



# COUNCIL REPORT

**DATE:** March 25, 2025

**CATEGORY:** Consent

**DEPT.:** Community Development

**TITLE:** **2030 General Plan Annual Progress Report (Calendar Year 2024)**

## **RECOMMENDATION**

Accept the 2024 General Plan Annual Progress Report and direct staff to submit the report to the Governor's Office of Planning and Research (Attachment 1 to the Council report).

## **BACKGROUND**

### **General Plan Annual Progress Report**

In 2012, the City Council adopted the 2030 General Plan and the related General Plan Action Plan. The 2030 General Plan Action Plan (Action Plan) is a list of action items that carry out the General Plan's goals and policies. These action items include programs, plans, studies, ordinance updates, and other measures.

Government Code Section 65400 requires cities to prepare an Annual Progress Report (APR) on the General Plan implementation. The report must be reviewed and accepted by the City Council and California Office of Planning and Research (OPR) on an annual basis.

### **Environmental Planning Commission Recommendation**

The 2024 General Plan APR was presented to the [Environmental Planning Commission \(EPC\) on February 19, 2025](#). The EPC unanimously recommended that the City Council consider the 2024 APR of the General Plan. While there was no formal action from the EPC to recommend any changes to the report or changes to future processes, the EPC discussion included the following:

- The City should provide additional details and reasons for items which have "not started" in Exhibit A of Attachment 1, and Council should consider the removal of items which have not been started and are no longer part of the City's work plan.

- Several “ongoing” items are in Exhibit A of Attachment 1 and should be moved to Exhibit C of Attachment 1. Since this was an oversight by staff, the following items have been moved to Exhibit C, consistent with this feedback from EPC:
  - Measure E-1.5: Smart Grid B
  - Measure E-2.1: Residential Solar Water Heaters A
  - Measure E-2.1: Residential Solar Water Heaters B
  - Measure E-2.1: Residential Solar Water Heaters C
  - Measure E-2.1: Residential Solar Water Heaters D
  - Measure E-2.2: Non-Residential Solar Water Heaters A
  - Measure E-2.2: Non-Residential Solar Water Heaters B
  - Measure E-2.3: Residential Solar Photovoltaic Systems A
- Staff should consider opportunities to reorganize the tables and summarize the table information with specific statistics about items which have been completed.
- Council may wish to contemplate the status of items which have not been started and consider their alignment with current City priorities and as part of Council’s goal-setting process.

## **ANALYSIS**

The draft APR (Attachment 1 to the Council report) includes three tables of General Plan action items for Council’s review: Table 1 includes items that have not started, are currently in progress, or were completed during calendar year 2024 (Exhibit A to Attachment 1); Table 2 includes items that were completed prior to 2024 (Exhibit B to Attachment 1); and Table 3 includes items that are achieved through day-to-day operations, practices, and policies (Exhibit C to Attachment 1).

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

Since the 2023 General Plan action item update, two items have been completed:

- **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 1317 (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 counties 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.

## **ENVIRONMENTAL REVIEW**

The California Environmental Quality Act (CEQA) applies only to projects that have the potential for causing a significant effect on the environment. This action is not a project pursuant to Public Resources Code Section 21065 and CEQA Guidelines Section 15378.

## **FISCAL IMPACT**

There is no fiscal impact associated with accepting the 2024 General Plan APR.

## **LEVINE ACT**

California Government Code Section 84308 (also known as the Levine Act) prohibits city officials from participating in any proceeding involving a “license, permit, or other entitlement for use” if the official has received a campaign contribution exceeding \$500 from a party, participant, or agent of a party or participant within the last 12 months. The Levine Act is intended to prevent financial influence on decisions that affect specific, identifiable persons or participants. For more information see the Fair Political Practices Commission website: [www.fppc.ca.gov/learn/pay-to-play-limits-and-prohibitions.html](http://www.fppc.ca.gov/learn/pay-to-play-limits-and-prohibitions.html).

Please see below for information about whether the recommended action for this agenda item is subject to or exempt from the Levine Act.

### **EXEMPT FROM THE LEVINE ACT**

- General policy and legislative actions

## **NEXT STEPS**

Staff will submit the General Plan APR to the Governor’s Office of Planning and Research by April 1, 2025 and will continue to implement action items identified in the General Plan.

**PUBLIC NOTICING**

The City Council agenda is advertised on Channel 26, and the agenda and this Council report appear on the City's website.

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Attachment: 1. 2024 Annual Progress Report: 2030 General Plan