

**ENVIRONMENTAL PLANNING COMMISSION WORK PLAN
Fiscal Year 2024-25**

Title and Description	Key Milestones	Date (per milestone)	Current Status/Notes
Ongoing Work Items			
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 needed		
C. Master Plans; Bonus FAR projects	As needed		
D. Minor Clean-up Amendments of Codes and Precise Plans (includes some minor Housing Element implementation)	As needed		
Fiscal Year 2023-24 Work Items			
1. Review and update the Gatekeeper process	Council Study Session Study Sessions/ Outreach/ Adoption	Q2, Q3 and Q4 2023; and Q1 2024 Q2 2025	
2. Explore implementing a Temporary Downtown Office Cap on new development	Adoption	Q4-2023	
3. Review and consider comprehensive update to the Downtown Precise Plan	Outreach Study Sessions Adoption	Q4 2023- Q4 2025 Q4 2024- Q2 2025 Q4 2026	

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4. Develop a Moffett Boulevard Precise Plan	Outreach Study Sessions Adoption	Q2-Q4 2024 Q4 2024 – Q3 2025 Q4 2025	
5. Review and Update the Historic Preservation ordinance	Outreach Study Sessions Adoption	Q2-Q4 2024 Q2 2025 Q4 2025	
6. Review and propose revisions to the R3 Zone standards that consider form-based zoning, incentivizing stacked flats, and updated rowhouse guidelines.	Outreach Study Sessions Adoption	Q3 2021 – Q1 2023 Q4 2023/ Q2 2024 Q2 2026	
7. Dark Sky Ordinance	Project Kick off Outreach Adoption	Q3 2024 Q1 2025 Q3 2026	
8. Update the Zoning Code and Precise Plan(s) to Eliminate Minimum Parking Standards per Housing Element Program 1.2.	Adoption	Q4 2024	

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<p>9. Zoning Ordinance Update for Consistency with State Laws: Ensure Zoning and General Plan for all sites is consistent with the Housing Element site inventory and pipeline projects per Housing Element Program 1.1(g):</p> <p>a. Leong Drive and Fairchild Drive properties at the west end of the Evandale Precise Plan (up to at least 43 DU/ac) – the rezoning will also identify which sites will have required neighborhood commercial</p> <p>b. 1702 Miramonte, 777 Cuesta Drive, and 1949 Grant Road (up to a least 30 DU/ac)</p> <p>c. Moffett Boulevard [separate process through a new Precise Plan]</p> <p>d. 677-699 Calderon Ave (up to at least 30 DU/ac) – with required neighborhood commercial</p> <p>e. Mountain View Transit Center (up to at least 75 DU/ac) -- in addition, the City will continue to work with and facilitate Caltrain in the development of residential on this site, possibly with other uses.</p>	<p>Outreach</p> <p>Study Sessions</p> <p>Adoption</p>	<p>Q3-Q4 2024</p> <p>Q4 2024- Q2 2025</p> <p>Q3- Q4 2025</p>	
<p><i>The following items may include EPC review and input, depending on their scope and relationship to the Zoning Ordinance.</i></p>			
<p>8. Develop a Citywide Transportation Demand Management Ordinance (in conjunction with Public Works).</p>	<p>Scope/ RFP</p> <p>Outreach</p> <p>Adoption</p>	<p>Q4 2022</p> <p>Q3 - Q4 2024</p> <p>Q2 2025</p>	
<p>9. Develop a Biodiversity Strategy</p>	<p>Scope/ RFP</p> <p>Outreach</p> <p>Adoption</p>	<p>Q3 2022</p> <p>Q3 - Q4 2024</p> <p>Q4 2025</p>	