

DRAFT ENVIRONMENTAL PLANNING COMMISSION WORK PLAN
Fiscal Year 2026-27

Title and Description	Key Milestones	Date (per milestone)	Current Status/Notes
Ongoing Work Items			
A. General Plan & Housing Element Annual Reports	Review reports	Q1 (Due Annually to HCD in April)	
B. General Plan, Precise Plan, and Zoning Map Amendments (Gatekeepers)	As needed		
C. Master Plans; Bonus Floor Area Ratio (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 2026-27 Work Items			
1. Historic Preservation Ordinance and Historic Register Update (Council Work Plan Item)	Recommendation to Council	Q3 2026	
2. R3 Zoning District Update Ordinance, including standards that consider form-based zoning, incentivize stacked flats, and update rowhouse guidelines (Council Work Plan Item)	Recommendation to Council	Q4 2026	
3. Dark Sky Ordinance (Council Work Plan Item)	Recommendation to Council	Q4 2026	
4. Objective Design Standards for Residential and Mixed Use Projects (Council Work Plan Item)	Council Study Session Outreach EPC/Council public hearings for some standards	Q1 2027 Q3 2027 Q4 2027	

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	Recommendation to Council	Q4 2028	
5. Comprehensive Updates to the Downtown Precise Plan (Council Work Plan Item)	Coordinate with SB 79 Work Study Sessions or New Business Items to review policy Draft Precise Plan and Environmental Review Recommendation to Council	Q4 2026 – Q2 2027 TBD TBD TBD	
6. Develop a Moffett Boulevard Precise Plan (Council Work Plan Item)	Coordinate with SB 79 Work Draft Precise Plan and Environmental Review Recommendation to Council	Q4 2026 – Q2 2027 TBD TBD	
7. AB 130 Housing Projects Ministerial Approval Ordinance	Recommendation to Council	Q3 2027	
8. SB 79 Historic Property Exemptions Ordinance	Recommendation to Council	Q3 2026	
9. Housing Element Program 1.4 and 2.6 (Affordable Housing Incentives on Church and Other Sites South of ECR)	Recommendation to Council	Q4 2027	

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10. SB 79 Implementation Standards Ordinance	Study Sessions or New Business Items to review policy Recommendation to Council	<p style="text-align: center;">Q2- Q3 2027</p> <p style="text-align: center;">Q1 2028</p>	