

**Moffett/Whisman Area Neighborhoods Meeting  
Thursday, May 18, 2023**

**CITY MANAGER'S OFFICE UPDATE**

**Council Work Plan for Fiscal Years 2023-24 and 2024-25**

The City Council will consider adopting its next two-year Council work plan on June 13, 2023. The draft work plan was developed over the course of several Council meetings beginning in January 2023 and includes 41 critical projects organized into priority categories. The Council work plan projects were chosen to advance the Council's Strategic Priorities, seven high-impact policy areas identified by the Council in collaboration with the community. These priorities are: Community for All, Intentional Development and Housing Options, Mobility and Connectivity, Sustainability and Climate Change Resiliency, Livability and Quality of Life, Economic Vitality, and Organizational Strength and Good Governance. During the implementation of the plan, the Council and community will receive regular updates from City staff on the projects' progress.

**American Rescue Plan Act Workforce Development Funding**

On May 9, 2023, the City Council approved nearly \$600,000 (including \$500,000 in American Rescue Plan Act (ARPA) funding and \$95,975 in City funding) to support workforce development and job training programs. The funds will provide free web-based training courses and career coaching assistance available to all Mountain View residents through the Library as well as 10 full scholarships and stipends for residents to finish their High School Diplomas and complete certificates through Career Online High School, an 18-month self-paced accredited high school program. Additionally, the Council funding will support preapprenticeship programs for the building trades, a cross-generational literacy program, career development for child-care providers, a micro-enterprise home kitchen operations training cohort, and other critical career counseling and job training programs. The community partners who will receive this funding are Working Partnerships USA, Mountain View Los Altos Union High School District, Mountain View Whisman School District, Foothill College, NOVAworks, Los Altos Mountain View Community Foundation, Reach SV, and the Day Worker Center of Mountain View.

## **Responsible Construction and Wage Theft Ordinances**

In September 2022, the City Council adopted the Wage Theft and Responsible Construction Ordinances. Both ordinances went into effect on January 1, 2023. The purpose of these ordinances is to help ensure accountability and compliance with existing State wage and hour laws, enhance the protection of workers' rights, and support the City's existing Minimum Wage Ordinance. The Responsible Construction Ordinance applies to all new construction projects of 15,000 square feet or more requiring a building permit. The Wage Theft Ordinance applies to all businesses in the City of Mountain View that are required to have a business license. More information about both ordinances, including Frequently Asked Questions (FAQ), and wage theft affidavits can be found at [www.mountainview.gov/WageTheft](http://www.mountainview.gov/WageTheft).

## **Elevate MV—Guaranteed Basic Income Pilot Program Launches**



The Mountain View Elevate MV pilot program provides direct cash payments of \$500 per month to 166 *randomly selected* extremely low-income Mountain View residents to help elevate their basic income and provide more financial security.

The pilot program sets itself apart from other direct relief programs by providing unrestricted financial assistance to the most vulnerable in our community. This means that participants in the pilot are

empowered to choose how the assistance best meets the basic needs of their family and is not tied to conditions.

The Elevate MV pilot launched in September 2022, and the first payments to recipients started December 15.

## **Elevate MV Pilot Program Upcoming Milestones**

- A second wave of survey data collection is anticipated to occur in May after the sixth-month payment.
- A “Data Dashboard” will be available in June 2023 with aggregated participant spending data to promote transparency. This is coordinated by the Stanford Basic Income Lab for the Mayor’s for Guaranteed Income. Both organizations are City thought partners.

- The next round of participant surveying will be undertaken in the early summer to understand how the program is benefiting recipients.

For more information on GBI, visit [www.MountainView.gov/gbi](http://www.MountainView.gov/gbi).

### **Multicultural Engagement Program**

The Multicultural Engagement Program (MEP) provides a broad range of services to the City's diverse community. Among their services, the MEP team provides translations for City outreach materials in Spanish, Mandarin Chinese, and Russian as well as interpretations at various community and City Council meetings. In addition, the City conducted its first Chinese Language Civic Leadership Academy in spring 2022, joining the successful Spanish Language Civic Leadership Academy, which will hold its fifth Academy this coming fall. For more information, visit [MountainView.gov/MEP](http://MountainView.gov/MEP).

### **Website Redesign**

This week, the City debuted a new website [MountainView.gov](http://MountainView.gov) that aims to enhance the City's ability to connect and share information with the community. The redesigned website replaced an eight-year-old site and features dedicated sites for Economic Development, the Mountain View Public Library, and the Mountain View Center for the Performing Arts. The new City website boasts user-centered design with improved navigation, an enhanced search engine, a new email notification system that makes it easier to subscribe to City topics of interest, upgraded web accessibility, and responsive design that automatically adapts to various devices, including desktop, tablet, and mobile.

In April, the City launched ePermitsMV [www.MountainView.gov/ePermitsMV](http://www.MountainView.gov/ePermitsMV), a one-stop shop for anyone seeking building permits by providing easier electronic submission and 24/7 access to permit status. In the coming weeks, the City will launch its first Development Permits website, which will provide a comprehensive online "how to" guide to permits and development requirements and the corresponding review process.

### **Electrify Mountain View**

Transitioning to electric transportation and appliances is the quickest way for our community to reduce carbon emissions, all while increasing savings and making homes safer and more comfortable. Electrify Mountain View is an online site for renters and homeowners that offers *personalized recommendations* in English, Spanish, Chinese, or Russian on how to electrify all aspects of their life. At no cost, residents can learn about actions such as owning an electric vehicle or e-bike, becoming more energy-efficient, using a full-size or portable induction cooktop, and installing solar power or a heat pump water heater. The platform is designed to help residents understand their options, see their savings, browse products, compare rebates and incentives, and get custom quotes. To sign up and start exploring the clean energy options available, visit: [MountainView.Gov/ElectrifyMV](http://MountainView.Gov/ElectrifyMV).

