

R3 Intensification: Potential Change Areas

City of Mountain View
R3 Zone Update
February 2025



OVERVIEW

In April 2024, the City Council expressed the following objectives for the R3 zone:

1. Creating opportunities for diverse unit types, including middle-income ownership and stacked flats.
2. Producing better design that reflects the community's vision through objective form-based standards such as pedestrian-friendly streetscapes, respectful transitions in building size, and more trees/landscaping.
3. Creating opportunities for neighborhood-serving uses.
4. Responding to State and Housing Element requirements.
5. Changing density in targeted areas to achieve desired goals, implementing changes to large parcel areas rather than small, and increasing the supply of housing.
6. Considering a series of incentives for developers that are more attractive than the State density bonus.
7. Encouraging parcel assembly.

With these objectives in mind, Council directed Planning staff to identify R3 zoned parcels for consideration of potential intensification based on the following criteria:

1. Existing General Plan and zoning designations: Target growth to most dense areas with Medium-High, High-Low, and High-Density General Plan designations.
2. Access to public transit: 5- to 15-minute walk radius, equivalent to about 1,000 to 3,000 feet.
3. Proximity to commercial areas.
4. Proximity to employment areas.
5. Along major corridors: Four-lane and larger arterials, such as Rengstorff Avenue, Middlefield Road, and Grant Road.
6. Parcel sizes that support the creation of parks and open space.
7. Realistic density increases: Areas where parcel pattern and existing uses do not constrain envisioned development.

In addition, the following criteria were used to limit the R3 zoned parcels for consideration of potential intensification in consideration of market realities and compatibility:

1. Smaller parcels of less than 25,000 square feet: this lot size typically cannot accommodate the building types appropriate for higher intensities
2. Parcels that are less likely to develop: Existing use, HOAs, etc would limit redevelopment potential, such as condos/rowhomes, institutional/churches/parks, recent development.
3. Parcels with significant R1/R2/Mobile Home adjacencies: Limited "Transition Zones" will apply within some potential change areas. An exception to this may apply near major freeways or major corridors (e.g., El Camino Real, California Street, etc.)

This document presents the 14 change areas identified using the methodology presented above.

- | | |
|---|------------------------|
| 1. Del Medio (South) | 8. Shoreline/Montecito |
| 2. Del Medio (North) | 9. San Veron Park Apts |
| 3. Middlefield/Independence | 10. Chateau Apts |
| 4. Paulson Parks Apts/Laurel Retirement Community | 11. Evelyn/Carson |
| 5. California/Ortega | 12. Central Park Apts |
| 6. California/Latham/Rengstorff | 13. Continental/Dale |
| 7. Park Plaza Apts | 14. Solano Apts |

For the potential change areas identified above, the average unit increase potential was calculated for each potential change area using the following methodology:

