

## CITY OF MOUNTAIN VIEW

### ENVIRONMENTAL PLANNING COMMISSION

#### STAFF REPORT

WEDNESDAY, APRIL 7, 2021

## 5. NEW BUSINESS

### 5.1 Review of the Council Strategic Roadmap and 2020 General Plan Progress Report

#### RECOMMENDATION

1. Review, prioritize, and provide input on the Council Strategic Roadmap to date, including the draft project list (Exhibit 1 to the EPC Staff Report). Prior to the meeting, each Commissioner should select up to 16 priority projects from the list.
2. Review and recommend the City Council accept the 2020 General Plan Annual Progress Report (Exhibit 2 to the EPC Staff Report).

#### PUBLIC NOTIFICATION

The Environmental Planning Commission (EPC) agenda is advertised on Channel 26, and the agenda and this staff report appear on the City's website.

#### BACKGROUND

##### Council Strategic Roadmap

Beginning this year, the Council goal-setting process will be revised. The City is currently engaged in a strategic planning and visioning process with consultant assistance from CivicMakers. The planning process will result in a strategic roadmap that describes a vision of where the City strives to be in the next three to five years and identifies the City's top strategic priorities (what the City currently calls "Council Major Goals"). The roadmap will also include an achievable multi-year work plan of the critical projects to accomplish the strategic priorities and vision. This plan will replace the City Council Major Goals Work Plan. The strategic planning and visioning process differs from the City's past process of setting major goals in that it includes more extensive community, City Council, and City staff engagement and is designed to establish strategic priorities aligned with the City's vision and a work plan aligned with the City's available staff capacity and resources.

### **Existing EPC Work Plan**

On September 4, 2019, the EPC adopted its current Work Plan based on the previous goal-setting process ([Exhibit 3](#)). Several major actions from that Work Plan are ongoing, still under way, or not yet started, including:

- Gateway Master Plan;
- Citywide Transportation Demand Management Ordinance;
- Downtown Precise Plan update;
- R3 Zoning standards update; and
- Review of General Plan, Precise Plan and Zoning Amendments, Master Plans, and other projects as proposed.

### **General Plan Action Plan**

In 2012, the City Council adopted the 2030 General Plan and the related General Plan Action Plan. The 2030 General Plan Action Plan is a list of action items that carry out the General Plan's goals and policies. These action items include programs, plans, studies, ordinance updates, and other measures. The EPC is responsible for the annual review of the General Plan Action Plan and for monitoring the progress the City is making in implementing the General Plan.

Due to recent changes in State legislation, the General Plan Action Plan must now also be presented to City Council and forwarded on to the California Office of Planning and Research as an Annual Progress Report. Following the EPC's review of the General Plan Annual Progress Report, staff will forward the Report to Council and the California Office of Planning and Research.

## **ANALYSIS**

### **Council Strategic Roadmap**

As Council will be undergoing goal-setting this year, Council is seeking EPC input on the draft list priority projects identified through the Strategic Roadmap process. The EPC's recommendations will be brought to the City Council for consideration on April 27, as described below.

The new Strategic Roadmap process includes several steps:

- On February 6, 2021, the City Council held a meeting regarding the City's vision, mission, and strategic priorities.
- Throughout February and March 2021, CivicMakers engaged the public and City staff to seek input regarding the City's vision, mission, and Strategic Priorities. Based on this input and the discussion by Council at its February 6, 2021 workshop, draft vision and mission statements were presented at a March 16, 2021 Joint City Council/Staff Strategic Planning Workshop (the March 16 staff report is provided as Attachment 3 to Exhibit 1).
- During the March 16 workshop, the City Council discussed Strategic Priorities and potential projects. More information on the March 16 meeting is provided below.
- During March and April, advisory bodies are being asked to review and provide input on the projects that the City Council considered on March 16.
- On April 27, 2021, the City Council will hold a Study Session to review the draft prioritized strategic project list, which also includes input from advisory bodies. In preparing the draft prioritized strategic project list, staff will make recommendations based on feasibility and capacity to accomplish projects with available resources.
- In June, the City Council will consider final adoption of the Strategic Plan, which will include a project work plan.