## **EV Chargers Downtown**

The City has begun installing new EV chargers downtown and replacing several of the City's older chargers. In March, the 10 Chargepoint ports at the 850 California Street Parking Structure and 8 Chargepoint ports at the Civic Center Garage were replaced with PowerFlex units and 6 more ports were added at the Civic Center Garage. The City also installed 10 new Level 2 EV charging ports at the 135 Bryant Street Parking Structure and is reviewing plans for the installation of 22 new Level 2 ports and 2 Level 3 DC fast charger ports at the 850 California Street Parking Structure. In total, EV drivers in Mountain View will soon have access to 34 additional EV charging ports downtown, including two Level 3 fast charger ports. This will make a total of 67 City-owned ports available in Mountain View.

## **ECONOMIC DEVELOPMENT—UPDATE**

### **Economic Vitality Strategy**

Community Attributes, Inc. (CAI), the City's consultant for the Economic Vitality Strategy, has recently completed several focus group interviews, two community meetings, and a landscape assessment of the City. The CAI is currently drafting the strategies and identifying recommendations based upon input from the community. A Council Study Session is planned for fall 2023. More information is available at: [www.MountainView.gov/depts/comdev/economicdev/economic\\_vitality\\_strategy.asp](http://www.MountainView.gov/depts/comdev/economicdev/economic_vitality_strategy.asp).

### **Public Art Strategy**

City staff continue to work with the Visual Arts Committee (VAC) during their monthly meetings to develop a Public Art Strategy for the City of Mountain View. The community is welcome to engage and contribute to the development of the document during the monthly VAC meetings.

To learn more and find out about the next Visual Arts Committee meeting, visit [mountainview.legistar.com/Calendar.aspx](http://mountainview.legistar.com/Calendar.aspx).

## **LIBRARY—UPDATE**

**Library website for all current information:** [www.MountainView.gov/library](http://www.MountainView.gov/library).

### **Library Newsletter**

If you would like to receive regular newsletters about what is new at the Library, you can subscribe here: [MountainView.gov/librarynews-subscribe](http://MountainView.gov/librarynews-subscribe).

## **Library Calendar**

For information about upcoming Library programs and events, visit [MountainView.libcal.com/libraryevents](http://MountainView.libcal.com/libraryevents).

## **Digital Library:**

Free resources such as *Consumer Reports*, *New York Times*, learn a language, streaming movies, eBooks, and eAudiobooks: [www.MountainView.gov/depts/library/digitallibrary](http://www.MountainView.gov/depts/library/digitallibrary).

## **COMMUNITY SERVICES—UPDATE**

### **Recreation Activity Guide**

The Spring/Summer edition of the Recreation Activity Guide is available, and registration is ongoing. This activity guide covers classes and camps that take place from April through August. To view the Activity Guide and for more information on registration, please visit [mountainview.gov/register](http://mountainview.gov/register).

### **Parks and Recreation Strategic Plan**

The City of Mountain View's Community Services Department is developing a Parks and Recreation Strategic Plan. This Plan will define a clear vision and action plan for the future of Mountain View's parks and open space, trail system, recreation facilities, and recreation programs and services. The Community Services Department is in the process of onboarding a consultant to lead the development of the plan with the intention of beginning public input opportunities this summer.

For more information on the Parks and Recreation Strategic Plan and to sign up for updates on the process, visit [MountainView.gov/ParksandRecStrategicPlan](http://MountainView.gov/ParksandRecStrategicPlan).

### **Biodiversity Strategy and Urban Forest Plan**

The City of Mountain View is developing a Biodiversity Strategy that will create guiding principles to preserve and enhance the diversity of plants, trees, and wildlife throughout the City. The strategy will also include a new Urban Forest Plan to replace the City's Community Tree Master Plan. The City is working with two consultants on this project: the San Francisco Estuary Institute (known as SFEI) is administering the research and scientific elements, and Dudek is facilitating the community outreach and engagement process.

The SFEI has reviewed existing City plans, studies, and reports and is currently analyzing land cover and vegetation types, locating existing habitat patches and wildlife corridors, and identifying focal species and their known habitat requirements to help identify potential opportunities and constraints. The SFEI has also started working with Davey Resource Group,

who was the consultant for the Community Tree Master Plan. Dudek kicked off the community outreach and engagement process on Saturday, April 22, at the Earth Day event by hosting an interactive booth to introduce the project and receive feedback from the public.

For more information and to receive updates on the Biodiversity Strategy and Urban Forest Plan, please visit [mountainview.gov/biodiversity](https://mountainview.gov/biodiversity).

## COMMUNITY DEVELOPMENT—UPDATE

### PLANNING—PLANS, POLICIES, AND DEVELOPMENT

#### CITYWIDE PROJECTS

Summary information on long-range planning and private development projects throughout the City can be found in the “Current Project List” on the City’s website here:

[MountainView.gov/depts/comdev/planning/activeprojects/default.asp](https://MountainView.gov/depts/comdev/planning/activeprojects/default.asp).

#### **Downtown Precise Plan Update**

Updates to the Downtown Precise Plan Subareas A, G, and H were approved by City Council in December 2022. The existing guidelines for Areas A, G, and H were elevated to objective design standards, and office use was disallowed on the ground floors of Castro Street and the side streets of Area H. Webpage: [Updated Downtown Precise Plan](#).

#### **R3 (Multiple-Family Residential) Zoning Code Update**

Update of the R3 (Multiple-Family Residential) Zoning District standards to consider incorporating form-based development standards. The project includes public outreach, an antidisplacement evaluation, creation of form-based development standards, a design handbook, environmental review, public outreach, and Study Sessions with the Environmental Planning Commission and City Council. Webpage: [R3 Zoning Update](#).

