



R3 REZONING UPDATE

Robert Cox, OMVNA Vice Chair
Monday, April 26, 2021 (Revised May 1, 2021)

Overview

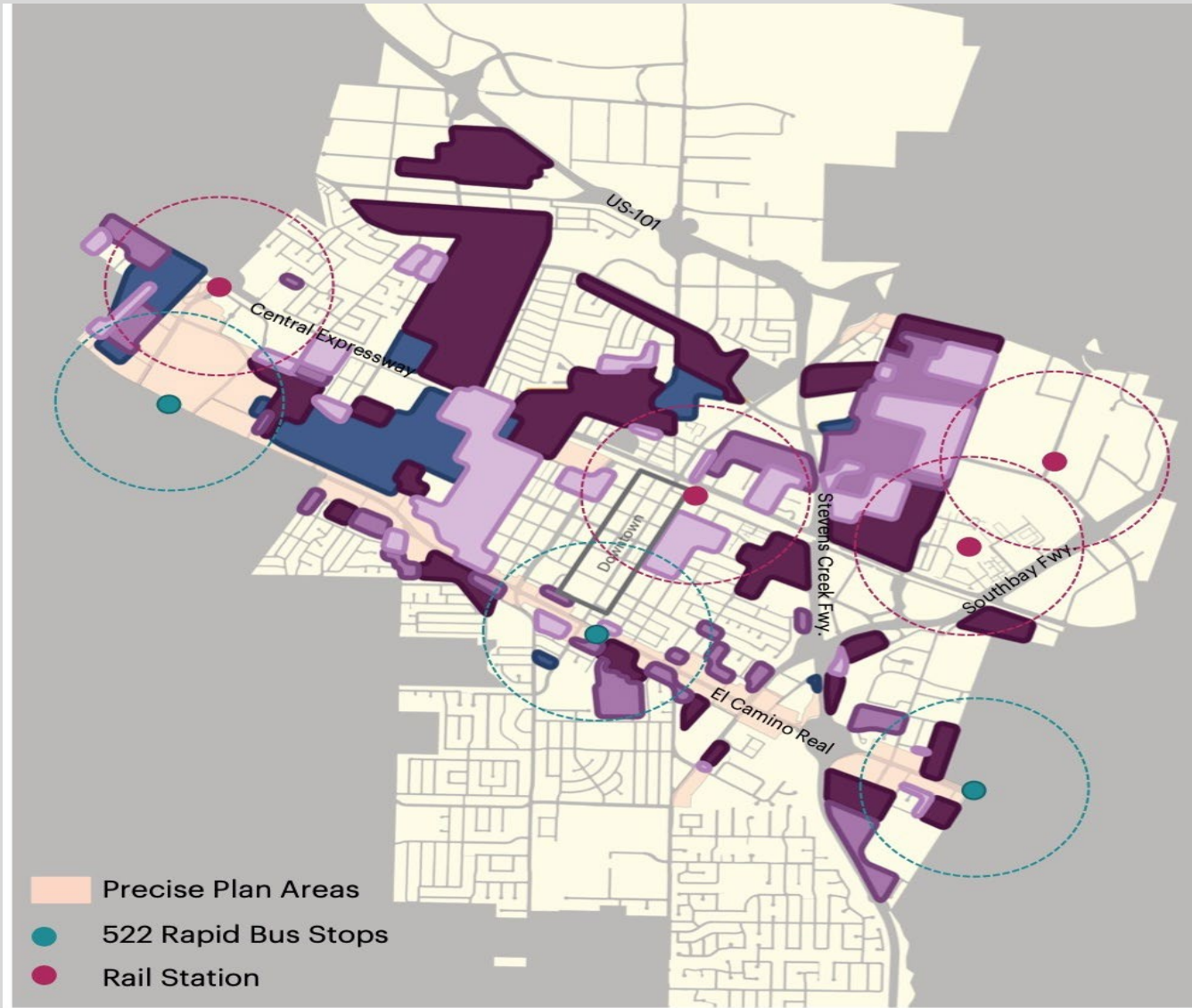
- ❑ Review
- ❑ What's New?
- ❑ Key Issues
- ❑ What's Next?
- ❑ For Reference

Review: Mountain View's R3 Rezoning

- ❑ R3 parcels currently consist primarily of townhomes and smaller two-story apartment buildings
 - ❑ Good examples in our neighborhood are Glenwood (SW corner of Villa and Calderon) and the two-story apartment buildings like Monte Vista on the 200 block of Bush Street.
- ❑ Two outreach meetings with the public were held over Zoom in 4th quarter of 2020
 - ❑ Attended by around 50 Mountain View residents and housing advocates from other cities
 - ❑ City-hired consultant noted that many older apartment buildings will not be redeveloped unless zoning changes
 - ❑ Discussed zoning changes including density increases (2-3x), reductions in parking requirements (1 or few parking spaces per unit), reductions in park fees and open space requirements, roof top decks
 - ❑ Transitions to existing buildings, including existing single-family residences, were a point of discussion
- ❑ Significant up-zoning can help the council meet its RHNA obligation (But is it really needed?)
- ❑ SB-330's requirement that demolished rent controlled units be replaced adds significantly to the up-zoning needed to make a property feasible for redevelopment
- ❑ Rents in Mountain View have fallen 30-50% since last year, is rezoning for increased housing appropriate now?
- ❑ Taking back an up-zoning once it is given can raise legal challenges ("taking" of a property's value) and is currently not allowed on residentially zoned lots due to recent state legislation.
- ❑ The EPC (Environmental Planning Commission) and Council will hold study sessions in early in 2021 (Done!)