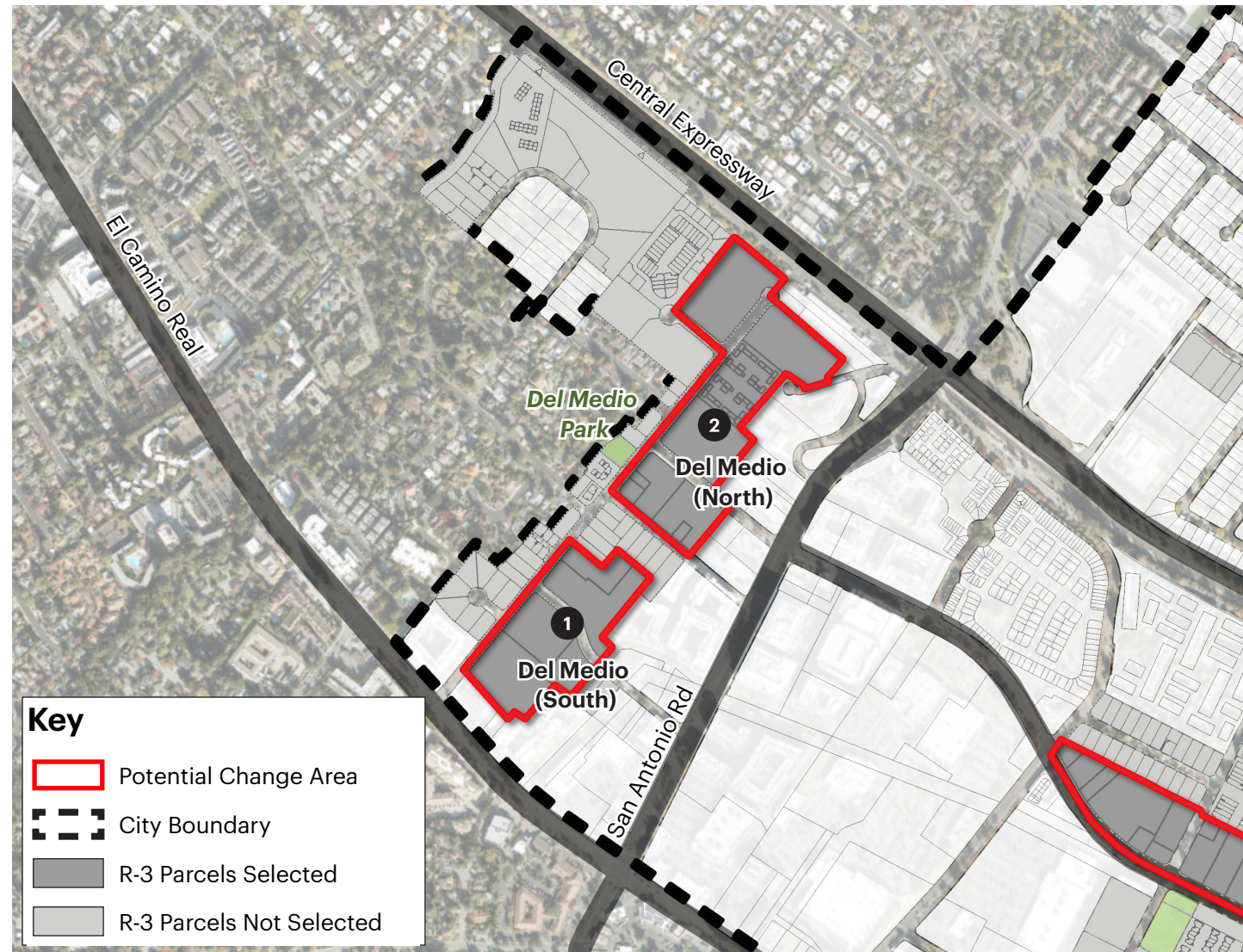
1. Density thresholds were identified by analyzing the financial feasibility of for-sale and rental building prototypes on medium (~30,000 sf) and large (~90,000 sf) lots.
2. Parcels with potential for infill/redevelopment were identified within each potential change area if they are large enough to accommodate typical building prototypes for medium and large lots. For these, an average of the densities for the for-rent and for-sale building prototypes was applied to calculate the average potential buildout (units).
Transition areas were adjusted based on the percent of the property in the transition area, and kept at the current allowed density.
3. Small parcels were assumed to redevelop at 35 units per acre.
4. Recent development and condominiums are unchanged. Proposed development assumes the project is built.
5. The average potential buildout was aggregated for the potential change area.
6. The average unit increase in potential was calculated as the difference between the average potential buildout and the existing units within the potential change area.

The unit potential is not a forecast or a realistic near-term projection. It is an estimate of the potential zoning capacity of the area.

The following pages provide detailed information on each potential change area with regard to its context and the average unit increase potential based on the methodology described above. Dashed lines around bus and rail transit stops indicate a 1/4 mile radius (approx. 5-minute walk).