#### **Housing Element Update**

The Housing Element Update includes reviewing and updating City housing policies to accommodate a share of the region’s projected housing needs, which is determined in the Regional Housing Needs Assessment (RHNA) set by the State Department of Housing and Community Development (HCD). The update process will include public outreach, stakeholder meetings, technical assessments, and Environmental Planning Commission and City Council Study Sessions and final Public Hearings. The City Council adopted the Sixth Cycle Housing Element on April 11, 2023, and the City formally submitted to the State’s Housing and Community Development (HCD) Department for certification on April 26. Webpage: [MV Housing Element](#).

## **Historic Preservation and Register Update**

The Historic Preservation Ordinance and Register Update includes updating the City zoning standards regarding historic resources and the Mountain View Register of Historic Resources, which identifies all historically significant properties in the City. The update includes the creation of a Historic Context Statement, a Citywide survey to identify eligible historic resources, and consider nominations for Castro Street buildings on the National Historic Register. The process includes public outreach and Study Sessions with the Environmental Planning Commission and City Council.

Webpage: [Historic Preservation and Register Update](#).

## **PRIVATE DEVELOPMENT**

### **Under Review**

**Google North Bayshore Master Plan:** This project includes a request for a Master Plan to allow up to 7,000 residential units (with up to 20% affordable), up to 3.14 million square feet of office (1.3 million net new office square feet), approximately 19 acres of dedicated public park land, a 12-acre privately owned, publicly accessible (POPA) open space, 299,000 square feet of ground-floor retail and 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 151-acre project site; a Development Agreement to allow a 30-year entitlement period; and a Tentative Map for a mixed-use development. The project site is generally located north of the U.S. 101 freeway bounded by Charleston Road to the north, Stevens Creek to the east, Space Park Way to the south, and Huff Avenue to the west. The Plan Area also includes portions of the Gateway Master Plan located at the northwest corner of Shoreline Boulevard and the U.S. 101 freeway northbound on-ramp in the P(39) (North Bayshore) Precise Plan.

Webpage: [Google North Bayshore Master Plan](#).

**189 North Bernardo Avenue:** Request for a Planned Community Permit and Development Review Permit to construct a new four-story, 80,000 square foot office building, a new parking structure with four levels of above-grade parking and two levels of underground parking, and minor building modifications to the existing two-story, 59,000 square foot office building to remain on-site; a Transfer of Development Rights (TDR) for 28,000 square feet as part of the Los Altos School District TDR Program; and a Heritage Tree Removal Permit to remove 61 Heritage trees on a 3.8-acre site. This project is located on the northeast corner of Bernardo Avenue and Central Expressway in the P(41) (East Whisman) Precise Plan.

**320 Logue Avenue:** Review of a Planned Community Permit and Development Review Permit to construct a seven-story, 366-unit residential development with underground parking, replacing a 30,750 square foot existing office building on 2.15-acre site; and a Heritage Tree Removal Permit to remove 12 Heritage trees. The project is located on the west side of Logue Avenue,



between East Middlefield Road and West Maude Avenue, in the P(41) (East Whisman) Precise Plan. *Project is subject to SB 330.*

**500 and 550 Ellis Street:** Request for a Planned Community Permit and Development Review Permit to construct a six-story hotel with 201 rooms and a two-story, 37,611 square foot office building, and a Heritage Tree Removal Permit to remove 14 Heritage trees, replacing two commercial office buildings, on a 2.16-acre site. This project is located on the west side of Ellis Street, between National Avenue and Fairchild Drive, in the P(41) (East Whisman) Precise Plan.

**1255 Pear Avenue:** Request for a modification to a previously approved Planned Community Permit, and a Development Review Permit to reduce the project from 425 units to 244 units due to the removal of two parcels from the project site; and a Heritage Tree Removal Permit to remove 66 Heritage trees on a 3.74-acre project site. This project site is located on the east side of Inigo Way, between Pear Avenue and La Avenida, in the P(39) (North Bayshore) Precise Plan.

**675-685 East Middlefield Road:** Request for a Planned Community Permit and Development Review Permit to construct a new mixed use development comprised of five buildings, including two new eight-story multi-family apartment buildings with 716 market-rate units, a new eight-story, 144-unit affordable apartment building, a new six-story, 260,000 square foot office building, a new 8.5-level parking garage, and a 0.36-acre privately owned, publicly accessible open space to replace two 2-story office buildings and a surface parking lot; a Provisional Use Permit for rooftop amenities; a Heritage Tree Removal Permit to remove 46 Heritage trees on a 10.58-acre project site; and a Vesting Tentative Map to create six new parcels. This project is located on the southeast corner of East Middlefield Road and Ferguson Drive in the P(41) (East Whisman) Precise Plan. *Project is subject to SB 330.*

**294-296 Tyrella Avenue:** Request for a Development Review Permit to construct a six-story, 33-unit apartment building above one-level of at-grade parking and a State Density Bonus request with development waivers and a concession to replace an existing single-family home on a 0.63-acre project site; a Heritage Tree Removal Permit to remove nine Heritage trees; and a Parcel Map to combine two lots into one lot. This project is located on the southwest corner of Tyrella Avenue and East Middlefield Road in the R3-1 (Multiple-Family Residential) Zoning District. *Project is subject to SB 330 and State Density Bonus Law.*

**294-296 Tyrella Avenue:** Request for an SB 330 Preliminary Application for a new six-story, 85-unit condominium building with 20% affordable units above a two-level parking garage, replacing an existing single-family house, on a 0.63-acre project site. This project is located on the southwest corner of Tyrella Avenue and East Middlefield Road in the R3-1 (Multiple-Family Residential) Zoning District. *Project is subject to SB 330.*

