

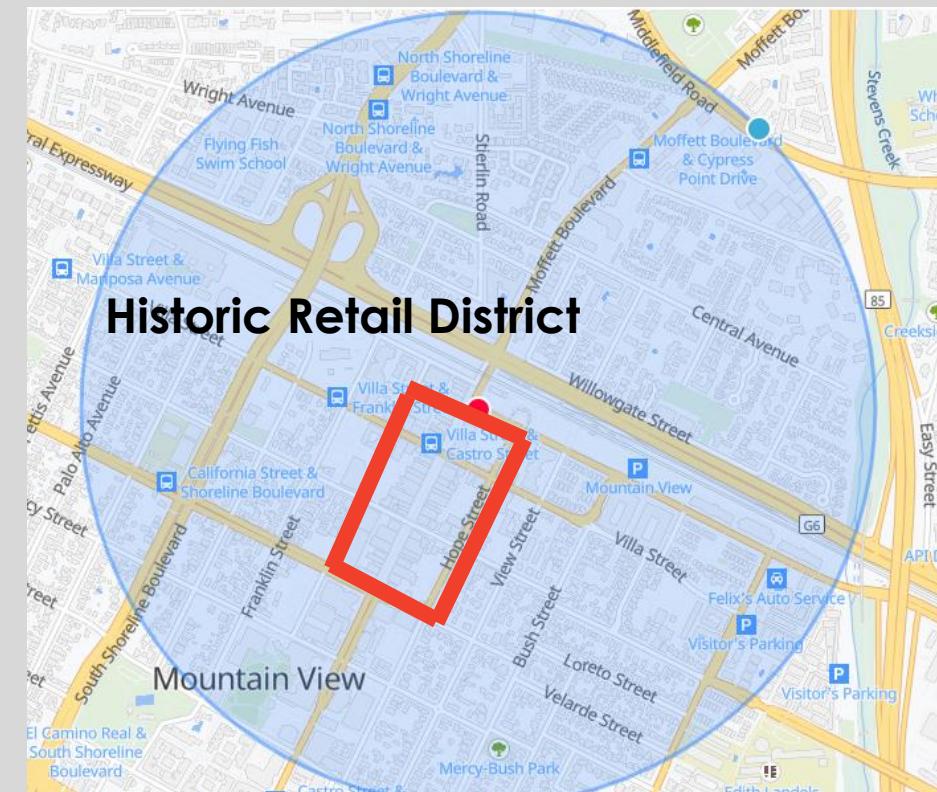


COUNCIL DECISION TOMORROW ON SB79 LOCAL ALTERNATIVE PLAN

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Monday, January 26, 2026
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Senate Bill 79 (SB79) Could Eliminate Our Historic Downtown

- Downtown Mountain View transit center is an **SB79 Tier 1 transit stop**
- **SB79 permits**
 - 7 story (75 ft) residential buildings within 1/4 mile of Tier 1 transit stop
 - 6 story (65 ft) residential buildings within 1/2 mile of a Tier1 transit stop
- Provides **a strong financial incentive** for property owners to assemble their properties and redevelop them as housing
- Our downtown will no longer be a **retail and restaurant destination for the enjoyment of the whole city**



