



COMMUNITY DEVELOPMENT DEPARTMENT  
PLANNING DIVISION  
500 Castro Street, P.O. Box 7540  
Mountain View, CA 94039-7540  
650-903-6306 | [MountainView.gov](http://MountainView.gov)

**DATE:** March 29, 2023

**TO:** California Office of Planning and Research (OPR)

**FROM:** Brittany Whitehill, Associate Planner, Community Development Department

**SUBJECT:** City of Mountain View 2022 General Plan Annual Progress Report

---

## INTRODUCTION

The Mountain View 2030 General Plan was adopted by the City Council on July 10, 2012. This year, the General Plan Annual Progress report was reviewed by the Environmental Planning Commission (EPC) on March 1, 2023 and City Council on March 28, 2023. The City of Mountain View Planning Division is pleased to submit the 2022 General Plan Annual Progress Report to the California Office of Planning and Research.

## 2022 GENERAL PLAN ANNUAL PROGRESS REPORT

Three tables of General Plan action items are attached to this memo. Table 1 includes items which have not started, are currently in progress, or were completed during 2022 (Attachment 1 to this memo). Table 2 includes items that were completed prior to 2022 (Attachment 2 to this memo). Table 3 includes items which are achieved through day-to-day operations, practices, and policies (Attachment 3). Since last year's 2022 General Plan action item update, two items have been completed:

- **LUD 5.1.1: Zoning Ordinance amendments.** Amend the Zoning Ordinance to update allowed uses and development standards to accommodate a range and variety of village centers.

In January of 2023, City Council approved amendments to the Zoning Ordinance to allow residential Mixed-Use Village Center development on sites where the General Plan allows residential uses within the Commercial Neighborhood (CN) and Commercial Services (CS) zoning districts. Similar amendments to the El Camino Real and Grant Phyllis Precise Plan were also approved.

- **POS 6.1.4: Complete Bay Trail.** Work with other cities and agencies to complete the Bay Trail.

The section of the Bay Trail in Mountain View is now complete. The City will continue to work with local agencies to help complete the Bay Trail in ways such as letters of support.

## **GENERAL PLAN AMENDMENTS APPROVED OR UNDER REVIEW IN 2022**

### **Approved in 2022**

- **555 W Middlefield Road:** From Medium-Density Residential to High-Low- Density Residential. (Map and text amendment approved May 10, 2022).
- **601-649 Escuela Ave & 1873 Latham Street:** From Medium-Density Residential to Mixed-Use Corridor. (Map amendment approved February 8, 2022).
- **1265 Montecito Ave:** From Neighborhood Commercial to High-Density Residential. (Map amendment approved December 6, 2022).

### **Under Review**

- **Housing Element Update:** General Plan amendments related to the sixth cycle Housing Element Update were approved by City Council. (Map and text amendments approved January 24, 2023.)
- **1020 Terra Bella Ave:** From General Industrial to High-Density Residential. (Map amendment under review).
- **1040 Terra Bella Ave:** Increase allowable floor area in the General Industrial Land Use Designation (Text amendment under review).
- **R3 Update:** Update of the R3 (Multiple-Family Residential) zoning district standards and corresponding General Plan land use designations to consider incorporating form-based development standards. (Map and text amendment under review).

## **MAJOR DEVELOPMENT PROJECTS APPROVED OR UNDER REVIEW IN 2022**

The Planning Division prepares [bi-monthly updates](#) of private development projects and long-range planning studies currently underway. Some major development projects that were either approved or under review in 2022 are listed below:

### **Approved in 2022**

- **Google Middlefield Park Master Plan:** Master Plan to allow up to 1,900 residential units

(with 20 percent affordable), up to 1.3 million square feet of office (654,000 net new square feet), approximately 12 acres of public open space, 30,000 square feet of ground-floor retail, restaurant and service uses, 20,000 square feet of community space, new private streets, pedestrian and bike improvements, and a private district utility system, replacing multiple one- to four-story office and industrial buildings, on a 40-acre project site. (Approved November 15, 2022).

