

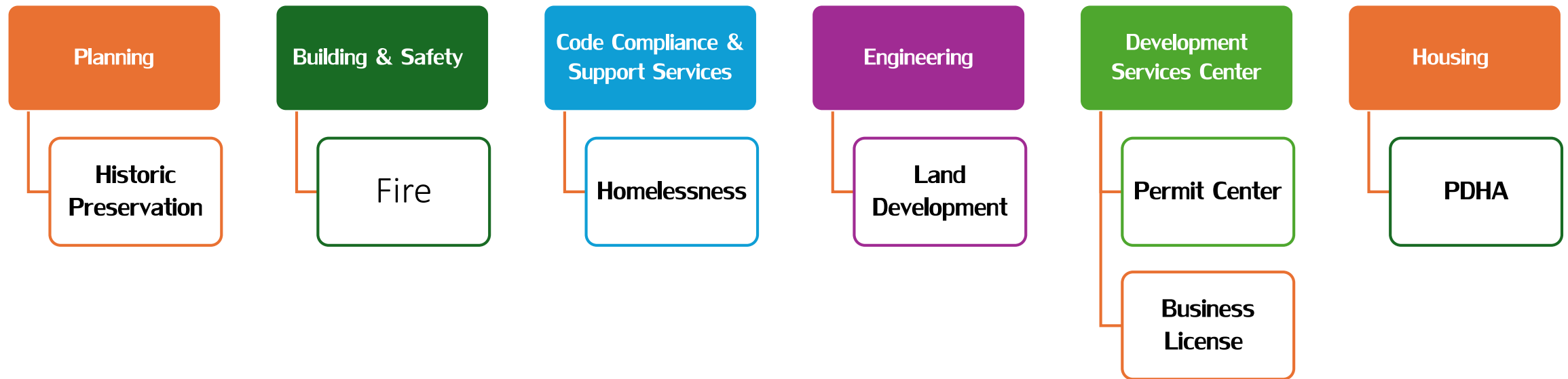


Development Services Department FY 26/27 Key Projects – Status Update

April 23, 2026



Development Services Department



Current Projects

Key Components:

- ✓ Project Description
- ✓ Consultant onboard to support staff
- ✓ Outcome of project
- ✓ Future Study Session
- ✓ Estimated completion

Q2 2026

- Renaming North Sphere

Q3 2026

- Phase 2 Clariti Permitting Software
- Fire Fees
- Business License Ordinance Update
- Business Compliance Program
- Homelessness Services & Funding Analysis
- Pro-Housing Designation Program
- Views Analysis

Q4 2026

- Clariti – Fire Applications & Permits Incorporation
- Clariti – Business License Implementation
- Mobile Home Rental Rates Evaluation
- PDHA Rent Evaluation
- Unified Development Code (UDC)
- Phase 2 Historic Survey
- Downtown (DT) Drainage Analysis

Q1 2027

- Western Center Stipulation

Q2 2027

- Certified Local Government
- UNSP Update
- DT Objective Design Standards (ODS)

Potential Projects - Direction Needed

Key Considerations:

- ✓ Timing & prioritization
- ✓ Feasibility assessment
- ✓ Need for external/contracted services

If Council proceed with any project, staff will:

- 1) Research budget needed
- 2) Convene with a Sub-Committee to go over impacts to priorities and timing

- **Downtown Land Uses**
- **Downtown Streetscape**
- **Parking Analysis**
- **Entertainment Zone (Outdoor Dining)**
- **Outdoor Dining Expansion**
- **Additional Zoning Updates**

Key Projects - Development Services Center

Project	Consultant Supporting	Description	Outcome	Future Study Session	Completion
1. Phase 2 Clariti Permitting Software	Yes	Software implementation of deferred Phase 1 items	Software streamline system processes	N/A	Q3 2026
2. Fire Fees	Yes	Incorporate Fire fees for new inhouse services	Fee Schedule Update	Yes	Q3 2026
3. Clariti – Fire Applications and Permits Incorporation	Yes	Software implementation of Fire applications and permits	Software incorporation of Fire permits	Yes	Q4 2026
4. Clariti – Business License	Yes	Software implementation of Business licenses	Launch in-house business license program	Yes	Q4 2026

Key Projects – Code Compliance & Supportive Services

Project	Consultant Supporting	Description	Outcome	Future Study Session	Completion
5. Business License Ordinance	Internal only	Update municipal code to modernize and streamline business licensing requirements	Municipal Code Update to Chapter 5	Yes	Q3 2026
6. Business Compliance Program	Internal only	Focused on voluntary compliance to enhance the city's appearance and supporting local businesses meet city standards including nuisance, signage, lighting, landscape, etc.	Business friendly; proactive compliance program	N/A	Q3 2026
7. Homelessness services and Funding Analysis	Internal only	Review of current year funding sources and services	Potential for new service model	Yes	Q3 2026

Key Projects - Housing

Project	Consultant Supporting	Description	Outcome	Future Study Session	Completion
8. Pro-housing designation program	Internal only	State recognition program that rewards cities for adopting policies that encourage housing production	Priority access to dedicated state funding, grant opportunities	Yes	Q2 2026
9. Rental Rates	Yes (legal)	Working with legal on analysis on CPI for mobile homes	Resolution establishing mobile home rates	Yes	Q3 2026
10. PDHA Rent	Yes (legal)	Working with legal on analysis on conformance of stipulation	Document with needs for Western Center discussion	Yes	Q4 2026
11. Western Center Stipulation	Yes (legal)	1990s court agreement establishing obligations and restrictions on rental rates for the PDHA Properties	Possible PDHA fund changes & PDHA Property discussion	Yes	Q1 2027

