

DATE: December 2, 2025

TO: Downtown Committee

FROM: Vinson Kwan, Associate Planner

SUBJECT: **Downtown Development Update**

NEW CONSTRUCTION—RESIDENTIAL

1. **969 Hope Street and 679 Fairmont Avenue (Downtown Adjacent):** Request for a Development Review Permit, Planned Community Permit, Provisional Use Permit, and Vesting Tentative Map to construct a seven-story condominium project with one floor of underground parking for a total of 36 units, replacing an existing commercial building and a multi-family structure.

Applicant: Glen Yonekura, Castro GPRV 10 LLC

- Planning permit under review.

NOTE: This project is outside the Downtown Precise Plan boundary. The update is included here due to adjacency to the Downtown Precise Plan area.

2. **333 Franklin Street:** Request for a Development Review Permit and Planned Community Permit to construct a 12-unit apartment with two detached accessory dwelling units (ADU), replacing an existing eight-unit apartment building.

Applicant: Jenny Kang, Silicon Valley Custom Homes

- Planning permit under review.

3. **Lot 12:** Five-story affordable housing project with 120 rental units and one level of at-grade podium parking, replacing a public parking lot. The project modifications were submitted and approved on May 19, 2025. The modifications include a reduction in the number of on-site parking spaces and conversion of all ground-floor commercial uses to residential amenity areas.

Applicant: Related/Alta Housing

- Building permit under review.

NEW CONSTRUCTION—MIXED-USE

4. **Hope Street Lots:** A 120,601 square foot, five-story hotel building with three levels of subterranean parking, a 52,616 square foot mixed-use building with three levels of subterranean parking, and Hope Street improvements to replace existing City-owned Parking Lot Nos. 4 and 8.

Applicant: The Robert Green Company

- Completed building permit plans, but building permit has not been pulled. Applicant closed escrow on the Hope Street Lots Project in December 2022 and is currently in compliance with the Disposition and Development Agreement (DDA) terms for financing extensions.
5. **881 Castro Street:** Request for a Planned Community Permit and Development Review Permit to construct an eight-story mixed-use building with 140 units and 9,744 square feet of ground-floor commercial with two levels of below-grade parking, replacing three existing commercial properties and four residential units; and a Heritage Tree Removal Permit.

Applicant: Glen Yonekura, Castro GPRV 10 LLC

- Planning permit under review.

NEW CONSTRUCTION—COMMERCIAL

6. **701 West Evelyn Avenue:** Four-story, 28,090 square foot office space and 6,841 square foot ground-floor commercial space (former Subway Restaurant, Depot Garage, etc.). The project also includes a development agreement and will provide \$8 million to support downtown access and parking solutions.

Applicant: Vincent Woo, Marwood

- Approved by the City Council on November 7, 2023.

7. **756 California Street:** Three-story, 7,664 square foot office building with ground-floor medical office.

Applicant: 756 California LLC

- Awaiting building permit submittal.

- The project was approved by the City Council on February 22, 2022, and a two-year permit extension was approved by the Zoning Administrator on August 7, 2024.

8. **747 West Dana Street:** Three-story commercial building with 7,000 square feet of office and 1,600 square feet of ground-floor retail space.

Applicant: Ken Rodrigues, Kenneth Rodrigues and Partners, Inc.

- Under construction.

9. **590 Castro Street:** Four-story, 105,264 square foot commercial mixed-use building with a public plaza (Wells Fargo).

Applicant: Tim Steele, The Sobrato Organization

- Building permits under review.
- The project was approved by the City Council on August 20, 2022, and a two-year permit and map extension were approved at the Administrative Zoning/Subdivision Committee hearing on November 13, 2024.

10. **705 West Dana Street:** Three-story, 18,800 square foot commercial building with ground-floor restaurant and upper-floor administrative office with one level of underground public parking, replacing an existing auto repair shop.

Applicant: Lund Smith, Hope Dana LP

- Approved by the City Council on November 14, 2023.
- Awaiting building permit submittal.

FACADE IMPROVEMENTS AND NEW TENANTS

11. **194-198 Castro Street:** Three-story, 5,733 square foot building addition with a roof deck to an existing two-story, 7,608 square foot historic building with office and ground-floor restaurant, replacing an existing outdoor patio.

Applicant: Chee-Yee Chong, Hanson America, LLC

- Approved by the City Council on October 8, 2024.
- Awaiting building permit submittal.

12. **236 Castro Street:** New front addition and facade modification at an existing multi-tenant commercial building.

Applicant: Boyd Smith, Smith Development

- Approved by the Zoning Administrator on April 24, 2024.
- Building permit under review.

13. **262 Castro Street:** Medical service, including massage and acupuncture, to replace an existing furniture store.

Applicant: Caroline Huibo Chen, Phoenix Massage Spa

- Approved by the Zoning Administrator on April 23, 2025.
- Building permit under review.

14. **312 Castro Street:** New front addition and facade modifications to the building frontage of an existing commercial building.

Applicant: Michael Dern, DERN Architecture + Development

- Approved by the Zoning Administrator on September 24, 2025.
- Building permit under review.

15. **382-384 Castro Street:** New office use in an existing 1,081 square foot commercial tenant space, expanding a previously approved ground-floor office use in the adjacent tenant space, and a new trash enclosure for the expanded office use.

Applicant: Malika Junaid and Junaid Qurashi, M. Designs Architects

- Approved by the Zoning Administrator on May 8, 2024.
- Under construction.

16. **384 Castro Street:** Minor facade modifications to an existing commercial tenant space.