Map of Proposed R3 Subzones

(From the EPC Staff report)



Proposed Sub-Zones

	R3-A
	R3-B
	R3-C
	R3-D

What's New? (EPC Study Session)

- **EPC (Environmental Planning Commission) Study Session (March 17, 2021)**
 - **Staff Proposed Four New R3 zones: R3-A, R3-B, R3-C, R3-D.**
 - **R3-A: 2.5 to 3-4 stories**, 10'-15' front, 10' rear setback (Example: Monte Vista Apartments at 245 Bush Street)
 - 200 to 400 blocks of Hope, View, and Bush Streets
 - **R3-B: 3.5 to 4-5 stories**, 10'-15' front, 10' rear setback (Examples: 23 Mercy Street, 31 Church Street, 56 Centre Street)
 - Small multi-family apartment buildings at end of Mercy, Church, and Centre Streets and Calderon near El Camino Real
 - **R3-C: 3.5 to 5 stories**, (Examples: Eaves/Avalon at Creekside, Glenwood (210 Calderon), 405 & 465 Calderon)
 - 100-400 blocks of Calderon and adjacent parcels
 - **R3-D: 6 to 8-9 stories** (none in OMV, but Transit Overlay and Aggregation could change that)
 - **Issues discussed bearing on Old Mountain View**
 - Why not go higher near transit? Why not reduce/eliminate parking requirements? (Caltrain & El Camino)
 - Should we incentivize aggregation so we can go higher near transit?
 - Is R3-D too extreme, particularly in areas not near transit?
 - Are the setbacks sufficient?
 - **Note: Upper limits are listed as a range of stories. (Example 8-9 stories for R3-D)**
 - The lower upper limit is what was in the staff report. Staff indicated that this was based expired state legislation that allows a 35% density bonus if some subsidized housing is included. Last year, the state amended this to go to 50%, hence the higher upper limit.
 - So, the lower upper limit is based on the older 35% bonus number, the higher upper limit is based on the current 50% number.

What's New? (Council Study Session)

- **City Council Study Session (April 13, 2021)**

- 5 council members supported moving forward, next study session will be in the fall
- Council study session on anti-displacement strategies will be moved up before next R3 study session
- Transit overlays and aggregation incentives will be discussed

- **Key arguments in favor**

- Stops ownership townhome projects from displacing low-income tenants in rent-controlled housing
- Opportunity to incentivize redevelopment of older parcels and produce more housing

- **Key arguments against**

- Initial discussion was to incentivize more stacked flats. This proposal does not do that.
- Up-zoning is not needed to meet RHNA numbers in the next housing element. MV has already zoned for that.
- Up-zoning raises the cost of land and makes it more costly for MV to build affordable housing projects.
- Why give the up-zoning by right rather than in exchange for community benefits?
- Most people living in single family homes do not want up to 8-9 story buildings next to or behind them.

Key issues

- **Destruction of naturally affordable housing**

- Where will a displaced person live for 2-3 years while the property is redeveloped?
- Where will their children go to school?
- How will SB-330 affect all of this? Will it be extended this year by the state legislature (SB-8)? What will developers want?
- Is the current staff proposal even financially viable if SB-330 stays in place? Even more up-zoning may be required to make redevelopment financially feasible.

- **Transitions and impacts on single-family neighborhoods**

- Proposed setbacks are minimal: 10'-15' front, 10' rear, 5' side
- Elimination/reduction of parking requirements near transit
- Transit overlay and parcel aggregation incentives could cause greater impacts than SB-50

- **Is this needed now?**

- 1/3 of homes in Mountain View will be affected with little or no public input
- Rents in Mountain View are down 30-50% in the last year
- Already have zoned more than is required by state law for the next 10 years (RHNA, housing element)
- Many older R3 projects have been recently renovated to extend their useful life (Examples: 245 Bush Street, 565 Escuela Ave.)

What's Next?

- **Neighborhood Outreach**
 - Forming a group of neighborhood leaders to get the word out about this
 - E-mail me at robert.cox@intel.com if you want to get involved.
- **Potential Changes to SB-330 by State Legislature by September-October 2021**
- **Council Anti-displacement discussion in the Fall of 2021**
- **EPC and Council Follow-up R3 Re-Zoning Study Session in the Fall of 2021**
 - Contact the EPC and council members to let them know your opinion
 - Send e-mails to epc@mountainview.gov and city.council@mountainview.gov
- **Don't forget EPC Review of Downtown Precise Plan Amendments is coming soon**
 - Staff report will be available on the City Council Website this Friday, April 30, 2021
 - First Study Session will be Wednesday, May 5, 2021, 7:00PM on Zoom

For Reference

- Mountain View City Zoning Map
 - <https://www.mountainview.gov/depts/comdev/planning/regulations/zoning/default.asp>
- Documents for City Meetings
 - <https://mountainview.legistar.com/Calendar.aspx>
 - Look for Environmental Planning Commission Meeting for March 17, 2021
 - Click on the “Agenda” tab to download the agenda.
 - Then Click on the “Staff Report” tab under Item 5.1 “R3 (Multiple-Family Residential) Zoning District Update to download the staff report
 - Also look for the City Council Meeting for April 13, 2021
 - Click on the “Agenda” tab to download the agenda.
 - Then Click on the “Study Session Memo” tab under Item 3.1 “R3 (Multiple-Family Residential) Zoning District Update to download the report