R3 INTENSIFICATION: POTENTIAL CHANGE AREAS 1-2

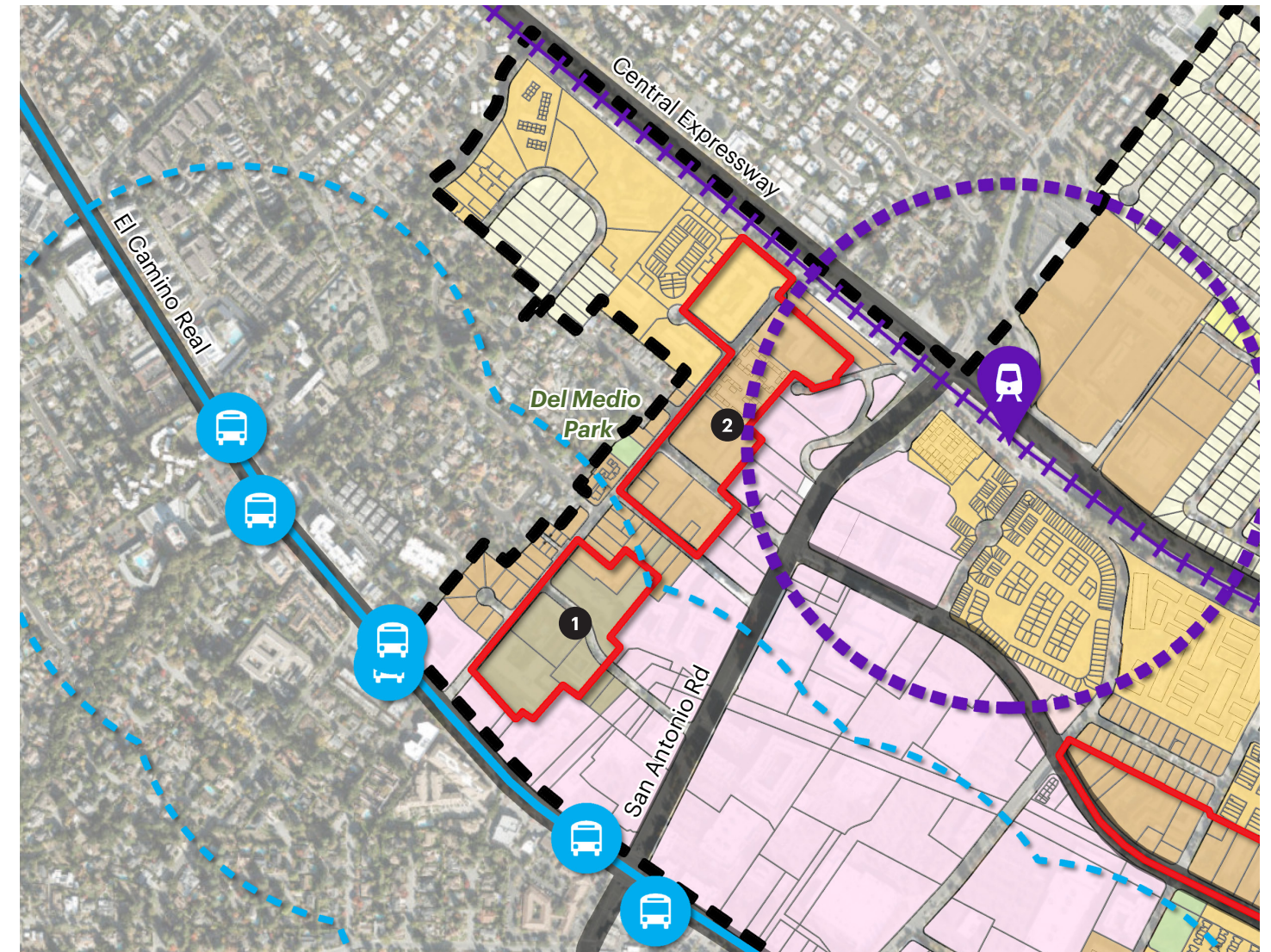
Change Areas Existing Context



	1	2
Change Area Size	8.5 ac	13 ac
Number of Parcels	5	9
Avg. Parcel Size	75,000 sf	65,000 sf
Avg. Parcel Width Along Street	285 ft	205 ft
Existing Units	407 du	394 du
Avg. Unit Increase Potential	481 du	733 du

Access to Parks: Del Medio Park is across Del Medio Avenue (approximately a 5-minute walk) from Change Areas 1 and 2.