**1500 North Shoreline Boulevard:** Request for an SB 330 Preliminary Application for a Master Plan to construct 2,200 residential units with 20% affordable units, a 100,000 square foot fitness center, a hotel, and 13,300 square feet of retail uses, replacing an existing movie theater and surface parking lot, on a 15.36-acre site. This project is located on the west side of North



Shoreline Boulevard, between Plymouth Street and U.S. 101, in the P(39) (North Bayshore) Precise Plan. *Project is subject to SB 330.*

**28 Devonshire Avenue:** Request for a Planned Unit Development Permit and Development Review Permit to construct six rowhouses, replacing four existing rental units, and a Tentative Map to create six lots and one common lot on a 0.39-acre project site. This project is located on the north side of Devonshire Avenue, between Annie Laurie Avenue and Dorchester Drive, in the R3-2 (Multi-Family Residential) Zoning District. *This project is subject to SB 330.*

**1110 Terra Bella Avenue and 1012 Linda Vista Avenue:** Request for SB 35 Preliminary Application to construct a seven-story, 70-unit affordable housing development with a State Density Bonus and development waivers and removal of 13 Heritage trees on a 0.71-acre site. This project is located on the northwest corner of Linda Vista Avenue and Terra Bella Avenue in the MM (General Industrial) Zoning District. *Project is subject to SB 35.*

**2110 Old Middlefield Way:** Request for a Conditional Use Permit and Development Review Permit to construct a new gas station with three dual-fueling pumps (providing six total fueling stations), a drive-through car wash, and a 531 square foot convenience store on a vacant 0.32-acre project site. This project is located on the northwest corner of Old Middlefield Way and North Rengstorff Avenue in the CS (Commercial-Service) Zoning District.

### **Approved (Awaiting Construction)**

**Google Middlefield Park Master Plan:** On November 15, 2022, the City Council approved a Master Plan to allow up to 1,900 residential units (with more than 15% affordable), up to 1.317 million square feet of office, approximately seven acres of dedicated public park land, a 2.8-acre privately owned, publicly accessible (POPA) open space, 50,000 square feet of ground-floor commercial uses (including retail, restaurant, services, community space, etc.), new private streets, new pedestrian and bike improvements, and an optional private district utility system, replacing multiple one- to four-story office and industrial buildings, on a 40-acre project site; a Development Agreement to allow a 20-year entitlement period; and a Tentative Map to combine 14 existing parcels to create 18 new parcels with up to 1,900 condominium lots and 140 vertical lots for a mixed-use development. This project is generally located at the northeast corner of West Middlefield Road and Ellis Street and north of West Maude Avenue between Logue Avenue and Clyde Avenue in the P(41) (East Whisman) Precise Plan.

Webpage: [Google Middlefield Park Master Plan](#)

**198 Easy Street:** On May 11, 2021, the City Council approved a Planned Unit Development and Development Review Permit for a five-unit rowhouse development to replace one single-family home, a Heritage Tree Removal Permit to remove 10 Heritage trees; and a Tentative Map to create five residential lots and a common lot on a 0.51-acre project site. This project is located on the west side of Easy Street, adjacent to the State Route 85 on-ramp, in the R3-3sd (Multiple-Family Residential—Special Design) Zoning District.

**400 Logue Avenue:** On June 22, 2021, the City Council approved a Planned Community Permit and Development Review Permit for an eight-story, 408-unit residential development, a 36,000 square foot Transfer of Development Rights from the Los Altos School District TDR Program, and a Heritage Tree Removal Permit to remove five Heritage trees, replacing a 42,000 square foot office building, on a 2.54-acre project site. This project is located on the west side of Logue Avenue, at the terminus of Maude Avenue, in the P(41) (East Whisman) Precise Plan. *Project is subject to SB 330.*

**1100 La Avenida:** On July 2, 2021, the Community Development Director issued a ministerial approval for a four-story apartment building with 100 affordable units, including a State Density Bonus with development waivers, and the removal of 17 Heritage trees, replacing an existing single-story office building, on a 0.96-acre project site. This project is located on the northwest corner of La Avenida and Armand Drive in the P(39) (North Bayshore) Precise Plan. *Project is subject to SB 35.*

**294-296 Tyrella Avenue:** On November 16, 2021, the City Council approved a Planned Unit Development Permit and Development Review Permit to allow 11 rowhouses to replace one existing single-family home and a Heritage Tree Removal Permit to remove one Heritage tree on a 0.52-acre project site; and a Tentative Map to create 11 residential lots and one common lot. This project is located on the southwest corner of Tyrella Avenue and East Middlefield Road in the R3-1 (Multiple-Family Residential) Zoning District. *Project is subject to SB 330.*

**555 West Middlefield Road:** On May 10, 2022, the City Council approved a General Plan Map and Text Amendment from Medium-Density Residential to High-Low Density Residential; a Planned Community Permit and a Development Review Permit to allow a 323-unit addition to an existing 402-unit residential apartment development with three new subterranean garages, a new amenity building/leasing office, and a future 1.34-acre public park; a Heritage Tree Removal Permit to remove 57 Heritage trees and relocate 39 trees; and a Vesting Tentative Map to create three lots with up to 111 condominium units on a 14.5-acre project site. The project is located on the south side of West Middlefield Road, between Moffett Boulevard and State Route 85, in the P (Planned Community) Zoning District.

**730 Central Avenue:** On June 22, 2022, the Zoning Administrator approved a Conditional Use Permit for a multi-family residential use, and a Development Review Permit to construct a four-story, 21-unit apartment building with parking at-grade, and a State Density Bonus with development waivers, replacing an existing vacant auto repair shop on a 0.24-acre project site. This project is located on the north side of Central Avenue, between Moffett Boulevard and Santa Rosa Avenue, in the CRA (Commercial Residential-Arterial) District. *Project is subject to SB 330 and State Density Bonus Law.*

**1155 and 1185 Terra Bella Avenue:** On November 23, 2022, the Zoning Administrator and Subdivision Committee jointly approved a Development Review Permit to construct a three-story, 20,000 square foot office building with a surface parking lot; a Heritage Tree Removal

Permit to remove three Heritage trees; and a Lot Line Adjustment to combine two lots into one 1.3-acre project site. This project is located on the south side of Terra Bella Avenue, between North Shoreline Boulevard and Linda Vista Avenue, in the MM (General Industrial) and ML (Limited Industrial) Districts.