### **EPC Review of the Council Strategic Roadmap**

The March 16 Council meeting included discussion around a potential vision and mission statement for the City. Additionally, Council discussed consideration of how the existing Major Goals and projects would proceed into the next fiscal year and how previously deferred projects and potential new projects fit into the City's new strategic priorities. The Potential Project List for the next fiscal year is included in Exhibit 1.

Staff requests that the EPC review the Potential Project List (See Exhibit 1 – Advisory Body Input Memo and Potential Project List) for the new Mountain View Strategic Roadmap and provide input considering which projects are most important. By

action of the EPC as a whole (consensus or majority), the EPC should provide input about which potential projects are most important.

A recommended process for the EPC to provide input on which projects are most important is as follows:

1. Each EPC member should review the potential project list worksheet (Exhibit 4).
2. Using the worksheet, each EPC member should select the projects that that member believes are most important. These projects do not need to be in ranked order, and they do not need to be related to the EPC's purview over land use and planning. An EPC member may select up to 16 projects.
3. During the EPC meeting, each member should share that member's top projects. Staff will document each advisory body member's top projects.
4. Staff will tally the number of times that each project is identified as most important by an EPC member.
5. The projects that are identified as most important by the majority of the EPC will be documented as the most important.

Though the EPC is not constrained by their purview when selecting priority projects, staff has reviewed the list in Exhibit 1 and has identified the following actions that may ultimately be reviewed by the EPC (other actions may also include EPC review if they result in unforeseen amendments to the General Plan, Zoning Ordinance, or Precise Plans):

- Carry-Forward and Deferred Projects:
  - Facilitate the development of affordable housing at the VTA Evelyn Site (Page 1 of the worksheet attached to Exhibit 1).
  - Review and propose revisions to the R3 Zone standards that consider form-based zoning, incentivizing stacked flats, and updated rowhouse guidelines and Family Design Handbook (Page 2 of the worksheet).
  - Develop a Citywide Transportation Demand Management Ordinance (Page 2 of the worksheet).

- Review and update the Historic Preservation Ordinance (Page 3 of the worksheet).
  - Continue the Citywide Travel Demand Update (including the Greenhouse Gas Reduction Program) (Page 4 of the worksheet).
  - 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 (Page 4 of the worksheet).
- New Projects:
    - Create a Moffett Boulevard streetscape design strategy (see below) (Page 3 of the worksheet).
    - Inventory residential buildings that are in areas with lower zoning. Where appropriate, rezone such areas to the higher zoning level (potentially a second phase to the R-3 project) (Page 4 of the worksheet).
    - Define biodiversity requirements for landscaping in Mountain View (Page 5 of the worksheet).
    - Continue work on the Housing Element for the 2023-31 Regional Housing Needs Assessment (RHNA) period (see below) (Page 5 of the worksheet).

### *Moffett Boulevard Planning*

Moffett Boulevard is identified as a Change Area in the General Plan and encompasses the commercial properties fronting on Moffett Boulevard between Central Expressway and Middlefield Road (including the new apartment project at 100 Moffett Boulevard, the Hampton Inn and Suites, several strip malls, and the Mountain View Los Altos Adult School). The General Plan Action Plan includes items implementing these change area policies related to the development of a new streetscape plan. The City Council has expressed interest in creating a Precise Plan for the Moffett Boulevard Area, which may include properties outside the change area (such as 555 West Middlefield Road), and would include more content than a streetscape plan.

A streetscape plan could include the following:

- Street design standards and guidelines for multi-modal public improvements along Moffett Boulevard;
- Policies and standards for public parking; and
- Other policies and standards related to public improvements.

In addition to the items above, a Precise Plan could include:

- Development standards, such as height, floor area ratio, and parking;
- Allowed and conditional land uses;
- Design and character guidance; and
- Other special procedures or development policies.