Key Projects - Planning

Project	Consultant Supporting	Description	Outcome	Future Study Session	Completion
12. Renaming North Sphere	Internal only	City Council tasked Development Services and Economic Development on analysis and options	TBD	N/A	Q2 2026
13. Views Analysis	Yes	Citywide analysis of public views	Policy document; recommendations on revisions to recommendations on revisions to municipal code, municipal code, policy, and/or goals.	Yes	Q3 2026
14. Unified Development Code (UDC)	Yes	Update to the Zoning and subdivision sections of the Municipal Code	Municipal Code Update	Yes (Multiple)	Q4 2026
15. Phase 2 Historic	Yes	Intensive analysis of historic eligible properties required for Certified Local Government (CLG) certification	Municipal Code Update	N/A	Q4 2026
16. Certified Local Government	Internal only	City's certification as Certified Local Government (CLG), State Office of Historic Preservation	Certification by City and eligibility for funding opportunities	N/A	Q1 2027
17. UNSP Update	Yes	City Controlled 170 acres; revising final land use plan to add indoor sports complex and 28-acre park	Policy document; Updated Specific Plan and associated CEQA analysis	Yes	Q1 2027

Key Projects – Downtown (DT)

Project	Consultant Supporting	Description	Outcome	Future Study Session	Completion
18. DT Drainage Analysis	Yes	Analysis of existing capacities and opportunities for drainage changes in downtown	Policy Document; findings and recommendations on improvements needed to reduce drainage requirements	Yes	Q4 2026
19. DT Objective Design Standards (ODS)	Yes	<ul style="list-style-type: none"> • ODS guides building form, appearances, and placement to ensure consistent high quality development • Pending completion of Views & UDC 	Municipal code update	Yes	Q2 2027

Key Projects – Downtown (Discussion)

Project	Additional Funding Needed	Consultant Required	Description	Outcome	Options
20. DT Streetscape	Yes	Yes	Analyze updates to El Paseo and/or Highway 111 to incorporate streetscape changes (Bollards, landscaping, travel lane and right of way changes)	Policy Document: analyzing streetscape design options on El Paseo and/or Highway 111 and recommendations for capital project	<ol style="list-style-type: none"> 1) Hire consultant on El Paseo and/or Highway 111; would incorporate Parking and outdoor dining. Would delay DT land uses and any DT capital projects related to signage or drainage 2) No option for internal staff completion because of design requirements
21. DT Outdoor Dining	Yes	Yes (partially can be completed by staff)	Subcommittee exploring permanent solution	<ul style="list-style-type: none"> • Municipal code update with updated guidelines • Permanent solution either through special program and/or streetscape change 	<ol style="list-style-type: none"> 1) Can occur before, during, or after any streetscape changes. Before or during would delay streetscape changes and DT ODS. 2) Project would require scope change for DT ODS and could require additional funding for any design guideline changes

Project	Additional Funding Needed	Consultant Required	Description	Outcome	Options
22. DT Entertainment Zone for outdoor dining	Yes	Yes (partially can be completed by staff)	State legislation allow outdoor dining and alcohol consumption in public areas in designated Entertainment Zones Downtown	<ul style="list-style-type: none"> • Municipal Code updates for the creation of an Entertainment Zone per state law • Policy Document; analyzing streetscape changes to accommodate sidewalk and street modifications. 	<p>1) Can occur before, during, or after any streetscape changes.</p> <p>2) Before or during streetscape changes would delay streetscape changes and DT ODS</p>
23. DT Parking analysis	Yes	Yes	Up to date parking counts and analysis within selected downtown area(s)	Policy Document: Parking management plan + recommendations on infrastructure and operations	<p>1) Hire consultant on El Paseo and/or Highway 111; could be done ahead of and independent of #22 but be limited in scope</p> <p>2) No option for internal staff completion because of design requirements</p>
24. DT Land Uses	Yes	Yes (partially can be completed by staff)	Need block by block analysis of appropriate land uses in downtown, including transition and existing overlay areas	Municipal code and Zoning Map updates	<p>1) Impacts the DT ODS and adoption of new DT zoning map and development standards.</p> <p>2) With consultant support, could be completed at same time as DT ODS (Q2 2027). Without, DT ODS and DT changes until Q4 2027</p>

Key Projects – Planning (Discussion)

Project	Additional Funding Needed	Consultant Required	Description	Outcome	Options
25. Additional Zoning Updates	Yes	Yes (partially can be completed by staff)	Adding the following discussion topics to UDC consideration: <ul style="list-style-type: none"> - Citywide light ordinance - Pickleball - Golf Cart - Downtown revisions (land uses, street scape, outdoor dining) - Views analysis revisions 	Municipal Code Updates	For any item: <ol style="list-style-type: none"> 1) Incorporate into UDC; Contract scope change and UDC adoption until Q2-3 2027 2) Internal only: Can be done pre-UDC and cause delay in UDC OR can be done post-UDC adoption

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