**1020 Terra Bella Avenue:** On March 14, 2023, City Council approved a General Plan Map Amendment from General Industrial (MM) to High-Density Residential (R4); a Zoning Map Amendment from the MM (General Industrial) Zoning District to the P (Planned Community) Zoning District; a Planned Community Permit and Development Review Permit to construct a six-story, 108-unit affordable housing development with two manager units and a two-story above-grade parking garage, with a State Density Bonus and a development concession, replacing an existing commercial building; on a 1.04-acre project site. This project is located at the northwest corner of Terra Bella Avenue and San Rafael Avenue in the MM (General Industrial) Zoning District. *Project is subject to State Density Bonus Law.*

**1040 Terra Bella Avenue:** On March 14, 2023, the City Council approved a General Plan Text Amendment to increase allowable floor area ratio in the General Industrial Land Use Designation; a Zoning Map Amendment from the MM (General Industrial) Zoning District to the P (Planned Community) Zoning District; a Planned Community Permit and Development Review Permit to six-story and four-story personal storage buildings, replacing 18 existing one-story personal storage buildings, on a 3.8-acre site; and a 10-year Development Agreement. The project is located at the northwest corner of Terra Bella Avenue and San Rafael Avenue in the MM (General Industrial) Zoning District.

### **Under Construction**

**186 East Middlefield Road:** On May 17, 2016, the City Council approved a Planned Unit Development Permit and Development Review Permit for an eight-unit condominium project with an aboveground parking podium, replacing several small residential structures, and a Heritage Tree Removal Permit to remove four Heritage trees. The project spans the block between East Middlefield Road and Flynn Avenue between Tyrella Avenue and North Whisman Road in the R3-2 (Multiple-Family Residential) Zoning District.

**2600 Marine Way (Intuit):** On June 10, 2014, the City Council approved a Development Agreement; a Zoning Map Amendment from the ML (Limited Industrial) Zoning District to the P (Planned Community) Zoning District; a Planned Community Permit for two new office buildings totaling 364,000 square feet and two new parking structures; and a Heritage Tree Removal Permit to remove 40 Heritage trees located on a 9.62-acre project site. The project is located on six parcels south of Garcia Avenue and east of Bayshore Parkway, three parcels north of Garcia Avenue and east of Marine Way, and one parcel south of Casey Avenue (Casey Site) in the P(39) (North Bayshore) Precise Plan.

**1001 North Shoreline Boulevard:** On August 25, 2020, the City Council approved a General Plan Map Amendment from General Industrial to Mixed-Use Center and related General Plan text

amendments; a Zoning Map Amendment from the ML (Limited Industrial) and MM (General Industrial) Zoning Districts to the P (Planned Community) District; a Planned Community Permit and Development Review Permit to construct a seven-story, 203-unit apartment building with two levels of podium parking, a seven-story, 100 condominium-unit building with two levels of podium parking, and a six-level parking structure to accommodate the existing 111,443 square foot office building to remain on a 7.8-acre project site; a Heritage Tree Removal Permit to remove 23 Heritage trees; and a Tentative Tract Map to subdivide one existing parcel into five parcels associated with an office building, parking garage, two residential buildings, and a common lot. The project is located on the northeast corner of North Shoreline Boulevard and Terra Bella Avenue in the ML (Limited Industrial) and MM (General Industrial) Zoning Districts.

**777 West Middlefield Road:** On May 21, 2019, the City Council approved a General Plan Amendment from Medium-Density Residential to High-Density Residential; a Zoning Map Amendment from the R3-2 (Multiple-Family Residential) to the P (Planned Community) Zoning District; a Planned Community Permit and Development Review Permit to construct 716 new apartment units (including 144 affordable units), replacing 208 existing apartment units; and a Heritage Tree Removal Permit to remove 127 Heritage trees; and a Preliminary Parcel Map to create two parcels on a 9.84-acre project site. The project is located on the west side of West Middlefield Road between North Shoreline Boulevard and Moffett Boulevard in the R3-2 (Multiple-Family Residential) Zoning District.

**1860-2159 Landings Drive, 1014-1058 Huff Avenue, 900 Alta Avenue, 2000 North Shoreline Boulevard (Google Landings):** On June 23, 2020, the City Council approved a Master Plan to allow for shared district parking for multiple sites in the North Bayshore; a Planned Community Permit and Development Review Permit to construct a six-story, 800,000 square foot office building with one level of podium parking, and a four-level parking structure to replace an existing office building on a 30-acre project site; and a Heritage Tree Removal Permit to remove 387 Heritage trees. The project encompasses three separate sites: (1) a proposed new office building on Landings Drive south of Charleston Road, west of Permanente Creek, and north of U.S. 101; (2) a proposed new parking structure between Alta Avenue and Huff Avenue at midblock between Charleston Road and Plymouth Street; and (3) a proposed new parking lot at 1851 Charleston Road to serve the office building at 1875 Charleston Road north of the Landings office building. All sites are located in the P(39) (North Bayshore) Precise Plan.

**600 Ellis Street:** On November 17, 2020, the City Council approved a Planned Community Permit and Development Review Permit for a six-story, 259,595 square foot office building and eight-level parking structure; an 80,000 square foot Transfer of Development Rights from the Los Altos School District TDR Program; Heritage Tree Removal Permit to remove 23 Heritage trees; a Lot Line Adjustment to combine two lots into one lot; and a Development Agreement on a 4.45-acre project site. The project is located on the southwest corner of Fairchild Drive and Ellis Street in the P(41) (East Whisman) Precise Plan.