While it appears Council's interest is in a Precise Plan, the EPC can provide more input on the type of plan the City should prioritize.

#### *Housing Element*

Every eight years, cities in California must update their Housing Element. Staff has begun work on the 2023-31 Housing Element update. This project is required by State law and will take significant staff time. The EPC should be aware that, whether or not this project is identified as an EPC priority, it will be a City priority.

#### *Conclusion/Next Steps*

After this meeting, the EPC's recommended projects will be evaluated by staff based on: (a) how they advance the City toward strategic priorities; and (b) project feasibility staff workload from day-to-day operations and other existing City plans. This evaluation will result in a prioritized project list that will be presented to the City Council on April 27, 2021.

#### **EPC Review of the General Plan Action Plan**

The EPC is responsible for monitoring the implementation of the General Plan, which may include review and prioritization of the General Plan actions that the

City has not yet started. Due to recent changes in State legislation, the General Plan Action Plan must now also be presented to City Council and submitted to the California Office of Planning and Research as a General Plan Annual Progress Report (Exhibit 2).

Staff has provided three tables of General Plan action items for the EPC's review. Table 1 includes items which have not started, are currently in progress, or were completed during 2020 (Attachment A to Exhibit 2). Staff has added a new column to Table 1 to note action items which are being implemented through Precise Plans and the Sustainability Action Plan rather than the Zoning Code. Table 2 includes items that were completed prior to 2020 (Attachment B to Exhibit 2). Table 3 includes items which are achieved through day-to-day operations, practices, and policies (Attachment C to Exhibit 2).

Last year, the EPC reviewed the status of 163 General Plan action items. No new priority action items were identified from the previous year. The EPC suggested continuing to work toward completion of existing priorities.

#### *Update on General Plan Implementation Progress*

Since last year's 2020 General Plan action item update, several items have been completed:

- Vehicle Miles of Travel (VMT) impact analysis and updated performance metrics (Mobility Items MOB 8.1.2—Alternative Impact Thresholds, MOB 8.2.1—System Performance Target, and MOB 8.2.2—Monitoring and Reporting).
- NASA sewer discharge agreement (Infrastructure and Conservation INC 6.4.1—Moffett Field Sewer Discharge).
- Reduced fees and expedited process for photovoltaic and electric vehicle chargers (Infrastructure and Conservation INC 15.1.3—Green Building Incentives).

#### *EPC Input*

At this time, staff is seeking an EPC recommendation to Council on the acceptance of the Annual Progress Report. In addition, the EPC may identify any new priorities

from the General Plan Action Plan Table 1. However, staff must prioritize work items as follows:

- First Priority: Legislative responsibilities, including review of development projects under the permit streamlining act, required Housing Element updates, Zoning Ordinance amendments required to bring the City Code into compliance with State law, etc.
- Second Priority: Projects identified as part of the Council Major Goals.
- Third Priority: Implementation of the General Plan Action Plan and other Plans (such as the Sustainability Action Plan adopted in October 2019).

As General Plan Action Plan implementation is a lower priority, staff may not have capacity to start work on major projects from this list unless there is significant overlap between the project and the Council Strategic Roadmap priority projects. However, if staff capacity becomes available, new projects from this list may be initiated, though it should be noted that this scenario is unlikely in the next year.

## **NEXT STEPS**

The EPC's input will be forwarded to Council by Community Development Department staff during the Strategic Roadmap process with Council deliberation on priority projects tentatively scheduled for April 27. The General Plan Annual Progress Report will be forwarded to City Council and the California Office of Planning and Research.



## CONCLUSION

Staff recommends the EPC discuss and provide input on the Council Strategic Roadmap and recommend that Council accept the 2020 General Plan Annual Progress Report.

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- Exhibits:
1. Memo to Advisory Bodies 2021 Strategic Plan Project Prioritization
  2. 2020 General Plan Annual Progress Report
  3. [Current EPC Work Plan](#)
  4. Council Potential Project List Worksheet