



OFFICE OF COMMUNITY DEVELOPMENT

CITY HALL

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## PLANNING COMMISSION STAFF REPORT

Agenda Item No. \_\_\_\_\_

Agenda Date: March 12, 2019

### APPLICATION

Prioritization of Proposed Planning Commission Work Program Items for FY2019-20

### RECOMMENDATION

Recommend that the City Council consider the Planning Commission Fiscal Year 2019-20 Work Program as prioritized.

### BACKGROUND

The Planning Commission may consider adopting a draft work program each year, which is forwarded to the City Council for consideration. At the regularly scheduled Planning Commission meeting on February 26, 2019, the Commission discussed the upcoming fiscal year 2019-2020 work program. Subsequently, individual commissioners have expressed interest to prioritize the list consistent with the City Council's goal setting format.

### DISCUSSION

The Commission approved a motion on February 26, 2019 to recommend for the consideration of the City Council additional projects to be included in the upcoming fiscal year work program. The items of interest are listed below and pending Planning Commission prioritization for submission.

- Comparative study that compares standards for mixed use development with other cities. Specifically, on parkland, green space, and parking space requirements.
- More City sponsored internship programs – bachelor and master program students on the topics of transportation, public policy, and education to work on specific projects.
- Compensation policies for proposed ADUs.
- Guidelines for new construction and parking lots on electric charging ports.

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- Study on Zero-Net Energy Incentives. Review policies and encourage electrification. Create informational system and opportunity in the way that energy is being used. Consider the creation of an ad hoc committee that includes sustainability commission and planning commission. Additional resources required for surveys, staff time, policy changes, and creation of incentives.
  - Informational session on items related to conservation as the 2020 solar requirement on residential construction approaches.
  - Heart of the City Specific Plan Review. Update sections such as transit corridors in the city and other sections in the city.
  - Review Dark Sky Policy. Reevaluate street lighting and other lighting that can benefit residential areas.
  - Expanding the Farmers Market outreach to the Oaks Shopping Center as well.
  - Reevaluate and clarify the need for increasing penalties for violations of Conditions of Approvals. The penalty should be the inability to build the project.
  - Home Energy. Incentives to change from wood burning not just natural gas but to solar.
  - Study session on CASA, new legislations, and strategies that the City can implement, and working with neighboring cities for education of the topics and develop potential course of action.
  - 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.
  - Economic development commission/department. Discuss methods to deal with loss of retail and possibly for the commission/department created by ordinance and not resolution.
  - Study session on Housing diversity. Provide more housing for developmentally disabled, moderate incoming, examine co-housing.
  - Application approval time limits. Develop strategies to encourage development especially when there are long project approvals periods without development.
  - Study sessions on Vallco hearings.
  - CASA and new legislations. Understand the impacts and housing developments and ratios and legal requirements.
  - Add teacher housing, moderate income, tiny homes to the list of housing diversity.
  - Permit Approval Times. The City should set time limits and if the project is not build within a set time frame then the permit is placed in an open lottery.
  - Fast track second-story construction and one-story addition. Reduce time it takes to build your own home.
  - High density residential guidelines.
  - Bird safe design guidelines and dark sky policies.

- Municipal Code clean-up.
- General Plan clean up.
- Study session restricting road diets. Road is shrinking and traffic is not flowing.
- Review electric scooters, e-bikes, and motorized vehicles.
- Parkland standards.
- Solar standards.
- BMR standard on housing designs.
- Mixed use project standards.
- Neighborhood area input on objective standards. Different neighborhoods have different features such as electric gates or cutouts for RVs.

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