**1255 Pear Avenue:** On October 14, 2020, the Zoning Administrator and Subdivision Committee jointly approved a request for a one-year Permit Extension to a previously approved Planned

Community Permit and Development Review Permit for a mixed-use development of a 231,210 square foot office building and 635 multi-family residential units, retaining an existing 156,317 square foot office building, and demolishing an existing 103,513 square foot industrial building; and a Heritage Tree Removal Permit to remove 84 Heritage trees and a Tentative Map. This project extends north of La Avenida to Space Park Way, between Inigo Way and Armand Avenue, in the P(39) (North Bayshore) Precise Plan.

**2000 North Shoreline Boulevard (Charleston East):** On March 8, 2017, the City Council approved a Planned Community Permit and Development Review Permit for a two-story, 595,000 square foot office building and a Heritage Tree Removal Permit to remove 196 Heritage trees on a vacant 18.6-acre project site. The project is located on the northwest corner of Charleston Road and North Shoreline Boulevard in the P(39) (North Bayshore) Precise Plan.

## PUBLIC WORKS UPDATE

### Drought Update

Water supply conditions in California have improved significantly this winter. The Statewide snowpack is 253% of normal, and many reservoirs are above historical levels for this time of year. Governor Newsom issued an Executive Order on March 24 rescinding his requirement for water agencies to enforce Stage 2 of their Water Shortage Contingency Plan. In response to the Governor's actions and current water supply conditions, the City's two wholesale water suppliers (Santa Clara Valley Water District and San Francisco Public Utilities Commission—Hetch Hetchy) both voted on April 11 to rescind their local drought emergencies. Mountain View's City Council is scheduled to consider rescinding the City's Water Shortage Emergency Condition on May 23.

### Safe Routes to Schools Program

In the 2022-23 school year, City staff and consultants have provided transportation safety training to 3,500 students at elementary and middle schools in Mountain View; conducted four Citywide and middle school bike rodeos; held two free bike repair events; managed 12 hip hop musical assemblies on traffic safety for 4,000 K-8 students; carried out 15 walk audits with 40 parents and a dozen principals; conducted travel surveys for all public schools; and collected and analyzed surveys completed by over 1,000 parents. The City will be continuing these activities next school year.

The City has also expanded the crossing guard program from nine to 15 crossing guards, and Transportation staff has established a SRTS Coordination Committee to obtain input from school districts, principals, parents, students, and Police. For more information, visit [MountainView.gov/SafeRoutes](https://MountainView.gov/SafeRoutes) or email [saferoutestoschool@mountainview.gov](mailto:saferoutestoschool@mountainview.gov).

## **Active Transportation Plan**

The City has recently kicked off work on the Active Transportation Plan (ATP). The ATP will update and integrate the City's 2015 Bicycle Transportation Plan and 2014 Pedestrian Master Plan to provide an up-to-date and cohesive Citywide plan for active transportation networks, facilities, and supportive policies. The plan will also incorporate principles developed as part of the Biodiversity Framework to ensure that complementary green street elements are considered in conjunction with active transportation facilities. Please sign up at [MountainView.gov/MyMV](https://MountainView.gov/MyMV) to receive updates about the plan and invitations to community meetings.

## **Mountain View Community Shuttle Update**

The Mountain View Community Shuttle is a fare-free service that provides connections between residential neighborhoods and key destinations in Mountain View. The Community Shuttle operates weekdays from 7:00 a.m. to 7:00 p.m. and on the weekends from 10:00 a.m. to 6:00 p.m. Shuttle ridership, which dropped as low as 27% during the pandemic, has now recovered to 104% of prepandemic levels. For more information, visit [MVCommunityShuttle.com](https://MVCommunityShuttle.com) or call 855-730-RIDE (7433).

## **Mountain View Community Shuttle—EV Charging Units**

Design has commenced on a small site near the corner of Inigo Way and La Avenida to install four fast direct current (DC) chargers and associated site improvements. Once completed, this project will allow the recently purchased replacement fleet of all-electric Mountain View Community Shuttles to recharge. The EV Shuttle fleet currently in use is charging at Google's Crittenden Lane parking lot. Once the new fleet of shuttles is delivered this spring, they will continue to charge at the Google site until the Inigo Way chargers are operational.

## **Charleston Road Corridor**

This project consists of multi-modal transit improvements, including converting one of the two existing lanes in each direction on Charleston Road into a dedicated transit lane; and constructing protected bikeways, new sidewalks, protected intersection improvements, traffic signal reconfigurations, and green street elements. The project limits are from Rengstorff Avenue to North Shoreline Boulevard. The first phase from North Shoreline Boulevard to Huff Avenue is complete. Phases 2 and 3 from Huff Avenue to Rengstorff Avenue are in design and construction and is anticipated in 2024.

## **East Whisman Area Transit-Oriented Development Improvements, Phase II**

This project provides pedestrian and bicycle improvements on Ellis Street between Manila Avenue and Fairchild Drive. The project will provide a new multi-use pathway, storm drainage improvements, striping, and green bike lanes as well as other pavement markings. The project design is scheduled for June 2023 with construction to follow immediately.

### **Street Resurfacing and Slurry Seal Program**

The City's planned pavement improvements for 2023 to 2026 can be seen in [this figure](#) with more information available at [MountainView.gov/PCI](https://MountainView.gov/PCI). As shown on the map, several streets in the Moffett Boulevard/Whisman Road area are planned to receive pavement improvements during this time, with some of these projects described further below.

