

DRAFT ENVIRONMENTAL PLANNING COMMISSION WORK PLAN
Fiscal Year 2025-26

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 to HCD 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 actions)	As needed		
Fiscal Year 2025-26 Work Items			
1. Updates to Chapter 36 (Zoning) regarding the Gatekeeper process	Adoption	Q3 2025	
2. Review and consider comprehensive updates to the Downtown Precise Plan	Outreach	Q2 2025 – Q2 2026	
	Study Sessions or New Business Items to review policy	Q4 2025 – Q3 2026	
	Draft Precise Plan and Environmental Review	Q3 2026 – Q3 2027	
	Adoption	Q1 2028	
3. Develop a Moffett Boulevard Precise Plan	Draft Precise Plan and Environmental Review	Q3 2025 – Q1 2026	
	Adoption	Q2 2026	

Title and Description	Key Milestones	Date (per milestone)	Current Status/Notes
4. Review and Update the Historic Preservation ordinance	Outreach Study Sessions or New Business Items to review policy Adoption	Q2 2025 – Q3 2025 Q4 2025 Q2 2026	
5. Review and propose revisions to the R3 Zone standards that consider form-based zoning, incentive stacked flats, and update rowhouse guidelines.	Draft Standards and Environmental Review Adoption	Q2 2025 – Q1 2026 Q2 2026	Primary outreach completed in Q1 2025.
6. Dark Sky Ordinance	Outreach Adoption	Q3 2025 Q1 2026	
7. Housing Element Program 1.1(g): Ensure Zoning and General Plan for all sites is consistent with the Housing Element site inventory and pipeline projects: <ul style="list-style-type: none"> 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 b. 1702 Miramonte, 777 Cuesta Drive, and 1949 Grant Road (up to a least 30 DU/ac) c. <i>[Moffett Boulevard is a separate process through a new Precise Plan]</i> d. 677-699 Calderon Ave (up to at least 30 DU/ac) – with required neighborhood commercial 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. 	Adoption	Q4 2025	Part of the Housing Element Program implementation; staff is drafting code revisions.

Title and Description	Key Milestones	Date (per milestone)	Current Status/Notes
<i>The following items may include EPC review and input, depending on their scope and relationship to the Zoning Ordinance.</i>			
8. Develop a Citywide Transportation Demand Management Ordinance (in conjunction with Public Works).	Adoption	Q2 2026	Draft Framework reviewed by City Council on 6/10/2025
9. Develop a Biodiversity Strategy and Urban Forestry Plan	Adoption	Q2 2026	