment procedures in 2015. Hold authorization hearings up to 2 times per year. The voluntary community amenities are community benefits. City stopped accepting applications in 2020; has not begun accepting new applications.
Gilroy <u>Population:</u> ~58,000 <u>City Employees:</u> ~245	No	No	Yes	Only if controversial project	No	0	<ul style="list-style-type: none"> Adopted General Plan Update in 2020, no applications since. Very infrequent applications for general plan amendments.

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Los Altos <u>Population:</u> ~30,700 <u>City Employees:</u> ~136	No	No	Yes	Yes	No	0	<ul style="list-style-type: none"> • Very infrequent applications because 80% of City is zoned R1 Single-Family. • If received, they would take it before the Council for Study Session to consider whether to proceed.
Los Gatos <u>Population:</u> ~32,500 <u>City Employees:</u> ~150	No	No	Yes	Yes	Voluntary	0 to 2	<ul style="list-style-type: none"> • Accept applications and staff begins processing; however require an informal application. • Requires a general plan amendment to informally go through the Conceptual Development Advisory Committee of appointed and elected officials who provide feedback on proposal (in many ways this acts as an authorization hearing based on whether feedback is supportive or not). • Once a formal application is submitted, all general plan amendments are reviewed by the General Plan Committee (of appointed/elected officials and residents) to recommend on the request, prior to Planning Commission and Council final public hearings. • Projects sometimes include voluntary community benefits.

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Milpitas <u>Population:</u> ~79,000 <u>City Employees:</u> ~450	No	No	Yes	Yes	No	0 to 1	<ul style="list-style-type: none"> • General Plan updated in 2021; anticipate few applications. • Staff processes applications as they are received. • Staff noted they would likely take a general plan amendment to a Council Study Session to get feedback on whether to proceed.
Morgan Hill <u>Population:</u> ~45,500 <u>City Employees:</u> ~195	No	No	Yes	Yes	Voluntary	0 to 2	<ul style="list-style-type: none"> • Have an adopted Council policy with procedures. • Allow privately-initiated amendments to be submitted January – June only. • Requires a preliminary hearing at Planning Commission; Planning Commission can suggest changes to project proposal (in many ways this acts an authorization hearing based on whether feedback is supportive or not). • Hold 1 hearing a year; projects sometimes have community benefits. • General Plan updated in 2016 and Monterey Hwy zoning updated in 2023, so anticipate receiving fewer requests.
Mountain View <u>Population:</u> ~83,000 <u>City Employees:</u> 688	Yes	Yes	Yes	Yes, except Gatekeeper exempt projects	Yes, except Gatekeeper exempt projects	3 to 7	<ul style="list-style-type: none"> • City's Gatekeeper website • City has adopted evaluation criteria for Gatekeeper applications and requires community benefits. • Typically 1 authorization hearing a year, sometimes more frequent.

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Palo Alto <u>Population:</u> ~66,700 <u>City Employees:</u> ~1,300	No	No	Yes	Yes	No	0 to 1	<ul style="list-style-type: none"> • Comprehensive Plan (General Plan) updated in 2017. • Staff will begin processing application as received, but discourages applications that don't further the goals of General Plan. • No authorization hearing required, but have early Study Session with Planning Commission for input. • City is expanding development standards in current Housing Element which will likely decrease applications.
San Jose <u>Population:</u> ~983,500 <u>City Employees:</u> ~6,650	No	No	Yes	No	No	10	<ul style="list-style-type: none"> • City general plan amendment process; General Plan adopted in 2011. • First year of updated process, including requiring development plans to be submitted and expanding early consideration process; no community benefits required. • Early consideration is a Council hearing to determine whether to proceed with the review of a general plan amendment; it is an optional process for applicant to request at time of application or Staff can request if: (a) project converts an employment use to nonemployment or (b) project is fundamentally inconsistent with general plan goals/policies. • No set number of early consideration hearings per year; one public hearing for adoption per year.

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Santa Clara <u>Population:</u> ~127,150 <u>City Employees:</u> ~800	No	No	Yes	No	No, unless negotiated with Development Agreement	5	<ul style="list-style-type: none"> • Had a Council policy requiring Council authorization for general plan amendments from 2017 to 2021. • Applications are processed as received by staff. • No Planning Commission or Council Study Sessions held. Staff noted this can create uncertainty. • Approximately half of applications are approved. • Community benefits are provided when negotiated with a Development Agreement.
Saratoga <u>Population:</u> ~30,200 <u>City Employees:</u> ~65	Yes	No	Yes	Yes	No	0	<ul style="list-style-type: none"> • Very infrequent applications. • City staff noted they would take an application to Council for authorization before proceeding with processing. • Staff noted there may be little support for an amendment as City is built-out.
Sunnyvale <u>Population:</u> ~152,250 <u>City Employees:</u> ~700	Yes	No	No	Yes	No, unless required by Specific Plan or negotiated in Development Agreement	2	<ul style="list-style-type: none"> • Requires an initiation hearing for a general plan amendment to be reviewed by the Planning Commission, and Council to determine whether to proceed. • Planning Commission/Council may recommend changes to the request. • Once authorized, City staff studies land use changes with general plan amendment and returns to Planning Commission and Council Study Sessions. Once Council direction is

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<p>Sunnyvale</p> <p><u>Population:</u> ~152,250</p> <p><u>City Employees:</u> ~700</p>							<p>provided, the applicant can submit an informal development application for preliminary review; formal application can only be submitted after the Council adopts the general plan amendment.</p> <ul style="list-style-type: none"> • Community benefit not required; but often included with projects that join an existing Specific Plan area or negotiated with Development Agreement. • Staff discourages general plan amendment applications that don't advance General Plan goals/policies.
CITIES IN OTHER COUNTIES							
<p>Fremont</p> <p><u>Population:</u> ~230,600</p> <p><u>City Employees:</u> ~950</p>	No	No	Yes	No	Voluntary	0 to 1	<ul style="list-style-type: none"> • Had Council policy for general plan amendment screenings from 2017 to 2022 (leading up to Housing Element Update). • Only amendments that increase residential density or convert to residential from nonresidential go through screening; nonresidential and 100% affordable housing are exempt. • Accepted applications in June and Nov.; hearings 2 times per year; community benefits not required, but encouraged. • If 3 or less applications received and met exemptions, then can proceed directly to staff to begin processing. • Today, Staff encourages applicants to submit preliminary applications for review; applications not supported if don't further General Plan goals.

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Redwood City <u>Population:</u> ~81,650 <u>City Employees:</u> ~600	Yes	No	Yes	Varies	No	None	<ul style="list-style-type: none"> • City has not accepted a General Plan amendment application since 2021; otherwise, general plan amendments require authorization by Council for staff to begin processing. • Used a one-time Gatekeeper process for Downtown projects in 2020-21, which require a Council authorization hearing (included community benefits). • Hold Council study sessions depending on zoning requirements and need for policy direction on project.

Note: Monte Sereno and Los Altos Hills are not included as limited to single-family residential zoning only.