



**COMMUNITY DEVELOPMENT DEPARTMENT**

CITY HALL

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To: Timm Borden, Interim City Manager  
From: Benjamin Fu, Interim Director of Community Development  
Date: March 19, 2019  
Re: Proposed Planning Commission Work Program FY 2019-20

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At the regularly scheduled Planning Commission meeting on February 26, 2019, the Commission discussed the upcoming fiscal year 2019-2020 work program. The Commission approved a motion to recommend for the consideration of the City Council additional projects to be included in the upcoming fiscal year work program. Subsequently, the Commission conducted a publically noticed special meeting on March 18, 2019 to prioritize and consolidate the list as indicated below. Please note that the ranking system resulted in a tie for number six.

1. Study session on CASA, new legislations, and strategies that the City can implement, and working with neighboring cities for education of the topics, to understand the impacts of housing developments and ratios and legal requirements and develop potential course of action.
2. Comparative studies that compares standards for mixed use developments and high density residential guidelines with other cities. Specifically, on parkland, green space, and parking space requirements.
3. Compensation policies for proposed ADUs, including guidelines for new construction and parking lots on electric charging ports; Zero-Net Energy Incentives that includes the review of policies and encourage electrification, creation of informational system and opportunities in the way that energy is being used, and consider the creation of an ad hoc committee that includes sustainability commission and planning commission to evaluate home energy and Solar standards.
4. Reevaluate and clarify the need for increasing penalties for violations of Conditions of Approvals and to evaluate application approval time limits. The penalty should be the inability to build the project. Develop strategies to encourage development especially when there are long project approvals periods without development and set time limits if a project is not build within a set time frame.

5. Informational session on items related to conservation as the 2020 solar requirement on residential construction approaches.
6. General Plan clean up.
6. Parkland standards.
8. Add teacher housing, moderate income, tiny homes to the list of housing diversity.
9. Municipal Code clean-up.
10. Study session to address misunderstanding on housing where there is excess of office development within a project that is identified as a housing project, which worsen the housing shortage. Develop some multiplier or math to calculate.
11. Heart of the City Specific Plan Review. Update sections such as transit corridors in the city and other sections in the city.
12. Economic development commission/department. Discuss methods to deal with loss of retail and possibly for the commission/department created by ordinance and not resolution.
13. Review dark sky policy, bird safe design guidelines, and reevaluate street lighting and other lighting that can benefit residential areas.
14. Study sessions on Vallco hearings and project status.
15. Neighborhood area input on objective standards. Different neighborhoods have different features such as electric gates or cutouts for RVs.
16. More City sponsored internship programs – bachelor and master program students on the topics of transportation, public policy, and education to work on specific projects.
17. Fast track second-story construction and one-story addition. Reduce time it takes to build your own home.
18. Study session restricting road diets. Road is shrinking and traffic is not flowing.