

ENVIRONMENTAL PLANNING COMMISSION WORKPLAN
Fiscal Year 2021-22 & 2022-2023

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		
D. Minor Clean-up Amendments of Codes and Precise Plans	As necessary		
<i>FY 2021-23 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	Q1 2022	
2. Continue work on the Housing Element for the 2023-31 Regional Housing Needs Assessment period.	Outreach/Existing Conditions	Q3 - Q4 2021	
	Study Sessions	Q4 2021	
	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 - Q2 2022	
	Study Sessions	Q2 - Q3 2022	
	Adoption	Q2 2023	
4. Review and update the historic preservation ordinance.	Outreach/Survey	Q4 2021 - Q2 2022	
	Study Sessions	Q2 - Q3 2022	
	Adoption	Q1 2023	

ENVIRONMENTAL PLANNING COMMISSION WORKPLAN
Fiscal Year 2021-22 & 2022-2023

5. Develop a Citywide Transportation Demand Management Ordinance.	TBD	TBD	Start in 2022
6. Define biodiversity requirements for landscaping in Mountain View.	TBD	TBD	Start in 2022
7. Downtown Precise Plan Update Phase 2, covering the whole Precise Plan and including parking, TDM, land uses, and other topics.	TBD	TBD	Start in 2022
8. Hold a Council Study Session to explore consideration of a Moffett Boulevard Precise Plan. <i>EPC would review any related Zoning/General Plan Amendments.</i>	TBD	TBD	Depends on Council direction
9. 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>	TBD	TBD	Depends on Council direction
10. 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>	TBD	TBD	Depends on Council direction
11. Develop strategies for middle-income persons to afford different housing types. <i>EPC would review any related Zoning/General Plan Amendments.</i>	TBD	TBD	Depends on Council direction