

## CITY OF MOUNTAIN VIEW

ENVIRONMENTAL PLANNING COMMISSION  
STAFF REPORT  
FEBRUARY 21, 2024

### 5. NEW BUSINESS

#### 5.1 2023 General Plan Annual Progress Report

##### RECOMMENDATION

That the Environmental Planning Commission review and recommend that the City Council consider the 2023 General Plan Annual Progress Report (Exhibit 1 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 AND ANALYSIS

###### 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 to 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.

Government Code Section 65400 requires cities to prepare an Annual Progress Report on General Plan implementation. The General Plan Action Plan must be presented to the 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.

Last year, the EPC recommended that the City Council consider the 2022 General Plan Annual Progress Report. The EPC also highlighted that many General Plan action items were originally anticipated to be complete within 10 years of the General Plan's adoption, by 2023, but are not yet completed. The EPC recommended that the City Council consider these items during the 2023 goal-setting process. Completion of many action items has

been delayed due to staffing limitations, evolving City priorities, and unforeseen circumstances, such as the COVID-19 pandemic.

## **ANALYSIS**

The EPC is responsible for monitoring the implementation of the General Plan, which includes the review of the General Plan actions that the City has completed and those not yet started.

Staff has provided four 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 2023 (Attachment A to Exhibit 1).
- Table 2 includes items that were completed prior to 2023 (Attachment B to Exhibit 1).
- Table 3 includes items which are achieved through day-to-day operations, practices, and policies (Attachment C to Exhibit 1).
- Table 4 includes items which have been discontinued because of State law or other City Council prioritization (Attachment D to Exhibit 1).

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

Since last year's 2022 General Plan action item update, staff has made progress on several items, and six items have been completed as described below:

- **Actions related to Village Centers**, including LUD 3.2.1, LUD 3.2.2, LUD 3.2.4, LUD 6.1.1, and LUD 6.1.2. See Table 1 for more information.

On January 24, 2023, the City Council adopted zoning and Precise Plan amendments to allow mixed-use village centers consistent with General Plan policy direction and land use designations.

- **INC 9.1.1: Telecommunications Implementation Plan.** Develop a telecommunications implementation plan for the placement of utilities, aerial installations, and utility replacement/upgrades in limited street rights-of-way.

Since 2014, the adopted Precise Plans (North Bayshore, El Camino, San Antonio, and East Whisman) identify standards for developments to provide utility easements behind the public right-of-way to accommodate various utilities in areas which are limited in space on streets or sidewalks. These standards are applied to all

subdivisions in the City. Additionally, staff implemented a new micro-trenching standards detail in December 2022 for fiber telecommunication lines installed at a shallow depth and narrow width to minimize impacts to the public right-of-way and other utilities.

- **Measure E-2.3: Residential Solar Photovoltaic Systems B.** Provide information about rebates and low-interest financing programs for residential solar PV systems on the City's website.

The City publishes information regarding incentives and rebates for a variety of home upgrades, including solar photovoltaic systems, on the City website.

- **Measure E-2.4: Nonresidential Solar Photovoltaic Systems A.** Analyze potential regulatory, structural, and market barriers to installing PV systems on nonresidential buildings and parking lots.

The City adopted the 2022 Energy Reach Code to support the installation of solar photovoltaic systems.

- **Measure E-2.4: Nonresidential Photovoltaic Systems B.** Develop outreach and technical assistance programs to encourage the installation of nonresidential solar PV systems.

The City publishes information regarding incentives and rebates for various nonresidential upgrades on the City website. This includes solar photovoltaic, technical assistance, and outreach programs from other organizations, such as Silicon Valley Clean Energy (SVCE) and Bay Area Regional Energy Network (BayREN).

- **Measure E-5.1: Solar Photovoltaic Systems on Municipal Buildings A.** Conduct solar power suitability analysis to determine potential of installing PV systems on other municipal facilities.

A solar feasibility analysis was completed in 2018; City staff is tracking the Inflation Reduction Act and other possible funding options to identify cost-effective ways to install solar PV on municipal buildings. Staff has submitted interconnection applications to PG&E for future installation of solar photovoltaic on City buildings.