### **Leong Drive and Fairchild Drive Pavement Rehabilitation**

This project will rehabilitate the pavement on Leong Drive from Walker Drive to Fairchild Drive, and on Fairchild Drive from Leong Drive to Ellis Street. The project will include bike and pedestrian improvements as well as curb ramp upgrades. The project start construction in summer 2023.

### **Moffett Boulevard Complete Streets**

This project will repave and install Class II bike lanes and Class IV protected bikeways between Middlefield Road and the northern terminus of Moffett Boulevard (Clark Road), fill in a sidewalk gap closure between Stevens Creek Trail and Leong Drive, and provide intersection improvements at Moffett Boulevard/State Route 85. This project received Federal grant funding earlier this year to help fund these improvements. The project design will begin in 2024, and construction is anticipated to begin at the end of 2025.

### **Middlefield Road Complete Streets**

This project will repave Middlefield Road between Moffett Boulevard and Whisman Road and install new Class IV protected bikeways between Moffett Boulevard and Bernardo Avenue, consistent with the Bicycle Transportation Plan. This project received Federal grant funding earlier this year to help fund these improvements. This project design will begin summer 2023, and construction is anticipated to begin at the end of 2024.

### **Shoreline Boulevard at U.S. 101—Bicycle/Pedestrian Bridge**

The City has begun the preliminary design of a bicycle/pedestrian bridge at Shoreline Boulevard and U.S. 101 to provide unimpeded bicycle/pedestrian access separate from the high-vehicular volume at the freeway interchange. In April 2020, the City Council reviewed the bridge conceptual layout, which includes a 0.67-mile long off-road bicycle/pedestrian crossing with two 7' lanes for bicyclists and a 6' lane for pedestrians along Shoreline Boulevard between Terra Bella Avenue and Pear Avenue. Preliminary design is currently under Caltrans review and scheduled to be completed by summer 2023 with final design to follow.



### **Northbound Shoreline Boulevard/U.S. 101 Off-Ramp Realignment Project**

The Northbound Shoreline Boulevard/U.S. 101 Off-Ramp Realignment project will improve traffic operations at the northbound Shoreline Boulevard/U.S. 101 off-ramp intersection and improve local circulation and access to the area. The project includes: realigning the existing northbound U.S. 101 off-ramp to intersect with La Avenida west of Inigo Way with a new traffic signal; modifying the existing five-legged intersection at U.S. 101 northbound off-ramp/Shoreline Boulevard/La Avenida to a four-legged intersection and modifying the traffic signal; reverting La Avenida to a two-way street and widening it to five lanes; eliminating the existing northbound off-ramp at Shoreline Boulevard; constructing a right-turn only lane on northbound Shoreline Boulevard at La Avenida; and constructing a dedicated bus lane on the off-ramp. Staff has been working closely with Caltrans on this project because the project modifies a Caltrans interchange ramp. Currently, the project is under design with construction tentatively scheduled to start in summer 2024.

### **Shoreline Boulevard Bus Lane and Utility Improvements Project**

This project will construct a dedicated center-running reversible bus lane and improved pedestrian and bicyclist facilities on North Shoreline Boulevard between Middlefield Road and Pear Avenue. The project will improve the flow of buses along the Shoreline Boulevard corridor and will not eliminate any existing vehicle lanes. Water and sewer pipelines on Shoreline Boulevard between Middlefield Road and U.S. 101 will also be replaced. The project is currently undergoing redesign to eliminate utility conflicts and remove the proposed second left-turn lanes on West Middlefield Road. Due to these redesign efforts, the City will be rebidding the project and awarding a new construction contract in 2024.

### **Plymouth Street/Space Park Way Road Realignment**

This project will realign Plymouth Street between Joaquin Road and North Shoreline Boulevard to connect with and create a four-way signalized intersection at Space Park Way and North Shoreline Boulevard. It includes an additional left-turn lane from northbound North Shoreline Boulevard to westbound Plymouth Street and include North Bayshore Precise Plan complete street elements that will improve bicycle and pedestrian connectivity and support transit services. Improvements include: a two-way cycle track on the west side of North Shoreline Boulevard, protected intersection improvements, separated sidewalks, bike lanes on Plymouth Street, green street elements, and the extension of the reversible transit lane on North Shoreline Boulevard from Pear Avenue to the realigned Plymouth Street/Space Park Way intersection. The Project will be implemented in three phases due to the project's timing needs and specialized nature of the contractors needed. The phases include tree removals, building demolition, and street realignment. The first two phases, tree removals and building demolitions, will begin in fall 2023.

### **Stierlin Road Bicycle/Pedestrian Improvements**

The Stierlin Road Bicycle/Pedestrian Improvements project will improve bicycle and pedestrian facilities at several locations along Stierlin Road (entire length) and North Shoreline Boulevard (Stierlin Road to Middlefield Road). The project will include the following features where feasible: protected bikeways on North Shoreline Boulevard between Stierlin Road/Montecito Avenue and Middlefield Road, a pedestrian crossing on North Shoreline Boulevard north of Stierlin Road/Montecito Avenue, a protected intersection at Stierlin Road/Montecito Avenue/Shoreline Boulevard, green bike lanes and sharrows, traffic-calming elements, including speed hump(s) and/or curb bulb-outs, high-visibility crosswalks, and new street lights. In 2021, this project was identified for a “Quick Strike” grant. Construction is scheduled to start in 2023 following approval from Caltrans, the grant administrator.

### **Transit Center Grade Separation and Access Project**

The Transit Center Grade Separation and Access Project will improve safety, capacity, and multi-modal access to the Transit Center and downtown Mountain View. The project includes closure of the Castro street crossing of the train tracks, a new Evelyn Avenue ramp to Shoreline Boulevard, a pedestrian and bicycle undercrossing of the train tracks and Central Expressway, and additional bicycle and shuttle access improvements. Caltrain is managing the final design of the project with the City as the project sponsor and in partnership with the Valley Transportation Authority (VTA). For more information on the project, visit [MountainViewTransitCenter.com](https://www.mountainviewtransitcenter.com).

