

**MEMORANDUM**

Community Development Department

DATE: June 17, 2026

TO: Environmental Planning Commission

FROM: Diana Pancholi, Principal Planner
Eric Anderson, Planning Manager

VIA: Christian Murdock, Community Development Director

SUBJECT: Environmental Planning Commission Work Plan—Fiscal Year 2026-27

Recommendation: Review the Fiscal Year 2026-27 Environmental Planning Commission Work Plan (Attachment 1 to the Staff Report) and forward it to the City Council for approval.

Every two years, the City Council adopts a work plan that establishes Council's top priority initiatives which, along with other special projects and ongoing core services, contribute to the City Council's seven Strategic Priorities and Fiscal Years 2025-27 Council Work Plan, adopted by the City Council on June 24, 2025 (Attachment 2 – [Council Report Dated June 24, 2025](#)).

In addition, all Council advisory bodies are required to annually prepare work plans that are submitted to the City Council for review and approval, tentatively scheduled for September 2026. Generally, work plan items are referrals from the City Council and aligned with the City Council's adopted two-year Work Plan.

The Environmental Planning Commission (EPC) previously prepared its work plan for Fiscal Year 2025-26 in June 2025 (see Attachment 3), which was subsequently submitted to the City Council on September 23, 2025. In preparation for Fiscal Year 2026-27, staff has updated the EPC Work Plan (Attachment 1), to reflect carryover items and revised schedules for ongoing projects, consistent with City Council direction on the Fiscal Years 2025-27 Council Work Plan.

Several items are carried over from the previous work plan, such as the Moffett Boulevard Precise Plan, the Downtown Precise Plan Comprehensive Update, the R3 Zoning Ordinance Update, Dark Sky Ordinance, and Historic Preservation Ordinance and Register Update.

The revised Work Plan includes estimated timelines for key deliverables to track the progress of each project. Staff anticipates that most of these projects will be completed during the next two fiscal years. However, it is possible that certain projects may exceed the two-year timeframe due to staff capacity constraints and the need for further public outreach or studies.

Staff is recommending the EPC submit the attached Fiscal Year 2026-27 Work Plan to the City Council for their approval. After this action by the EPC, this work plan, along with the work plans of other City advisory bodies, will be coordinated by the City Manager's Office for submission to the City Council in September 2026.

- Attachments:
1. Draft EPC Fiscal Year 2026-27 Work Plan
 2. [Council Report Dated June 24, 2025](#)
 3. [Adopted EPC Fiscal Year 2025-26 Work Plan](#)