



## 2025 STATE HOUSING BILLS AFFECTING OLD MOUNTAIN VIEW

Robert Cox, OMVNA Chair  
Monday, April 28, 2025  
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# Background

- **Much recent California state legislation limits the power of cities to make zoning and land use decisions**
  - **SB9/SB450:** Eliminate single-family zoning
  - **AB2097:** Eliminate most city parking requirements for new development
  - **SB35:** Provides builder's remedy (voids out zoning) when 8-year state mandated housing plans are filed late
  - **State density bonus:** allows up to 100% density bonus and zoning overrides when developer offers 20% affordable housing



**Castro Commons  
State Density Bonus Project**

# 2025 California Legislative Session

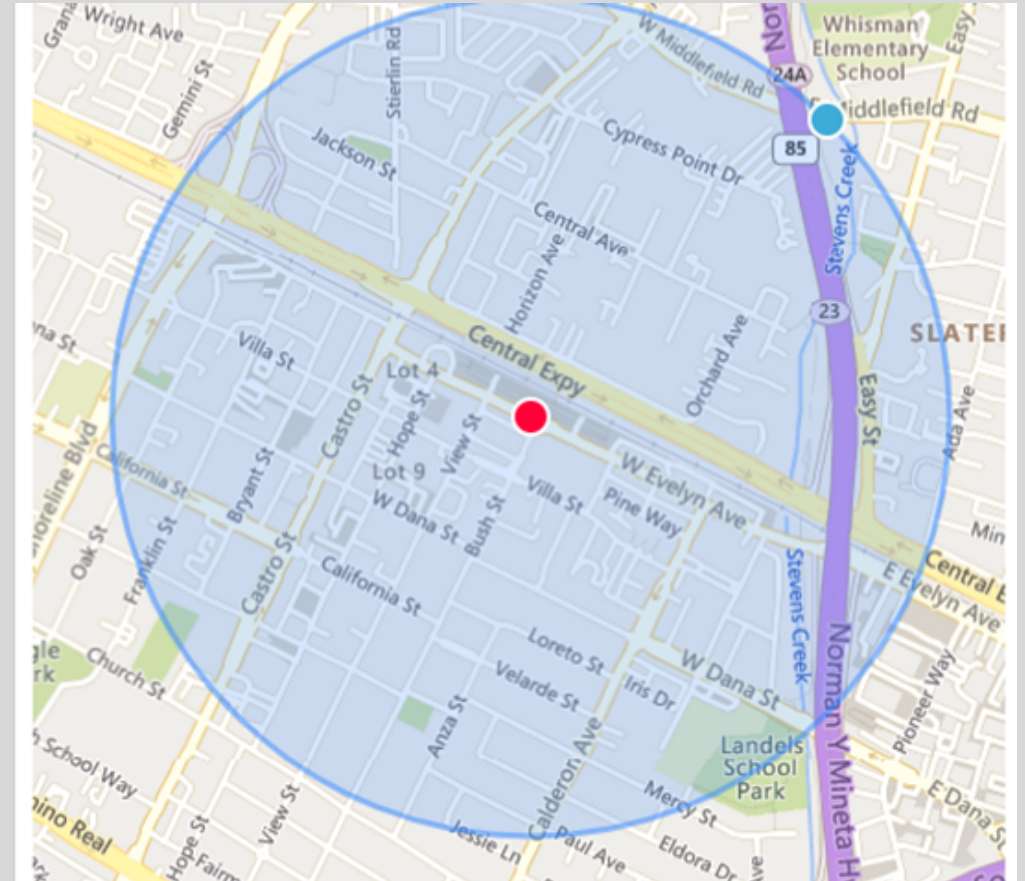
- Over 100 housing bills have been introduced
- Will be reviewed by senate and assembly committees
- Senate will vote on senate bills, then assembly bills
- Assembly will vote on assembly bills, then senate bills
- Bills go to the governor's desk for signatures