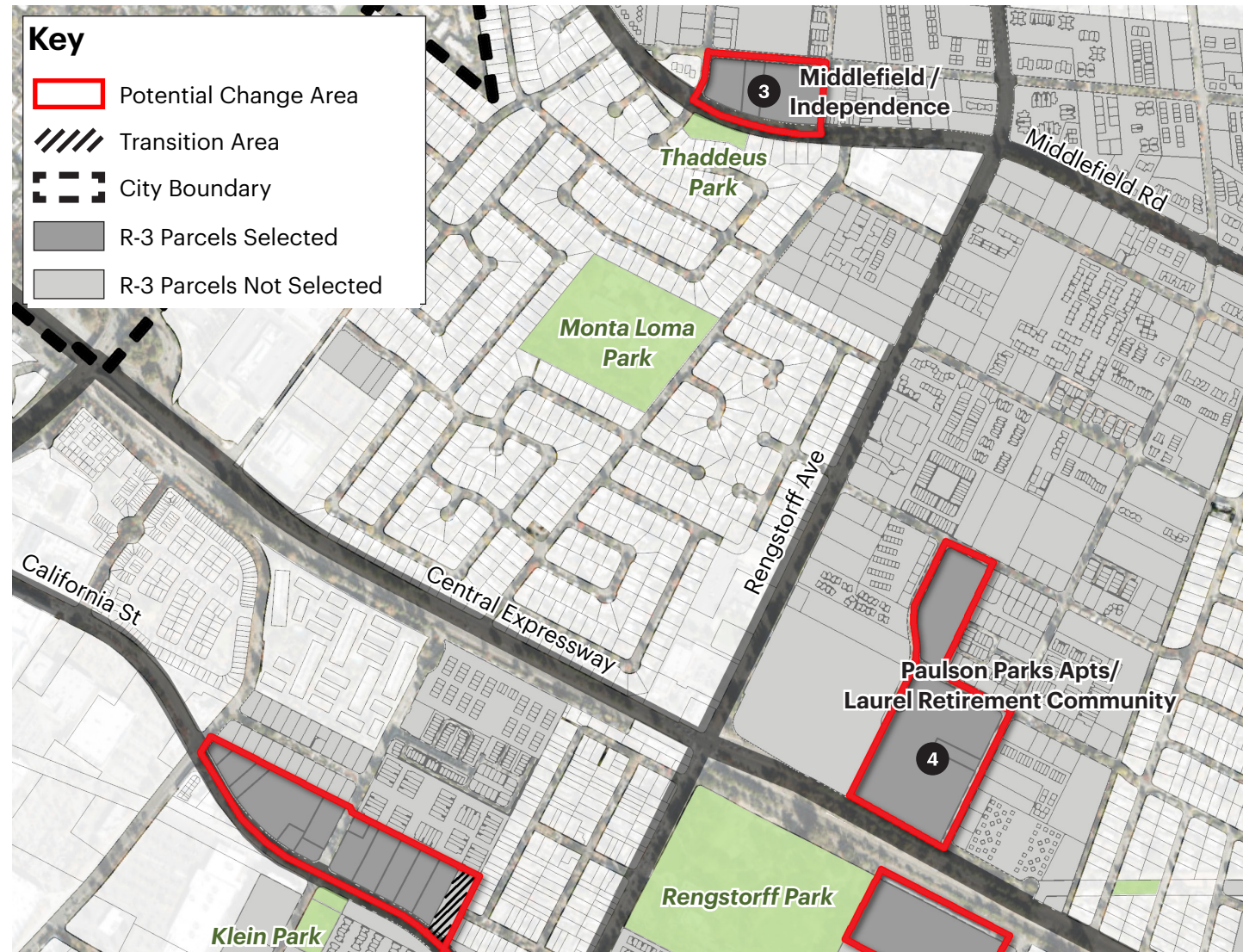
Surrounding General Plan Land Use Designations



