



JULY 2025 STATE AND LOCAL HOUSING UPDATE

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Monday, July 28, 2025
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State Legislation Background

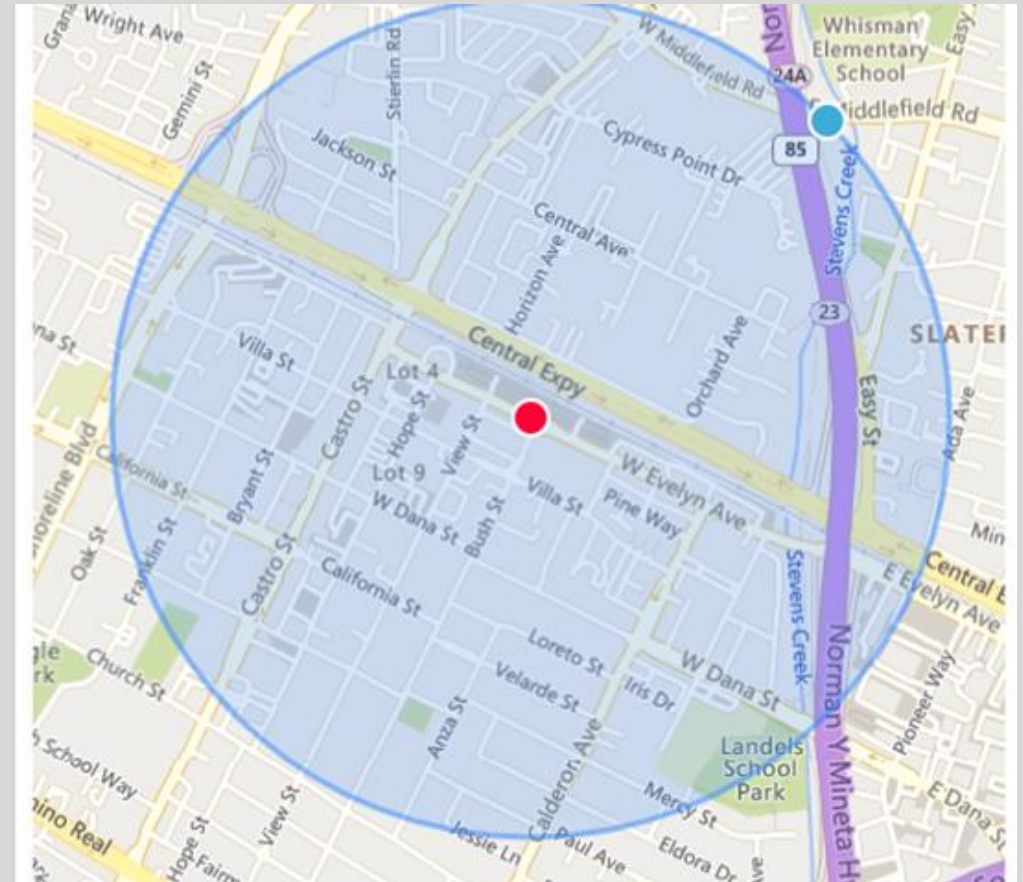
- **Much recent California state legislation limits the power of cities to make zoning and land use decisions**
 - **SB9/SB450:** Eliminate single-family zoning
 - **AB2097:** Eliminate most city parking requirements for new development
 - **SB35:** Provides builder's remedy (voids out zoning) when 8-year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



**Proposed Castro Commons
State Density Bonus Project**

State Legislation *Senate Bill 79 (SB79)*

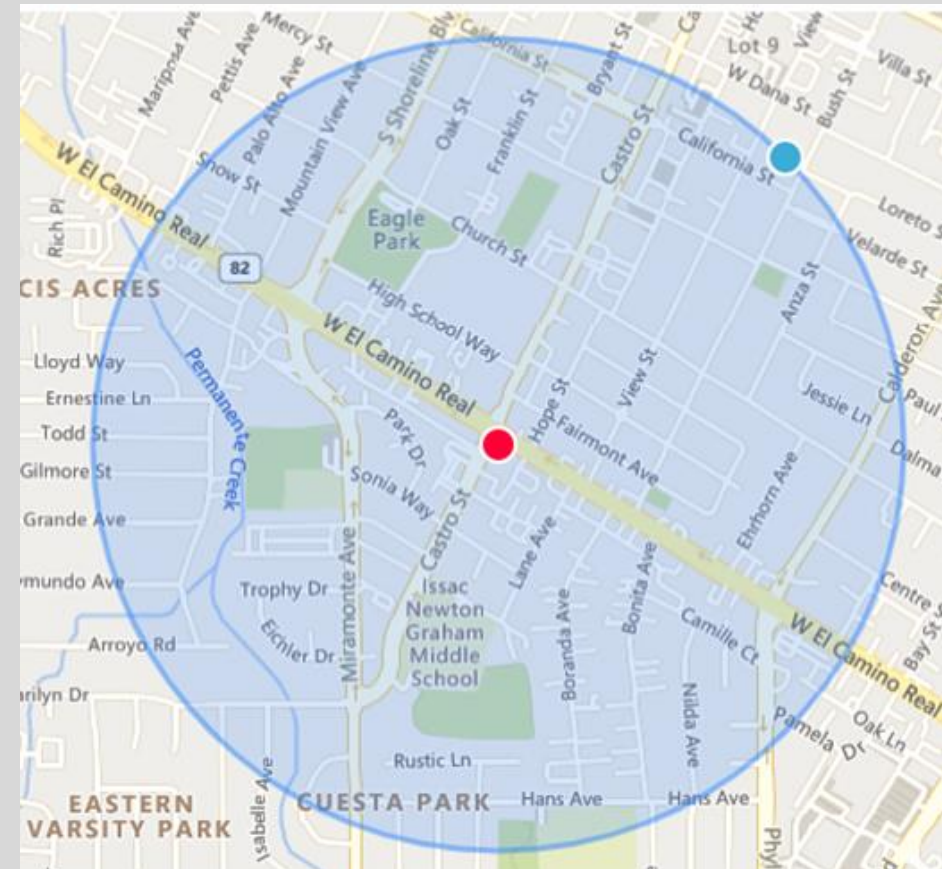
- Allows **6-7 story buildings** one-half mile from a train station
 - Overrides city zoning
 - No additional affordable housing requirement
 - Impact most of Old Mountain View
 - Could eliminate our historic downtown retail district
 - Traditional residential area as far south as Church Street
- 50% boost (9-10 stories) due to Mountain View's 15% affordable housing mandate
- 100% boost (12-14 stories) available through state density bonus