**San Francisco State  
Senator Scott Wiener**

# Senate Bill 79

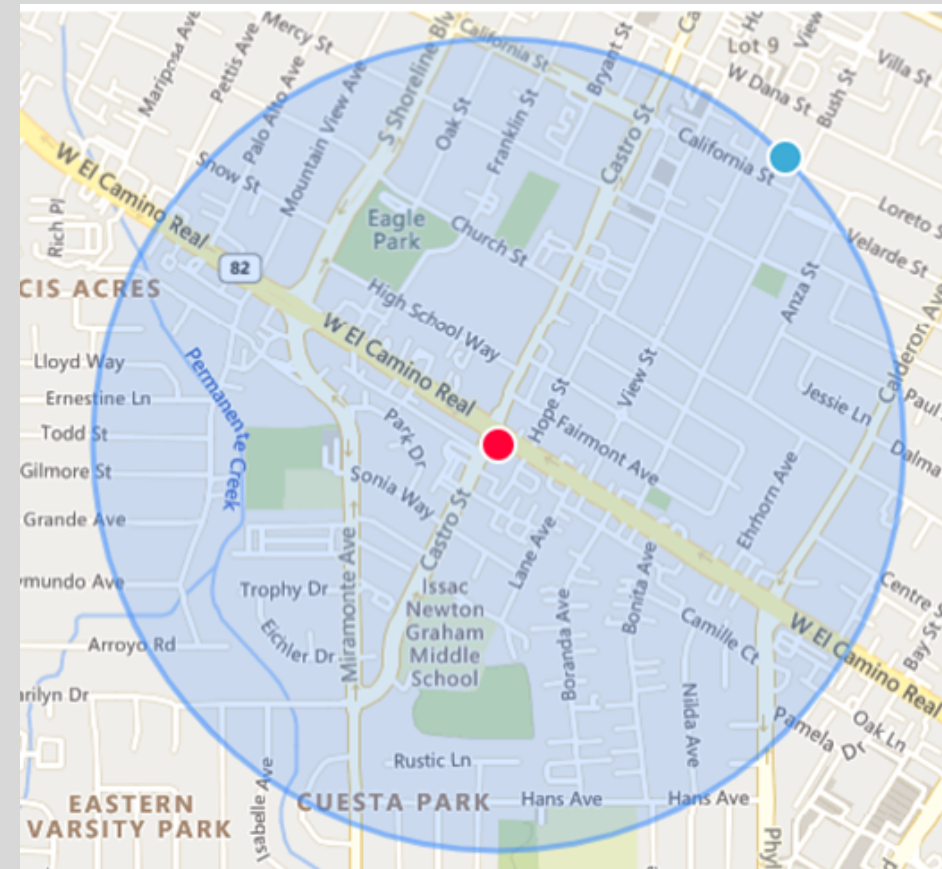
- Allows **6-7 story buildings** one-half mile from a train station
  - Overrides city zoning
  - No additional affordable housing requirement
  - Impact most of Old Mountain View
    - Downtown Precise Plan area
    - Evelyn Avenue Corridor Precise Plan area
    - Traditional residential area as far south as Church Street
  - Impact almost all of the Moffett neighborhood





# Senate Bill 79

- Allows **5-6 story buildings** within one-half mile of light rail stop or frequent peak-hour bus stop
  - Frequent means an arrival rate of 15 minutes or less during morning and evening peak hours
  - No additional affordable housing requirement
  - Impacts Old Mountain View residential area south of Church Street
  - Also impacts parts of Cuesta Park, Eichler, and Varsity Park neighborhoods



# Senate Bill 79

- Passed Housing Committee 6-2-3 on April 22
- Sent to Local Government Committee for vote on April 30
- Register support or opposition at <https://calegislation.lc.ca.gov/Advocates/>
  - Set up an account
  - Submit a letter
  - Letter will go to all relevant committee members and legislators