- **Mountain View Parking Lot 12:** Streamlined Ministerial Approval pursuant to SB 35 to construct 120 affordable housing units and 3,714 square feet of ground floor commercial to replace a City-owned public parking lot with 160 parking spaces on a 1.5-acre site. (Approved April 25, 2022).
- **590 Castro Street:** Four-story, 105,264 square foot mixed-use commercial building with a plaza;; Heritage Tree Removal Permit to remove 9 Heritage trees on a 0.97-acre site. (Approved August 30, 2022).
- **334 San Antonio Road:** Five-story, mixed-use building with 62 condominium units and 2,000 square feet of ground floor retail with two levels of underground parking on a 0.62-acre site, (Approved October 25, 2022).

### Under Review

- **Google North Bayshore Master Plan:** Master Plan to allow up to 7,000 residential units (with up to 20 percent affordable), up to 3.14 million square feet of office, approximately 19 acres of dedicated public parkland, 12 acres of privately-owned, publicly-accessible (POPA) open spaces, 299,000 square feet of ground-floor commercial space, new private streets, new pedestrian and bike improvements, and a private district utility system, replacing multiple one- to four-story office and industrial buildings, on a 151-acre project site; a Development Agreement to allow a 30-year entitlement period. (Under review).
- **320 Logue Ave:** Seven-story, 363-unit residential development with underground parking, replacing a 30,750 sq. ft. existing office building, on 2.15-acre site. (Under review).
- **189 North Bernardo Ave:** Four-story, 80,000 square foot office building, a new parking structure with 4 levels of above-grade parking and 2 levels of underground parking; Transfer of Development Rights for 28,000 square feet as part of the Los Altos School District TDR Program; Heritage Tree Removal Permit to remove 60 Heritage trees on a 3.8-acre site. (Under review).
- **365 - 405 San Antonio Road and 2585 - 2595 California Street (San Antonio Center Phase III):** Seven-story, 182,352 square foot commercial building with 150,000 square

feet of Transfer of Development Rights (TDR) from the Los Altos School District TDR Program and a shared parking reduction; a Provisional Use Permit to allow an office use; Heritage Tree Removal Permit to remove five Heritage trees; a Development Agreement to extend entitlements for 7 years; on a 0.99-acre project site. (Under Review)

- **301 East Evelyn Avenue:** Three-story, 125,000 square foot office building and a 6-level parking structure at an existing office campus with four other existing buildings to remain with 125,000 square feet of Transfer of Development Rights from the Los Altos School Los Altos School District TDR Program; Heritage Tree Removal Permit to remove 32 Heritage trees on a 16.6-acre project site. (Under Review).
- **320 Logue Avenue:** 7-story, 366- unit residential development with underground parking, replacing a 30,750 sq. ft. existing office building, on 2.15-acre site. (Under Review).
- **355, 365, 401, 415 E. Middlefield Road:** Two new 5-story apartment buildings with 616 units above podium parking garages, replacing 84,905 square-feet of office and research buildings, and a 0.39-acre public park; a Heritage Tree Removal Permit to remove 23 Heritage Trees; a Vesting Tentative Map to create two residential lots, a parcel for a future public park, and three common parcels on an approximately 6-acre project site. (Under Review).
- **749 W El Camino Real:** 6-story mixed-use development with 299 rental units, 25,335 square feet of ground-floor retail, and two levels of underground parking with a State Density Bonus with development waivers, Heritage Tree Removal Permit to remove 23 Heritage trees, replacing an existing bank building and surface parking lot, on a 3.1-acre project site. (Under review).

## CONCLUSION

This concludes the City of Mountain View 2022 General Plan Annual Progress Report. For questions, please contact Brittany Whitehill, Associate Planner at [Brittany.whitehill@mountainview.gov](mailto:Brittany.whitehill@mountainview.gov).

## Exhibits:

- A. Table 1—Outstanding and Recently Completed Items
- B. Table 2—Items Completed Prior to 2022
- C. Table 3—Ongoing and Day-to-Day