### **Downtown Utility Improvements**

This project will address City utilities within the Mountain View Transit Center Grade Separation and Access Project footprint prior to the project construction. The utility project includes relocating and upsizing one of the City’s 16” water transmission mains and the removal/abandonment and relocation of an existing 24” storm drain, both of which are within the Central Expressway/Moffett Boulevard/Castro Street intersection, and upsizing an existing sewer main on West Evelyn Avenue. A new 18” water transmission main is proposed north of Central Expressway northeast along Elmwood Street, east on Jackson Street (across Stierlin Road), north on Moffett Boulevard, and east on Central Avenue through the intersection with Santa Rosa Avenue. Utility relocations will also occur along West Evelyn Avenue to accommodate the new ramp from West Evelyn Avenue to Shoreline Boulevard as part of the grade separation project. In addition to preparing for the grade separation, these utility improvements meet projected increased demand for water and sewer and replace some of the aging infrastructure. The utility relocation design is in preliminary design and is anticipated to be completed early 2024 with construction to follow in summer 2024.

### **Moffett/Middlefield Sewer Improvements**

The City has a long-term plan to reduce vulnerable utility crossings of major highways and creeks. One such crossing was a sewer main that crosses Stevens Creek and State Route 85 near Moffett

Boulevard, which was strategically planned for abandonment by constructing new sewer mains and reversing sewage flow away from Stevens Creek and Highway 85. Part of this work has been completed. The remaining work is the proposed Middlefield and Moffett Sewer Replacement Project which will abandon the sewer main that parallels Stevens Creek and the crossing at State Route 85 by redirecting sewage to south on Moffett Boulevard and west on West Middlefield Road. Project design is under way and anticipated to be completed at the end of 2024 with construction to follow in 2025.

### **Water and Sewer Main Crossing U.S. 101 at Shoreline Boulevard**

The City will be relocating the water and sewer mains under U.S. 101 along North Shoreline Boulevard from south of the freeway to La Avenida, Inigo Avenue, and Pear Avenue. Project design is scheduled to be completed in June 2023 with construction to start in summer 2023.

### **Recycling and Zero Waste**

Coming this August through September, new green compost carts will replace old brown yard trimmings carts. For more information about this project and the City's recycling programs, visit [MVRecycle.org](http://MVRecycle.org) or contact us at [Recycle@MountainView.gov](mailto:Recycle@MountainView.gov) or 650-903-6311.

For missed trash collection, broken containers repair, scheduling an on-call plus appointment for extra trash and bulky goods, or to order large debris box services contact Recology at [ContactUsRMV@Recology.com](mailto:ContactUsRMV@Recology.com) or 650-967-3034.

### **Street Sweeping**

The City sweeps our streets twice per month. Some areas are swept more frequently, so check the street sweeping map and schedule at [MountainView.gov/StreetSweeping](http://MountainView.gov/StreetSweeping).

Please remember to move your vehicle and other obstructions on the street before 6:00 a.m. on the day of your scheduled sweep.

### **Sea Level Rise**

Sea level rise is a significant issue for the Bay Area. By 2060, it is estimated that sea level rise will affect more than 130,000 socially vulnerable residents, over 190,000 new and existing jobs, 5 million daily highway vehicle trips, and 20,000 acres of habitat such as marshes and wetlands. Although sea level rise has been gradual until now, by 2040, the rise is expected to accelerate. As sea levels rise, so do the risks. Mountain View is susceptible both to river and creek flooding from watershed runoff and coastal flooding from high tide and waves from the San Francisco Bay due to sea level rise. That is why the City has developed a comprehensive plan for the Shoreline Regional Park Community to address sea level rise that includes projects within the North Bayshore Area totaling nearly \$50 million to complete within the next 10 years, and an additional \$50 million in projects to construct over the longer term. These projects will protect both the

City and the Shoreline Regional Park Community and are funded by the Shoreline Regional Park Community, a separate legal entity from the City. Some of these projects are either completed or under way. For more information, visit the City's Climate Change Adaptation webpage at [mountainview.gov/depts/comdev/sustain/climate\\_change/adaptation.asp](http://mountainview.gov/depts/comdev/sustain/climate_change/adaptation.asp).

## COMMUNITY STABILIZATION AND FAIR RENT ACT

The Statewide Eviction Moratorium ended September 30, 2021, and State eviction protections ended July 1, 2022 for tenants financially affected by COVID-19; however, help for both tenants and landlords is available. The City of Mountain View's Housing and Eviction Help Center connects landlords and tenants in Mountain View with support services and housing resources in an effort to reduce evictions and stabilize the community. Community members can access information, receive one-on-one support, and apply for services provided by our community partners by attending Housing and Eviction Help Center Clinics, webinars, and pop-up events.

The Housing and Eviction Help Center provides community members with the following wraparound support services:

- **Housing Programs:** Learn about rent stabilization, apply for affordable housing, and connect with rental assistance programs.
- **Eviction Questions:** Review eviction notices and the eviction process with staff to understand what is happening and potential outcomes.
- **Legal Resources:** Connect to legal resources and assistance.
- **Support Services:** Obtain information on food distribution, financial assistance, mediation, homelessness prevention resources, and more.

Housing and Eviction Help Center  
Mountain View Public Library  
First and third Thursdays of the month, 1:00 p.m. to 5:00 p.m.  
585 Franklin Street, First Floor, Program Room

Attend virtually during clinic hours at [mountainview.gov/evictionhelpclinics](http://mountainview.gov/evictionhelpclinics). No appointment is needed.

Clinics are bilingual in English and Spanish.

Please email [MVRent@mountainview.gov](mailto:MVRent@mountainview.gov) to request translation support in other languages 48 hours in advance.