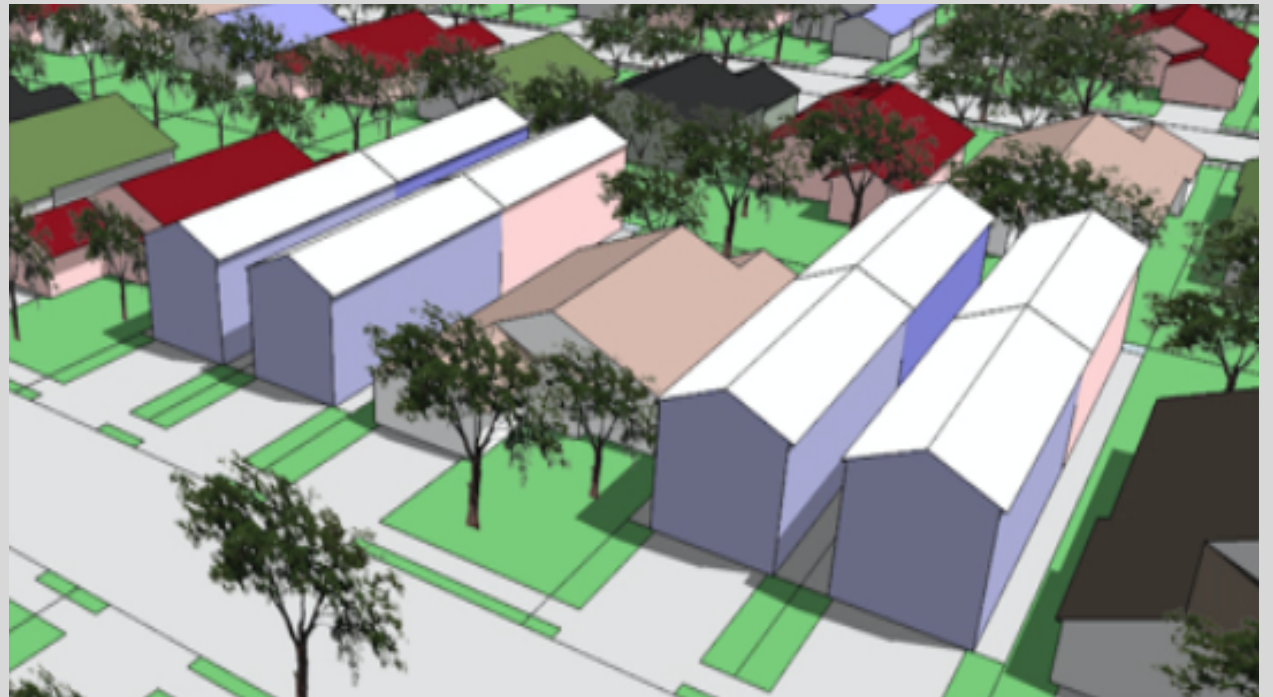
*California Legislature*  
Position Letter Portal



Sign in

# Other Key Bills To Watch

- **Assembly Bill 609:** Eliminate CEQA (environmental review) for urban projects
  - Passed Natural Resources Committee 12-2-0-2
  - Referred to Housing Committee
- **Assembly Bill 647:** Up to 8 housing units on an R1 (formerly single-family) lot
  - Removes setbacks, height limitations, lot coverage limitations, floor area ratio constraints
  - Passed Housing Committee 8-2-2
  - Referred to Local Govt Committee



**SB9 allowed 4 units on any single-family lot**

# How To Stay Involved

- Send letters to the California Legislative Position Letter Portal

<https://calegislation.lc.ca.gov/Advocates>

- Watch for updates from OMVNA
  - Steering Committee Meetings
  - OMVNA Newsletter Articles (What's Up?)
  - OMVNA Postings: OMVNAtalk & Nextdoor
  - OMVNA web site: [www.ommva.org](http://www.ommva.org)
- E-mail me at [robert.cox.cit@gmail.com](mailto:robert.cox.cit@gmail.com) if you have additional questions or want to talk about any of this.

