

## CITY OF MOUNTAIN VIEW

ENVIRONMENTAL PLANNING COMMISSION  
STAFF REPORT  
FEBRUARY 18, 2026

### 5. PUBLIC HEARINGS

#### 5.2 2025 General Plan Annual Progress Report

##### RECOMMENDATION

That the Environmental Planning Commission review and recommend the City Council accept the 2025 General Plan Annual Progress Report (Attachment 1 to the EPC Staff Report).

##### PUBLIC NOTIFICATION

The Environmental Planning Commission (EPC) agenda is advertised on Channel 26, and the agenda and this staff report appear on the City's website. A newspaper notice has been circulated for this meeting.

##### BACKGROUND

###### General Plan Action Plan

In 2012, the City Council adopted the 2030 General Plan and the related General Plan Action Plan. The 2030 General Plan Action Plan is a list of action items to carry out the General Plan's goals and policies. These action items include programs, plans, studies, ordinance updates, and other measures. The EPC is responsible for the annual review of the General Plan Action Plan and for monitoring the progress the City is making in implementing the General Plan.

Government Code Section 65400 requires cities to prepare an Annual Progress Report on General Plan implementation. The General Plan Action Plan must be presented to the City Council and submitted to the Governor's Office of Land Use and Climate Innovation as an Annual Progress Report. The EPC's review of the General Plan Annual Progress Report will precede Council's review.

During the EPC's consideration of the 2024 General Plan Annual Progress Report last year, the EPC recommended that Council revisit the "Not Started" Action Plan items, identify items that are no longer prioritized, and consider the removal or status of such items as part of Council's goal-setting process. In 2025, the City Council carried out the biennial work

plan adoption process, which focused on “quality over quantity” to create a work plan that can be substantively advanced or completed in the two-year work plan cycle. Due to the limited scope of the process, “Not Started” General Plan actions were not expressly considered at that time. In part to address the incongruence between priority and status, for the 2025 annual update, staff removed the “Prioritization” column from Table 1 (see Attachment 1—Draft 2025 Annual Progress Report: 2030 General Plan) as City Council priorities have changed since adoption of the General Plan in 2012.

Additionally, during the review of the General Plan Action Plan for 2024, the EPC expressed concerns about the status of action items that have not commenced. Such actions are not inconsistent with the role and intent of the Action Plan, which is separate from the Council work plan and does not require implementation of all identified items. Instead, it serves as a flexible framework of potential actions that are consistent with the adopted policies of the General Plan. The purpose of the annual review of the Action Plan by the EPC is to maintain ongoing visibility, inform development of the work plan, and identify opportunities for coordination with other related initiatives (e.g., Transportation Demand Management Ordinance).

## **ANALYSIS**

The EPC is responsible for monitoring the implementation of the General Plan, which includes review of the General Plan actions that the City has completed and those not yet started.

Three tables of General Plan action items have been provided for the EPC’s review:

- Table 1 includes items that have not started, are currently in progress, or were completed during 2025 (Exhibit A to Attachment 1).
- Table 2 includes items that were completed prior to 2025 (Exhibit B to Attachment 1).
- Table 3 includes items that are achieved through day-to-day operations, practices, and policies (Exhibit C to Attachment 1).

### **Update on the General Plan Implementation Progress**

Since the 2024 General Plan action item update, progress has been made on several items, and one item has been completed as described below:

- **INC 8.2.1—Trash Capture (COMPLETED):** Thoroughly investigate and install full trash-capture controls in the most appropriate locations to maximize trash removal from the storm drain system and comply with the Municipal Regional Permit (MRP).

Over 180 full trash-capture devices were installed at various locations in 2025. The City achieved the 100% trash-reduction goal required by the MRP by June 30, 2025 and is on track to maintain the 100% reduction level through June 2026.

In addition to the completed item, there are action items that are partially completed or under way. Some of the key efforts under this category include:

- **TDM Ordinance (IN PROCESS):** Language is currently being drafted for the TDM Ordinance that is tentatively scheduled to be presented to the EPC and Council Transportation Committee (CTC) in Q2 2026.
- **Precise Plans and R3 Zoning (IN PROCESS):** The Downtown Precise Plan Comprehensive Update and preparation of the Moffett Boulevard Precise Plan started in late 2023. The Moffett Boulevard Precise Plan is intended to implement General Plan Change Area policies as well as Actions LUD 23.1.1 (Moffett Boulevard Street Design Standards) and LUD 23.8.1 (Moffett Boulevard Parking Study). However, due to the state's recent passing of Senate Bill (SB) 79 and Assembly Bill (AB) 130, the City is reevaluating Precise Plan work and timelines on these efforts.

There are also ongoing efforts to update the R3 (Multi-Family Residential) zoning development standards. As part of those efforts, staff is reviewing and updating standards for parking, neighborhood transitions, use mix, transit-oriented development, and other actions outlined in the Action Plan. The R3 Zoning Update is tentatively scheduled for adoption by the City Council in Q3 2026.

In addition to the completed item and the items that are under way, additional items are highlighted to be moved to the "ongoing" table. These actions may include a mix of completed and ongoing tasks or they may have become open-ended tasks with new related City actions.

### **Next Steps**

The EPC's review and comments about the Annual Progress Report will be forwarded to the City Council. The City Council is tentatively scheduled to review these materials on March 24, 2026.

**CONCLUSION**

Staff recommends that the EPC recommend the City Council accept the 2025 General Plan Annual Progress Report.

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Attachment: 1. Draft 2025 Annual Progress Report: 2030 General Plan