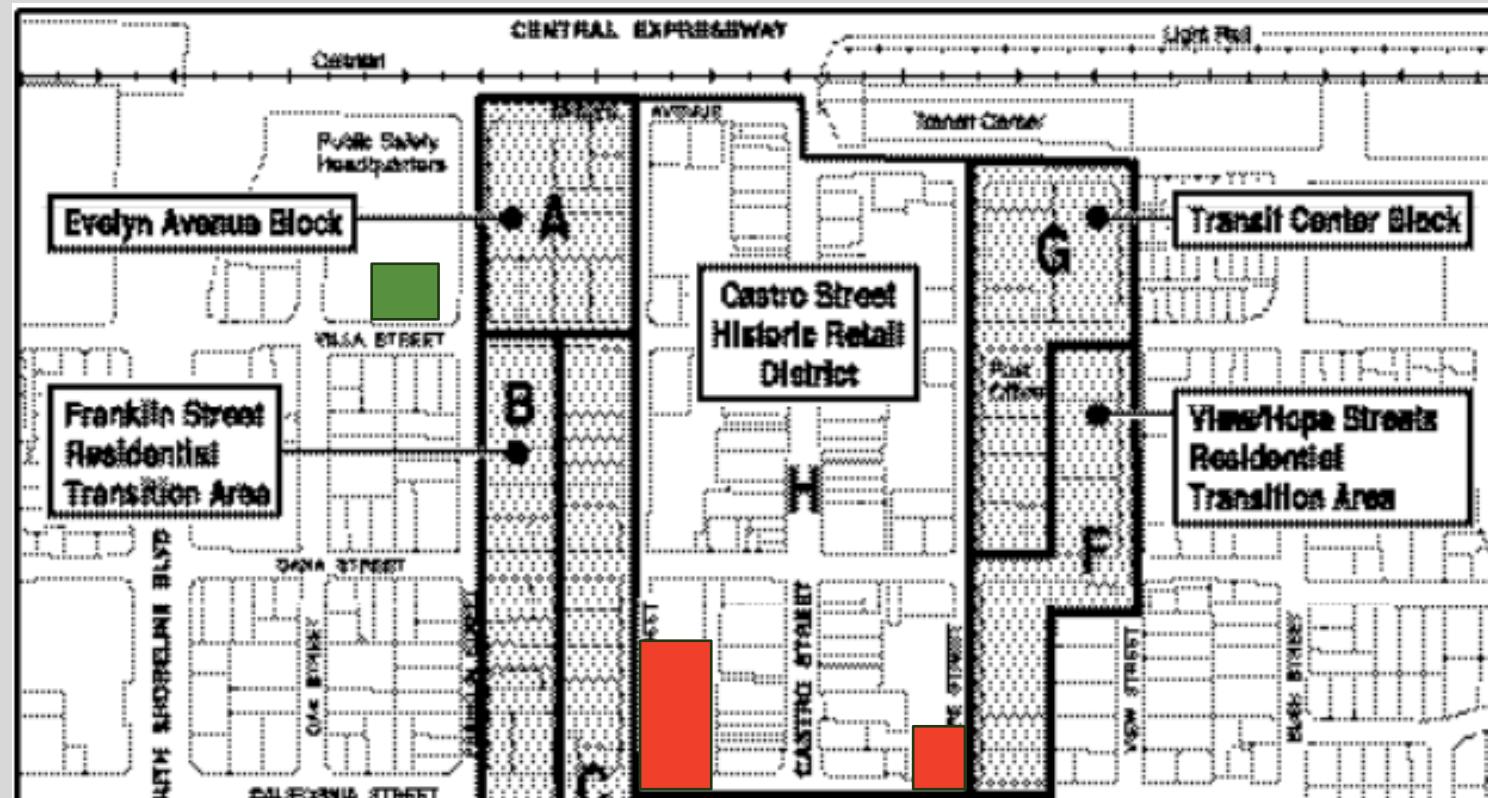
Downtown Caltrain **Transit-Oriented Development Zone**
(Extends to the Right)

Senator Wiener says SB79 Local Alternative Plans are the answer

- “Why did you draft a state mandate to have every city upzone without any sensitivities to individual characters of each city, so that the state remedies would almost certainly destroy local uniqueness?” one person asked, to a smattering of applause throughout the room.
- “That’s like the ‘when did you start beating your spouse’ question,” Wiener shot back. “I completely dispute the premise of that question.”
- “Oh wow...” people in the crowd scoffed.
- **“Cities have the ability to craft their own **alternative option** that implements the goals of the bill, but does it in a way that works for that city,”** Wiener said, returning to the dry, policy-focused responses that made up the majority of his answers.
- Mission Local website, “Lurie warns Sunset: Upzone, or S.F. could see ‘towers everywhere’” October 7, 2025



Proposed Preservation Area (within Mountain View's Downtown Precise Plan) Less than 3% of Transit-Oriented Development Zone



Include: Historic Retail District H and Green Area (Tied & Weilheimer Houses)

Optionally exclude District H Red Areas (Large Modern and Noncontributing Buildings)

Optionally include or exclude District H parking lots and structures

Council Options

Study Session 1/27/2026 5PM City Hall

- Approach A
 - Pass a local ordinance to exempt from SB79 until 2034:
 - Buildings on our local historic register before January 1, 2025
 - Areas within transit-oriented development zones with at least 50% of SB79 required density
 - Staff time estimate 9 months!
- Analysis
 - Only a few historic buildings in the downtown will be exempt
 - For areas with density 50-66% of SB79, more affordable housing will be produced



Council Options

Study Session 1/27/2026 5PM City Hall

- Approach B
 - Approach A +
 - Set development guidelines for SB79 projects to closest matching new R3 guidelines
 - Staff time estimate 12 months!
- Staff recommends Approach B only
 - Only a handful of downtown historic buildings would be protected
 - No rules for building adjacencies
 - Currently a new building adjacent to a historic building can go up only 10 feet
 - No requirement for ground-floor retail
 - No public benefits required



Council Options

Study Session 1/27/2026 5PM City Hall

- Approach C
 - Investigate a SB79 Local Alternative Plan
 - Staff time estimate 18 months!
- Analysis
 - Can be accomplished without upzoning any area in the city
 - Preserves council decision-making for the downtown commercial retail district
 - Allows changes to be proposed as gatekeeper projects
 - Community benefits
 - Real public and council review



Call to Action

- Attend the council meeting this Tuesday, January 27 at 5PM
 - In person at Council Chambers, Second Floor, City Hall, 500 Castro Street
 - Or on Zoom at <https://mountainview.zoom.us/j/84351267142>.
- Or write a letter to the council at city.council@mountainview.gov.
- Contact me at robert.cox.cit@gmail.com if you need more information.