Applicant: Maria Abreu, M. Designs Architects

- Approved by the Planning Division on April 4, 2025.
- Building permit under review.

17. **185 Castro Street:** Minor facade modification consisting of a new storefront window system for an existing commercial building.

Applicant: James Rizzo, Rizzo Associates

- Approved by the Planning Division on November 17, 2025.
- Awaiting building permit submittal.

18. **748 Mercy Street:** Minor facade modification consisting of reroofing, reduction of steeple height, widening of main doors, and replacement of windows for an existing church.

Applicant: John Miller, John Miller Architects

- Approved by the Planning Division on September 9, 2025.
- Building permit under review.

19. **682 Villa Street:** Minor facade modifications consisting of refreshed material finishes, new windows in existing openings, and an upgraded entry stair for an existing commercial building.

Applicant: Boyd Smith, Hope Villa LP

- Approved by the Planning Division on September 15, 2025.
- Building permit under review.

20. **747 West Dana Street:** New dessert shop (Tong Sui) at the ground floor retail space of the new building.

Applicant: Ken Rodrigues, Kenneth Rodrigues and Partners, Inc.

- Building permits under review.

21. **250 Bryant Street:** New office tenant (Lightmatter) to replace an existing office tenant at the first and third floor of existing office building.

Applicant: Ken Rodrigues, Kenneth Rodrigues and Partners, Inc.

- Building permits under review.

PROVISIONAL USE PERMITS

22. **228 Castro Street:** Request for a modification to an existing Provisional Use Permit for a nightclub to allow additional nights of live entertainment and to expand clientele from 21+ to 18+ on a 0.17-acre site. This project is located on the west side of Castro Street, between Villa Street and West Dana Street.

Applicant: Marina Keith, Monte Carlo Night Club

- Planning permit under review.

CITY PROJECTS

23. **Downtown Precise Plan Comprehensive Update:** The update project includes a comprehensive update to the Downtown P(19) Precise Plan to align the Plan to the City's vision for downtown. The update includes developing objective development standards, evaluating current design standards, land uses, parking, signage regulations, and other strategies. The process includes public outreach and Study Sessions with the Environmental Planning Commission and City Council.

Council provided input on the project scope, timeline, and community outreach plan at a Council Study Session on November 7, 2023 and authorized a professional services agreement for the project on May 28, 2024. City staff conducted a series of engagement events between January and June 2025 to gather early community input on the Downtown Precise Plan Update. The City also hosted a Community Visioning Workshop on August 14 with approximately 85 community members in attendance. The meeting was intended to gather community ideas and aspirations for the future of downtown.

The project team is incorporating research and community and stakeholder feedback into a draft existing conditions analysis and vision for downtown Mountain View, which is expected to be completed in Q4 2025. Presentation of the vision framework and existing conditions and site assessment to the Environmental Planning Commission (EPC) and Council is planned to occur by Q2 2026. These materials, along with project updates, will be available on the Downtown Precise Plan webpage in the coming months.

Following the review and finalization of the existing conditions analysis and vision framework, staff and the consultant will develop plan concepts and alternatives, complete technical studies and explore policy options and strategies, and continue to facilitate a robust community input process. Staff expects to prepare a draft Precise Plan and draft Environmental Impact Report (EIR) in 2026. Review of the draft plan and draft EIR, including pop-up events, a community workshop, and EPC and Council meetings, is planned for 2027.

Progress on the Downtown Precise Plan Update has been affected by emergent work caused by passage of Assembly Bill 130, which created a new statutory exemption from the California Environmental Quality Act (CEQA) and shortened the environmental review process for several projects since July 2025. This has diverted staff resources to process these projects on compressed timelines. Progress has also been affected by the passage of Senate Bill 79, which changes allowable land uses within one-half mile of rail transit stops in Mountain View and applies to a large portion of the Precise Plan.

For further details, please refer to the project webpage: [Downtown Precise Plan Comprehensive Update](https://collaborate.mountainview.gov/downtown-precise-plan). Stay informed and share your feedback by visiting the new Downtown Precise Plan collaboration website: <https://collaborate.mountainview.gov/downtown-precise-plan>.

24. **Dark Sky Ordinance:** As identified as a priority project in the City Council's Fiscal Year 2023-25 Work Plan, the City of Mountain View has initiated work on developing a Citywide dark sky ordinance. The ordinance will establish objective exterior lighting standards intended to reduce light pollution, support wildlife, and maintain the community's ability to enjoy the night sky.

The ordinance will establish consistent requirements for lighting levels, fixture types, shielding, and operating practices for various development types throughout the City. These standards will help guide responsible lighting practices and enhance the quality of the nighttime environment.

Project work commenced in June 2025 with technical analysis and community engagement. Since then, staff has completed initial research and concluded the first round of stakeholder meetings in October 2025. Meetings were held with representatives from the Audubon Society, Sierra Club, Livable Mountain View, Green Spaces Mountain View, and the Mountain View Coalition for Sustainable Planning. Input collected from these groups will inform the development of ordinance concepts and priorities.

To gather additional community input in preparation for this ordinance, the City is offering an online survey to provide an opportunity for community members to share their input. The survey will remain open through **Wednesday, December 10, 2025**.

Following the public input phase, staff will prepare a draft ordinance for review and comment. The draft is expected to be presented to the EPC and subsequently to the City Council during public hearings in the second quarter of 2026. For additional information, project updates, and to receive meeting notifications, please visit the project webpage: <https://www.mountainview.gov/our-city/departments/community-development/planning/dark-sky-ordinance>.

CDD/VK-12-02-25M