State Legislation

Senate Bill 79 (SB79)

- 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
 - Impacts Old Mountain View residential area south of Church Street
 - 50% boost (7-9 stories) due to Mountain View's 15% affordable housing mandate
 - 100% boost (10-12 stories) available through state density bonus



State Legislation

Senate Bill 79 (SB79)

- Approved by full senate vote
- Our Senator Becker voted “YES”.
- Now in the Assembly
 - Passed Housing Committee
 - Passed Local Government Committee
 - Full Assembly vote expected by Sept 12
 - Reconciliation and Governor’s Desk
- 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

State Legislation

Senate Bill 79 (SB79)

- Potential impacts if it passes
 - High rises: Up to 14 story buildings could be placed almost anywhere in our neighborhood
 - Lack of privacy
 - Lower selling prices on adjacent homes
 - Replacement of historic downtown
- Likelihood of high rises happening soon
 - Weak real estate market
 - Loss of tech jobs due to remote work and AI replacement
 - High vacancy rate
 - 12.5% new apartments
 - 30% of above ground level downtown office
 - Unique development opportunity
 - Similar to builder's remedy but no time limit



State Legislation

CEQA Reform

- CEQA (California Environmental Quality Act) required impact review for most big development projects.
 - Governor Newsom said he would not approve the budget unless CEQA Reform were passed.
- Reform means
 - No review for urban projects smaller than 20 acres
 - Historical exemptions only for projects deemed historic BEFORE a development project is proposed



California Governor Gavin Newsom

Local Legislation









R3 Zoning Update

- R3 Zoning Update
 - Provides for higher densities in certain areas zoned for multifamily apartments
 - Biggest change northeast of West Dana and Calderon
 - Eaves Creekside & Sunshine Gardens
 - 4-8 stories in the Light Red area
 - 6-12 stories in the Dark Red area
 - Some R2 (duplex) areas are now included in R3-A
 - 2.5-5 stories in the Light Orange areas
 - Letters before the Draft EIR due by August 11



R3 Zoning District Update Preferred Alternative

New District*

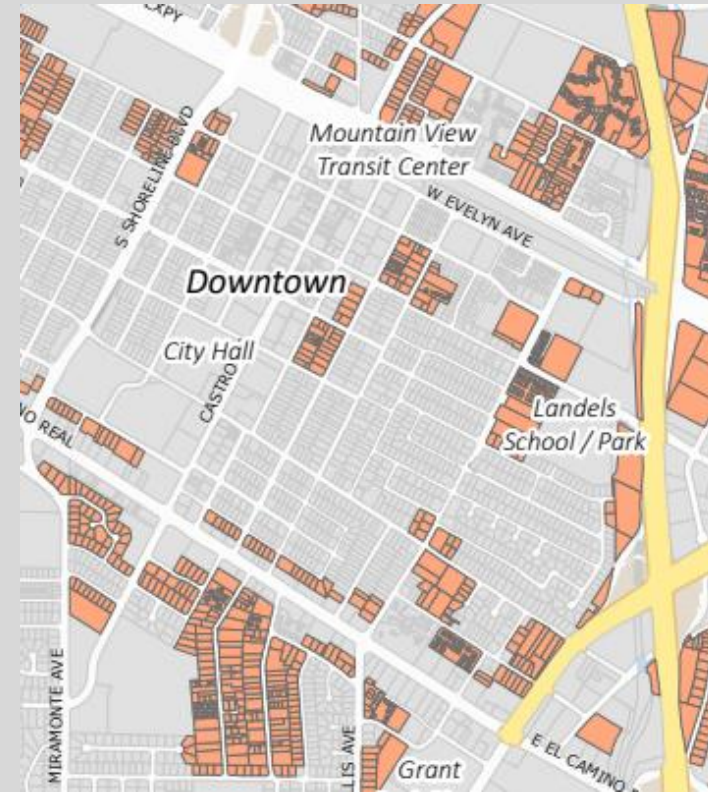
-  R2 (14 DU/ac)
-  R3-A (20 DU/ac)
-  R3-B (25 DU/ac)
-  R3-C (35 DU/ac)
-  R3-D1 (50-75 DU/ac)
-  R3-D2 (75-110 DU/ac)
-  P-38 (Medium Intensity Corridor)
-  PF (Public Facilities)

*Includes Precise Plans that reference the given district.

Local Legislation

New Gatekeeper Process

- Gatekeeper proposals: Developer proposals that do NOT conform to existing zoning.
- City will hold 2 gatekeeper proposal meetings per year
- Some parcels are eligible for streamlined process
 - No initial council screening
 - Must propose an additional benefit
 - More affordable housing
 - Park land dedication



Streamlined Process Parcels

How To Stay Involved

- For State Legislation
 - 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.omvna.org
- E-mail me at robert.cox.cit@gmail.com if you have additional questions or want to talk about any of this.