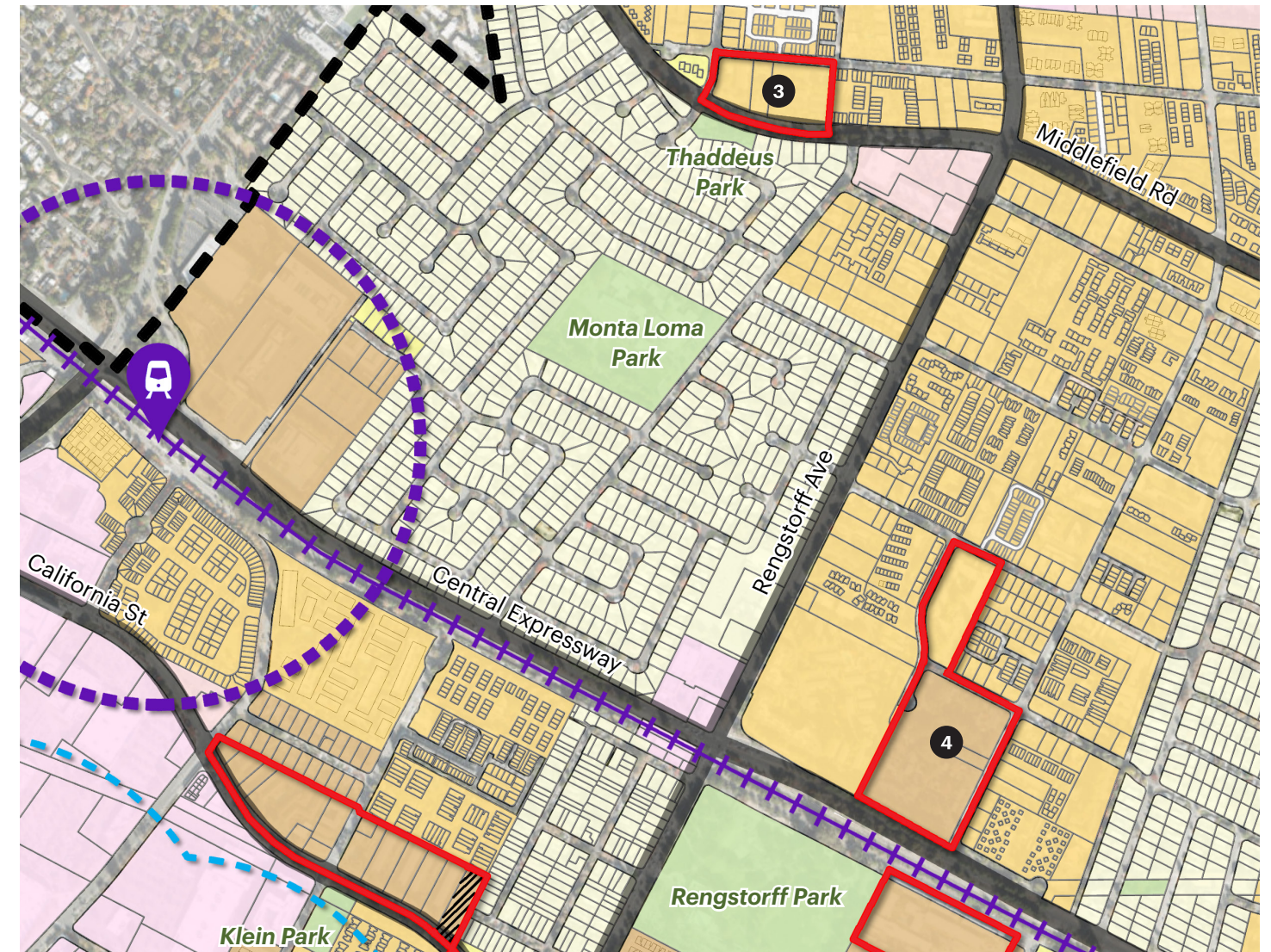
Symbol	Description	Description	Description
[Red Outline]	Potential Change Area	[Light Green]	Low-Density Residential (Up to 6 du/ac)
[Solid Black Line]	Highways/Major Arterials	[Yellow]	Medium-Density Residential (Up to 25 du/ac)
[Purple Dashed Line]	Railway	[Tan]	Medium High-Density Residential (Up to 35 du/ac)
[Purple Train Icon]	Caltrain/Light Rail Station	[Brown]	High-Density Residential (Up to 80 du/ac)
[Blue Line]	Major Transit Corridor	[Pink]	Mixed-Use
[Blue Bus Icon]	Bus Stops	[Light Green]	Institutional/Park
		[Dashed Black Line]	City Boundary

