

ENVIRONMENTAL PLANNING COMMISSION WORKPLAN

Fiscal Year 2016-17

Title & Description	Key Milestones	Date (per milestone)	Current Status Notes
<i>On-going Work Items</i>			
A. Review progress of implementing the General Plan (including the Housing Element)	Review General Plan Action Items	Annually – Winter/Spring	
	Review Annual Housing Element Progress Report (2007-2014 Housing Element)	Annually – Winter/Spring	
B. Review progress of the Environmental Sustainability Action Plan		Annually – date TBD	
C. Review and make recommendations on: 1) CEQA Documents 2) General Plan Amendments 3) Precise Plans 4) Zoning Map Amendments 5) Zoning Text Amendments 6) City Council Priorities and Goals		As needed	
D. Review and make recommendations on El Camino Real and San Antonio Precise Plans Tier 1 Entitlement Project and Master Plan Requests		As needed	
<i>FY 2016-17 Work Items</i>			
1. Review and make recommendations on amendment to the North Bayshore Precise Plan to include residential uses	Study Session – Public Draft Precise Plan	November 2016	

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	Public Hearing – Precise Plan and EIR	Spring 2017	
2. Review and make recommendations on newly created East Whisman Precise Plan	Study Session – Initial Discussion Study Session – Preferred Development Alternative	August 2016 December 2016/January 2017	
3. Review and make recommendations on Zoning Ordinance text amendment - non-conforming structures (voluntary seismic upgrades to potentially hazardous buildings containing soft, weak, or open front stories)	Public Hearing	October 2016	
4. Review and make recommendations on requirements for solar PV installations in residential and non-residential new construction and remodels	Public Hearing	Spring 2017	
5. Review and make recommendations on exempting Zero Net Energy (ZNE) building retrofits/remodels from planning permits and reducing building plan check fees	Public Hearing	TBD	