

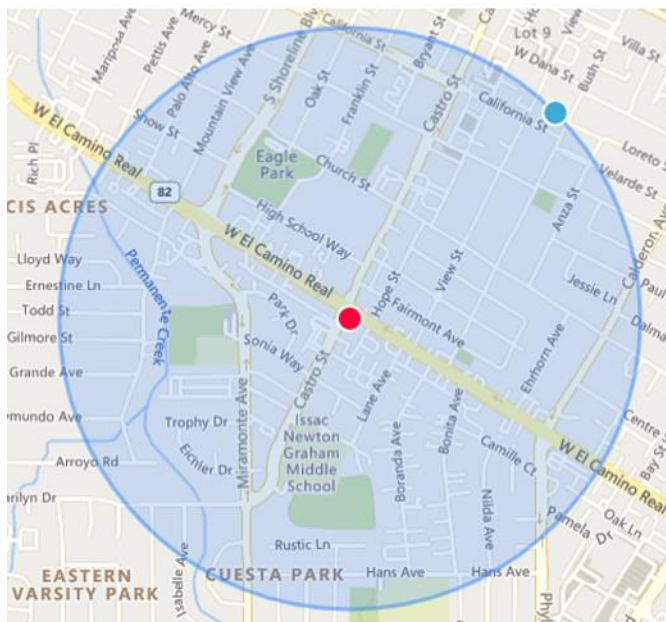
## What's Up?

### Update on New Development in Old Mountain View

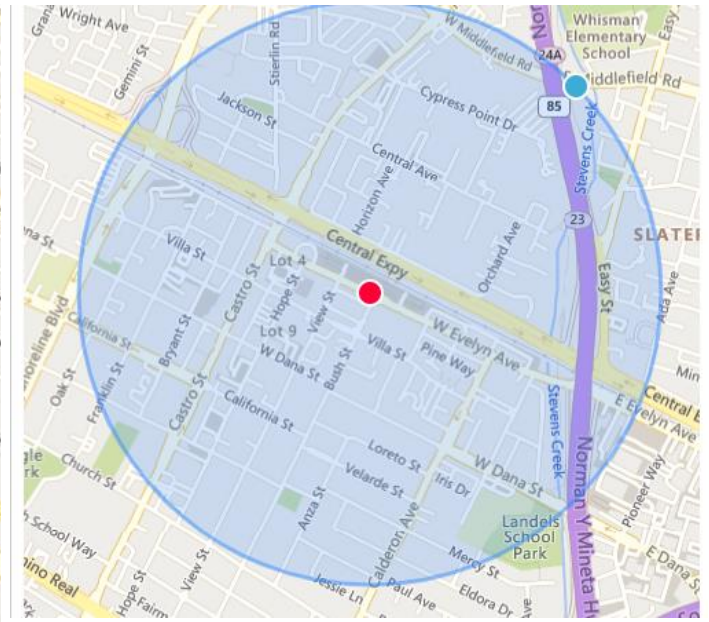
For the last decade, the California legislature has taken an active role in passing laws that override the cities' ability to control its own zoning and land use planning. The most notable of these are the state density bonus and builder's remedy. The state density bonus allows a developer an up to 100% density increase over local zoning if he provides 20% affordable housing. The builder's remedy allows a complete zoning waiver if a city misses a deadline for its state mandated 8-year housing plan.

This year, the legislature will consider over 100 new housing bills. The most controversial of these is Senate Bill 79, introduced by San Francisco State Senator Scott Wiener. This bill would allow 6-7 story buildings within one-half mile of a train stop, and 5-6 story building within one-half mile of a light rail station or frequent bus stop, like the VTA 522 Bus Rapid Transit stop at Castro Street and El Camino Real.

If this bill becomes law, about 80% of our Old Mountain View neighborhood will be rezoned for 5-7 story buildings. These buildings could be constructed without the additional requirement for affordable housing mandated by the state density bonus. The impact diagrams below show how where you live would be affected.



Left: 5-6 story buildings allowed



Right: 6-7 story buildings allowed

Assembly Bill 609 is another bill worth watching. It would except all urban projects from CEQA (the California Environmental Quality Act). Development projects subject to CEQA must complete an environmental impact study. The study lists the project's negative impacts and mitigations that can be taken to lessen or remove them. The purpose of CEQA is so that the council can assess whether the project benefits outweigh its negative impacts and employ mitigations where appropriate.

Switching to local matters, city staff will be reaching out to our neighborhood on Zoom to discuss progress on updates to the Downtown Precise Plan. The meeting will be Monday, May 19, 6:30-8:30PM. Watch announcements on OMTNAtalk and Nextdoor for the Zoom link. Above all get and stay involved!