



## CITY OF MOUNTAIN VIEW

**MEMORANDUM**

Planning Division, Community Development Department

**DATE:** March 18, 2015

**TO:** Environmental Planning Commission (EPC)

**FROM:** Terry Blount, AICP, Assistant Director of Community Development/  
Planning Manager

**SUBJECT:** EPC Work Plan Fiscal Years 2015-2017

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In 2014, the EPC developed, and the City Council endorsed, the EPC's current work plan (see Exhibit 1) covering Fiscal Years 2014-2016. The City Manager's office is now requesting updated work plans from the City's advisory bodies for consideration by the City Council as part of this year's goal-setting and budget process.

The City Council identified three major priority theme-based goals at its February 24<sup>th</sup> study session. They are:

1. Improve the quantity, diversity, and affordability of housing;
2. Enhance environmental sustainability efforts; and
3. Improve transportation by enhancing mobility and connectivity.

The City Council would like feedback from each of its advisory bodies about potential projects/activities/initiatives for Fiscal Year 2015-2016 that fulfill the major priority theme-based goals. The input received from each of the advisory bodies will be presented to the City Council at a study session on April 14<sup>th</sup> for discussion and prioritization.

Staff has drafted an updated EPC work plan for Fiscal Years 2015-2017 for review and comment (see Exhibit 2). This updated work plan removes completed tasks, carries over uncompleted tasks, and proposes to delay and/or remove some tasks.

Tasks proposed to be delayed include the comprehensive update to the Zoning Ordinance (which would include the tasks related to parking requirements and transitions to low-density neighborhoods). While this remains a high priority, given staff resources and the current workload, staff is proposing that the commencement of this effort be delayed for one year. For similar reasons staff is proposing that the work to develop an electric vehicle charging ordinance also be delayed for one year. Finally, the scoping process for a proposed soft story

program and the work associated with the East Whisman Precise Plan is still expected to move forward but with a six-month delay to the start of both of these efforts.

Staff is recommending that the section from the current EPC work plan pertaining to environmental stewardship be removed. Environmental Sustainability Action Plans are documents that staff compiles based on input from the Council Environmental Sustainability Committee. The draft version of these plans is then taken to Council for review and adoption. To date the EPC has not been a part of this process. The other two items noted under this category are generally activities that are part and parcel to the major long-range planning projects that the EPC provides input and guidance on and makes recommendations to the Council on. Therefore, staff proposes that this section be removed.

One new task has been added. The Council voted earlier this year to move forward with studying the inclusion of housing in the North Bayshore Precise Plan area. Staff has commenced work on this effort and will be taking a proposed scope of work, schedule, and process options to the Council this spring.

Overall staff believes that the draft updated EPC work plan for Fiscal Years 2015-2017 fulfills the major priority theme-based goals identified at the Council's February study session.

- EXHIBIT:
1. EPC Work Plan (Fiscal Years 2014-2016)
  2. EPC Work Plan (Fiscal Years 2015-2017)























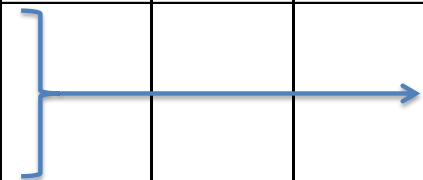

EXHIBIT 1: EPC WORK PLAN (FY 2014- 2016)				
		FY 2014	FY 2015	FY 2016
		7/14 -6/15	7/15 -6/16	7/16 -6/17
General Plan	1) Review progress against plan (include housing Element)			
	2) Propose and / or review and recommend amendments to Council			
Precise Plan	1) Review and recommend changes to precise plans to Council: North Bayshore, El Camino Real, San Antonio			
	2) Monitor Precise Plans			
Zoning Ordinance	1) Propose and/or review and recommend amendments to existing zoning ordinance to Council			
	2) Develop/ Revise new zoning ordinance in conformance with the new General Plan 2030			
T.O.D Ordinance	Review and recommend changes to the T.O.D ordinance			
Electric Vehicle Charging Ordinance	Propose and/ or review and recommend adoption of the Electric Vehicle Charging Ordinance			
Soft Story Program	Scoping of process to address issues related to potentially hazardous buildings containing soft, weak or open front stories			
Environmental Stewardship	1) Review progress of the Environmental Sustainability Action Plan			
	2) Request studies, plans, and programs to improve environmental quality of the community			
	3) Request, review and recommend an environmental planning process for the community			
Review and Recommend	1) CEQA			
	2) General Plan Amendments			
	3) Precise Plans			
	4) Zoning Map Amendments			
	5) Zoning Text Amendments			
	6) Gatekeepers			
	7) City Council priorities and goals			
	8) 2014-2022 Housing Element			
Parking Requirements	Update parking standards to: Determine whether it is feasible to reduce or remove minimum requirements for certain districts, land use categories, or development types; Consider the use of parking maximums; Consider allowing developers to meet minimum parking requirements by alternative means, such as shared parking between uses, payment of in-lieu fees, or off-site parking within a reasonable walking distance; Encourage all new commercial and mixed-use parking to be designed so that it is interconnected with adjacent parking facilities; Provide preferred parking locations for prioritized vehicles such as car-share vehicles, rideshare vehicles, and zero emissions vehicles; and Consider removing the exemption of parking structures from being counted as floor area.			
Transitions to Low-density Neighborhoods	Develop guidelines or design standards for sensitive transitions between low-density neighborhoods and adjacent village centers, transit-oriented development, corridors, or other more intense land uses.			

EXHIBIT 2: EPC WORK PLAN (FY 2015- 2017)				
		FY 2015	FY 2016	FY 2017
		7/15 -6/16	7/16 -6/17	7/17 -6/18
General Plan	1) Review progress of implementing the Plan (include Housing Element) 2) Propose and/or review and recommend amendments to Council			
Precise Plans	1) Review and recommend amendment to North Bayshore Precise Plan to include residential uses 2) Review and recommend changes to the Transit-Oriented Development (TOD) Ordinance (East Whisman Precise Plan) 3) Monitor Precise Plans	  		
Zoning Ordinance	1) Propose and/or review and recommend amendments to existing Zoning Ordinance to Council 2) Develop/revise new Zoning Ordinance in conformance with the new General Plan 2030			
Electric Vehicle Charging Ordinance	Review and recommend adoption of an Electric Vehicle Charging Ordinance			
Soft Story Program	Scoping of process to address issues related to potentially hazardous buildings containing soft, weak or open front stories			
Review and Recommend	1) CEQA Documents 2) General Plan Amendments 3) Precise Plans 4) Zoning Map Amendments 5) Zoning Text Amendments 6) City Council priorities and goals			
Parking Requirements	Update parking standards to: Determine whether it is feasible to reduce or remove minimum requirements for certain districts, land use categories, or development types; Consider the use of parking maximums; Consider allowing developers to meet minimum parking requirements by alternative means, such as shared parking between uses, payment of in-lieu fees, or off-site parking within a reasonable walking distance; Encourage all new commercial and mixed-use parking to be designed so that it is interconnected with adjacent parking facilities; Provide preferred parking locations for prioritized vehicles such as car-share vehicles, rideshare vehicles, and zero emissions vehicles; and Consider removing the exemption of parking structures from being counted as floor area.			
Transitions to Low-density Neighborhoods	Develop guidelines or design standards for sensitive transitions between low-density neighborhoods and adjacent village centers, transit-oriented development, corridors, or other more intense land uses.		