

CITY OF MOUNTAIN VIEW

ENVIRONMENTAL PLANNING COMMISSION
STAFF REPORT
FEBRUARY 19, 2025

6. NEW BUSINESS

6.2 2024 General Plan Annual Progress Report

RECOMMENDATION

That the Environmental Planning Commission review and recommend that the City Council consider the 2024 General Plan Annual Progress Report (Exhibit 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 AND ANALYSIS

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 California Office of Planning and Research 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 2023 General Plan Annual Progress Report last year, the EPC recommended that staff provide additional details and rationale behind the recategorization certain items as "discontinued." In accordance with this EPC input, staff reexamined the discontinued items and subsequently reclassified one item as "complete,"

three items as “not started,” and nine items as “ongoing.” With these changes, no actions have been categorized as “discontinued.”

ANALYSIS

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

Staff has provided three tables of General Plan action items for the EPC’s review:

- Table 1 includes items which have not been started, are currently in progress, or were completed during 2024 (Attachment A to Exhibit 1).
- Table 2 includes items that were completed prior to 2024 (Attachment B to Exhibit 1).
- Table 3 includes items which are achieved through day-to-day operations, practices, and policies (Attachment C to Exhibit 1).

Update on General Plan Implementation Progress

Since the 2023 General Plan action item update, staff has made progress on several items, and two items have been completed, as described below:

- **LUD 14.1.1—Economic Development Strategy Report:** Prepare an Economic Development Strategy Report that includes, but is not limited to, the following: survey businesses, developers, homeowners, and others to determine where and how to improve development-related City services; continue the use of the City’s rapid response team to assist small businesses in complying with the City’s permitting process; streamline and improve the development review process; develop a list of preapproved consultants to assist businesses with their development service needs; and update and simplify development permit forms as feasible.

On April 23, 2024, the City adopted the “Economic Vitality Strategy” that recognizes the unique character of Mountain View’s businesses and community as well as identifies and addresses the opportunities and challenges to successful economic development. There are various actions from that strategy that are ongoing.

- **MOB 7.2.2—Unbundled Parking:** Consider zoning standards and use the development review process to encourage building owners of new multi-family and commercial developments to lease parking spaces separately from residential units

and commercial space and allow residents and employees of nearby buildings to lease the spaces at comparable rates as building tenants.

On October 11, 2023, the Governor signed into law Assembly Bill (AB) 1317, which requires owners of qualifying residential properties to unbundle parking from the price of rent. This bill is effective for projects located within the County of Alameda, Fresno, Los Angeles, Riverside, Sacramento, San Bernardino, San Joaquin, Santa Clara, Shasta, and Ventura and went into effect on January 1, 2024.

In addition to the completed items, there are ongoing efforts by staff to help implement action items. Some of the key efforts under this category include:

- **Transportation Demand Management (TDM) Ordinance**

Staff has refined Transportation Demand Management (TDM) conditions for development projects. As part of these efforts, staff is also developing performance-reporting requirements for the existing TDM conditions. The Public Works Department continues to work with a consultant to develop a Citywide TDM Ordinance, which includes refining the reporting requirements after the adoption of Citywide TDM requirements. The completion of the TDM Ordinance will allow staff to implement action items primarily related to parking Citywide. The anticipated implementation timing is two years.

- **Precise Plans and R3 Zoning**

The Downtown Precise Plan Comprehensive Update and 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). The City also has ongoing efforts to update the R3 zoning development standards. As part of those efforts, staff is reviewing and updating standards related to parking/TDM, neighborhood transitions, mix of uses, transit-oriented development, and other actions in the Action Plan. The anticipated implementation timing for the Precise Plans and R3 Zoning District is one to three years.

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 25, 2025.

Council Goal-Setting

Every other year in odd-numbered years, the City Council identifies priorities and projects for the City to work on. This year, the City Council goal-setting process will follow the following approximate process:

- December 4, 2024—Ad hoc committee meeting to review and discuss process recommendations, timeline, and analytical criteria.
- [January 28, 2025](#)—City Council consent item to approve process and timeline recommended by the committee.
- February 12, 2025—Councilmembers are asked to submit brief written descriptions of the projects they are suggesting for inclusion in the work plan for discussion at the meeting.
- February 25, 2025—Meeting to reaffirm the current seven Council Strategic Priorities, review current and planned projects, and identify potential new projects for staff analysis in advance of Council’s final selection in April.
- March 2025—Staff analysis of potential projects and Council advisory body input.
- April 22, 2025—Council meeting to review staff analysis of the potential projects identified in the February meeting and determine final project prioritization and selection.
- June 24, 2025—Council work plan adoption during Fiscal Year 2025-26 Budget Public Hearing.

Last year, the EPC commented that there are several outstanding items identified in Exhibit A of Attachment 1 that have not been started and may no longer be in line with City priorities. The EPC will have an opportunity to weigh in on the draft Council goals, tentatively scheduled for the March 19, 2025 EPC meeting, and information in this report may inform that process. In addition, the EPC’s comments in the review of the Annual Progress Report will be forwarded to the City Council as described above, which Council may also consider in the goal-setting process.

CONCLUSION

Staff recommends the EPC recommend that Council consider the 2024 General Plan Annual Progress Report.

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871-02-19-25SR

Exhibit: 1. Draft 2024 Annual Progress Report: 2030 General Plan