



Community Development Update

September 11-15, 2023

Community Development Weekly Report

Planning projects*

Applied 7
Approved 1

Building Permits*

Applied 22
Issued 30

Building Inspections*

Building 66

Code Enforcement Cases*

Open -
Closed -

* September 1 – September 7, 2023

Site Development and Fast Track Hearings

13800 Barton Court – SD23-0025

Site Development Permit for a landscape screening plan and associated hardscape improvements for an approved accessory building and swimming pool (SD20-0099).

CEQA review: Categorical Exemption per Sections 15304(b)

Project Planner: Jonathan Fox – Project approved, September 12, 2023

Study Session – Reach Codes – September 14, 2023

Joint Study Session between the Planning Commission and the Environmental Initiatives Committee on draft Reach Codes.

Staff presented a draft version of the proposed tri-annual Reach Codes update that will be considered by the Council for adoption in the near future. Staff, its consultants with ID360, and representatives from Silicon Valley Clean Energy met to discuss key elements of the proposed reach codes. There are two basic structures to consider, the State of California promoted

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method of “Flexible Path” where residential renovations would include one or more green building improvements from a menu of options to meet a minimum project target score, and the “Replacement and Renovation” model, promoted by the Bay Area Reach Codes Initiative and which would establish requirements to require certain improvements or replacement of equipment and appliances to utilize specified all-electric replacement equipment. The Planning Commission and EIC spent time discussing how the codes would be implemented, regardless of the model, what trigger points might be, and what litigation other jurisdictions like Berkeley are experiencing with their Reach Code updates. By the conclusion of the study session, staff and its consultants had sufficient direction to update the draft codes for presentation to the Council at an upcoming meeting.