

ENVIRONMENTAL PLANNING COMMISSION WORKPLAN

Fiscal Year 2022-2023

Approved by EPC on August 18, 2021

Title & Description	Key Milestones	Date (Per milestone)	Current Status Notes
<i>On-going Work Items</i>			
A. General Plan & Housing Element Annual Implementation Reports	Review reports	Due Annually in April	
B. General Plan, Precise Plan, and Zoning Map Amendments (Gatekeepers)	As necessary		
C. Master Plans; Bonus FAR projects	As necessary		
<i>Middlefield Park Master Plan</i>	Approval	Q3 2022	
<i>North Bayshore Master Plan</i>	Approval	Q2 2023	
D. Minor Clean-up Amendments of Codes and Precise Plans	As necessary		
<i>FY 2022-23 Work Items</i>			
1. Review and consider minor amendments to Downtown Precise Plan Areas A, G, and H, with the work phased to prioritize preserving the character of the downtown core and preventing, to the extent possible, preemption by State legislation.	Adoption	Q4 2022	
2. Continue work on the Housing Element for the 2023-31 Regional Housing Needs Assessment period.	Adoption	Q4 2022	
3. Review and propose revisions to the R3 Zone standards that consider form-based zoning, incentivizing stacked flats, and updated rowhouse guidelines.	Outreach	Q3 2021 – Q1 2023	
	Study Sessions	Q2 2023	
	Adoption	Q4 2023 - Q1 2024	

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4. Review and update the historic preservation ordinance.	Outreach	Q4 2022	
	Study Sessions	Q1 2023	
	Adoption	Q1 2024	
5. Conduct a review of parcels with existing units that exceed the density currently allowed by the Zoning Ordinance/General Plan and hold a Council Study Session to discuss a recommended approach. <i>EPC would review any related Zoning/General Plan Amendments.</i>	Reviewed R1 and R2 parcels with Housing Element	Q2 2022	
	Review R3 parcels with R3 Update	Q2 2023	
<i>The following items may include EPC review and input, depending on their scope and timing</i>			
6. Develop a Citywide Transportation Demand Management Ordinance.	Scope/ RFP	Q4 2022	
	Outreach	Q2 - Q4 2023	
	Adoption	Q4 2024 - Q2 2025	
7. Define biodiversity requirements for landscaping in Mountain View.	Scope / RFP	Q3 2022	
	Adoption	Q2 2024	
8. Hold a Council Study Session on a displacement response strategy and net loss; develop a work plan for any desired follow up actions. <i>EPC would review any related Zoning/General Plan Amendments</i>	Study Session	Q1- Q2 2023	
9. Develop strategies for middle-income persons to afford different housing types. <i>EPC would review any related Zoning/General Plan Amendments</i>	Study Session	Q1 2023	
	Adoption	Q2 2023	