In addition to the completed items, there are ongoing efforts by staff to help implement action items. Some of the key efforts under this category include:

- **Transportation Demand Management (TDM) Ordinance**

Staff has refined Transportation Demand Management (TDM) conditions for development projects. As part of these efforts, staff is also developing performance reporting requirements for the existing TDM conditions. The Public Works Department continues to work with a consultant to develop a Citywide TDM Ordinance that will improve consistency, which includes refining the reporting requirements after the adoption of Citywide TDM requirements. The completion of the TDM Ordinance will allow staff to implement action items primarily related to parking Citywide. The anticipated implementation timing is two years.

- **Precise Plans and R3 Zoning**

The Downtown Precise Plan Comprehensive Update and Moffett Boulevard Precise Plan started in late 2023. The Moffett Boulevard Precise Plan is intended to implement General Plan Change Area policies, as well as Actions LUD 23.1.1 (*Moffett Boulevard Street Design Standards*) and LUD 23.8.1 (*Moffett Boulevard Parking Study*). The City also has ongoing efforts to update the R3 zoning development standards. As part of those efforts, staff is reviewing and updating standards related to parking/TDM, neighborhood transitions, mix of uses, transit-oriented development, and other actions in the Action Plan. The anticipated implementation timing for the Precise Plans and R3 Zoning District is one to three years.

Lastly, as a part of the action update, 10 items have been discontinued:

- **Measure E-1.4 Residential Energy Star Appliances C.** Develop an outreach campaign to encourage developers to install Energy Star-related major appliances in new residential units.

Staff is prioritizing implementation and advancement of electrification of buildings over the installation of Energy Star-related appliances. The City's Greenhouse Gas Reduction Strategy focuses on reducing natural gas use and encourages electrification of commercial and residential buildings.

- **Measures related to Smart Grids.** Staff is exploring other potential load management strategies. This action item is no longer being implemented.
  - **Measure E-1.5 Smart Grid A.** Partner with PG&E and other community businesses to develop a community smart grid integration plan.

- **Measure E-1.5 Smart Grid B.** Develop an outreach program that informs property owners and businesses about smart grid and smart appliance technologies.
- **Measures related to Solar Water Heaters.** Staff is prioritizing the advancement of heat pump water heaters over solar water heaters (SWH). Staff has ongoing outreach with Silicon Valley Clean Energy's heat pump water heater incentives. This action item is no longer being implemented.
  - **Measure E-2.1 Residential Solar Water Heaters A.** Develop a resident outreach program to provide information on the benefits of SWH installation on residential buildings.
  - **Measure 2.1 Residential Solar Water Heaters B.** Collaborate with PG&E to offer low-interest loans for homeowners with swimming pools to switch to SWH systems.
  - **Measure E-2.1 Residential Solar Water Heaters C.** Collaborate with PG&E and other agencies to provide information about funding sources and financial incentives to support installation and maintenance of SWHs, including the California Solar Initiative Thermal Program.
  - **Measure E-2.1 Residential Solar Water Heaters D.** Remove regulatory barriers to solar water heater systems installation.
  - **Measure E-2.2 Nonresidential Solar Water Heaters A.** Create an outreach program that promotes SWH systems and provides information for business owners about the California Solar Initiative Thermal Program and related Federal incentives.
  - **Measure E-2.2 Nonresidential Solar Water Heaters B.** Remove regulatory barriers to SWH system installation.
- **Measure E-2.3 Residential Solar Photovoltaic Systems A.** Develop outreach and technical assistance programs to encourage the private installation of solar PV systems.

This action item is no longer being implemented; City staff is prioritizing the promotion of building electrification rather than actively developing residential solar programs. With the transition of nearly all the community's electricity accounts to SVCE, natural gas comprises the majority energy sector emissions. The City's

Greenhouse Gas Reduction Strategy focuses on reducing natural gas use by encouraging electrification of commercial and residential buildings.

## **CONCLUSION**

Staff recommends the EPC recommend that Council consider the 2023 General Plan Annual Progress Report.

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Exhibit: 1. Draft 2023 Annual Progress Report: 2030 General Plan