R3 INTENSIFICATION: POTENTIAL CHANGE AREAS 3-4

Change Areas Existing Context



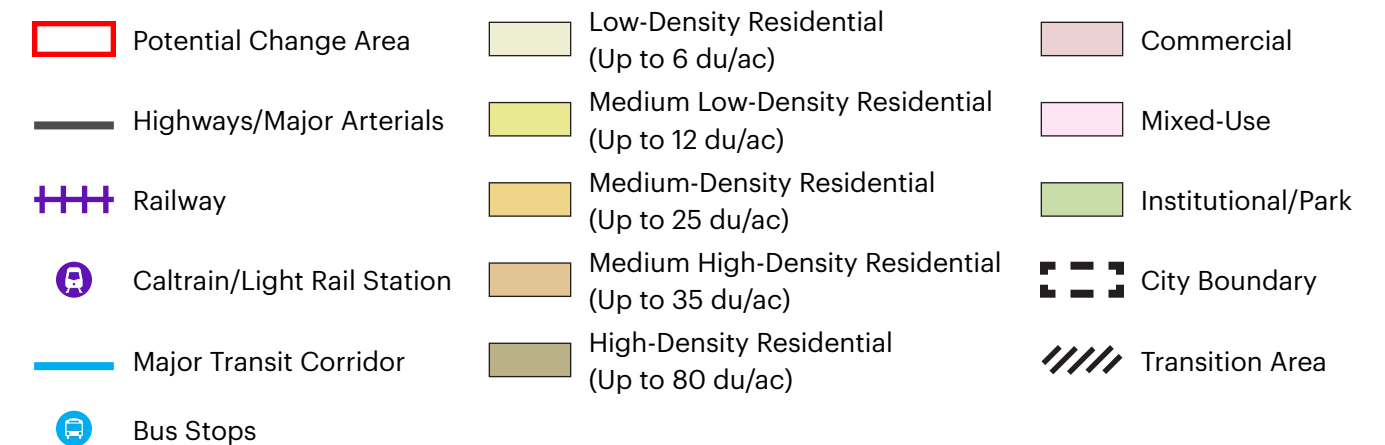
Surrounding General Plan Land Use Designations



	3	4
Change Area Size	3.5 ac	11 ac
Number of Parcels	3	3
Avg. Parcel Size	52,000 sf	166,000 sf
Avg. Parcel Width Along Street	200 ft	277 ft
Existing Units	58 du	338 du
Avg. Unit Increase Potential	269 du	817 du

