



TOP OMVNA COUNCIL ISSUES AND DEVELOPMENT TRENDS FOR 2024

Robert Cox, OMVNA Vice Chair
Monday, December 2, 2024
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2024 City Council Elections



Outgoing Council Members
Lisa Matichak and Margaret Abe-Koga



Incoming Council Members
Chris Clark and John McAlister

2025 Major Council Projects

- Downtown Precise Plan Update
- Historic Preservation Ordinance and Historic Register Update
- Pedestrian Mall



Measure G Passed

- Property transfer tax on properties over \$6 million
- Up to 1.5% of property value
- Passed with 72% of the vote
- Not expected to affect sales of single family homes
- Expected to be a disincentive on the sale of large commercial properties
- Intended to fund a new public safety building, parks and open space, affordable housing.



Jurian/Agave Building Office Extension Approved

- On October 9, council approved a three story, 5,7333 square foot office extension to the existing historic building
- Contemporary design meant to complement the Jurian building's architectural style
- Owner assured council that the ground floor of the extension would be leased to businesses providing public serving uses.



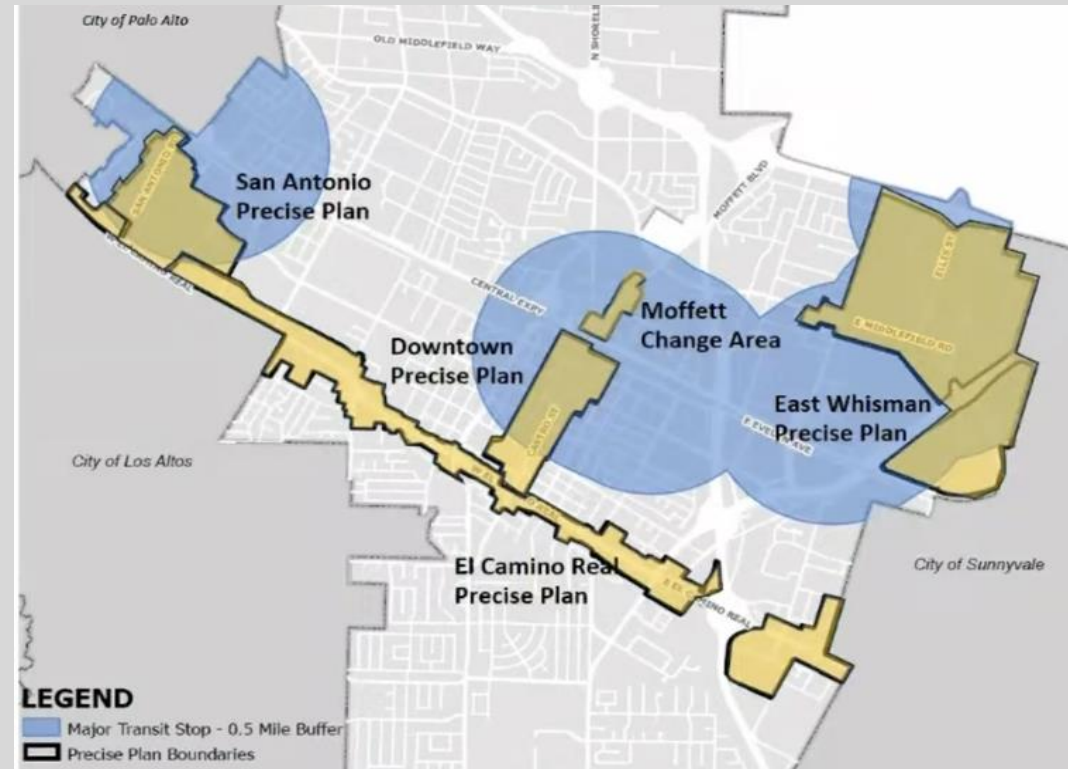
Castro Commons Finishes Development Review Committee Meetings

- Now an 8-story state density bonus project
- 20% affordable housing
- May override all key local zoning requirements
- Other state density bonus projects near our neighborhood
 - Chase Bank
 - 400 Moffett Blvd.



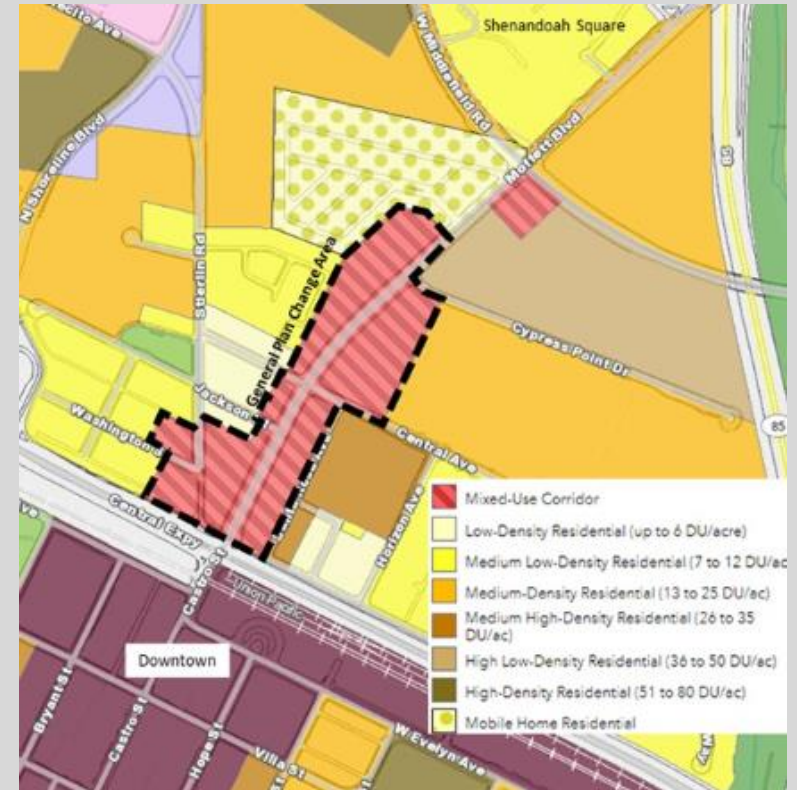
Parking Requirements Eliminated In Most of Mountain View

- On November 12, the council eliminated parking requirements for new development projects in the yellow precise plan areas.
- This change was required in the adoption of the Housing Element.
- State law AB2097 already eliminated parking requirements in the blue areas.



Moffett Precise Plan Boundaries Extended

- Community outreach meeting was held August 28. More than 50 attended.
- On November 19, council extended the precise plan boundary to include four areas:
 - Willow Park condos
 - Eaves apartment complex
 - Shenandoah Square
 - R1-R3 area bounded by Central Ave., Santa Rosa Ave., Central Expressway, and Horizon Ave.



General Economic Conditions

- 16,600 Bay Area tech layoffs in 2024
- Demand for office still weak
 - No action approved downtown office projects: Robert Green, Smith Realty, Sobrato
- Apartment vacancies on the rise
 - 14% on new market-rate (post 2016)
 - 5% on rent-controlled
- Department of Justice vs. Google anti-trust trial could force Google to sell its Chrome browser business