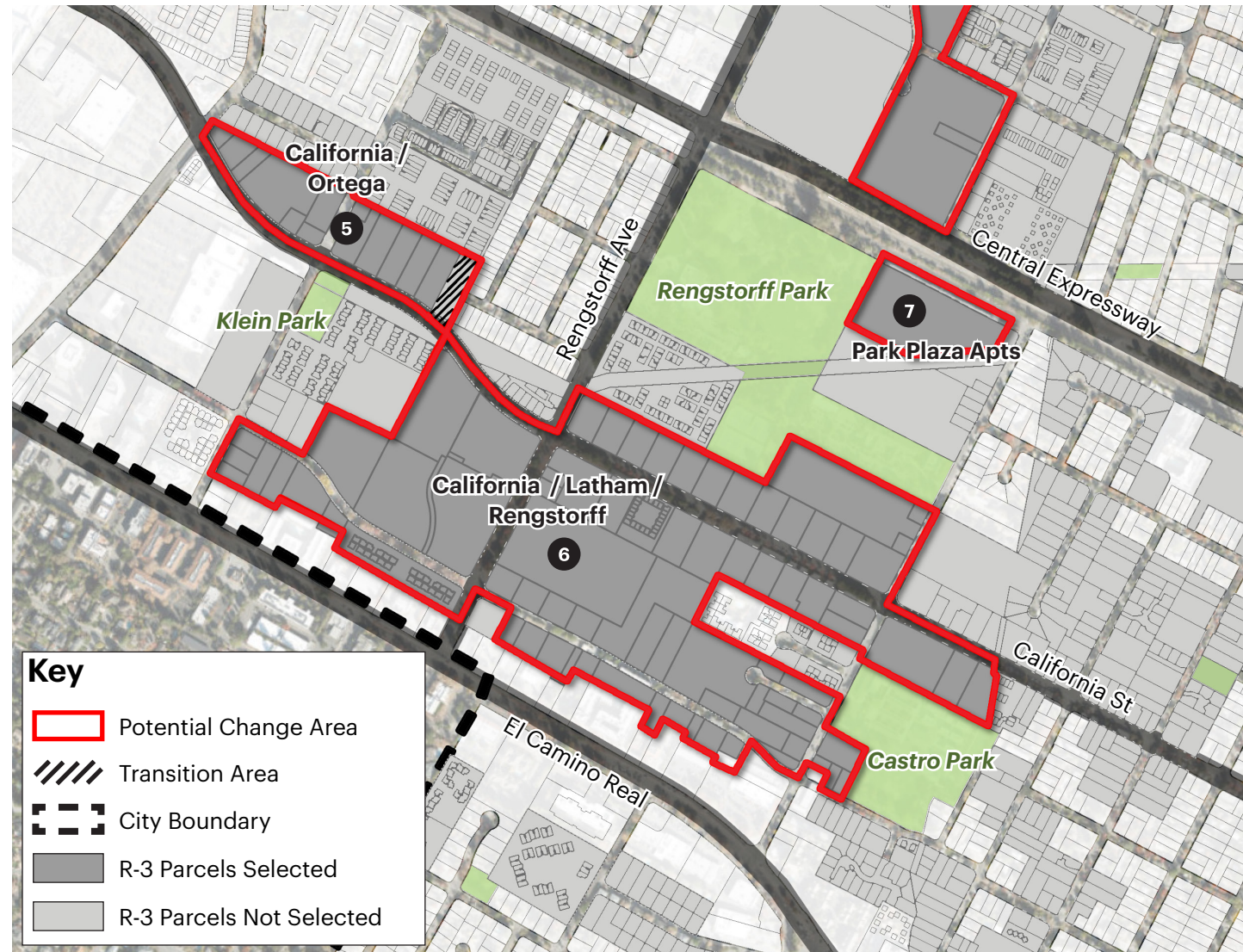
Access to Parks: Thaddeus Park on Middlefield Road is directly across from Change Area 3. Rengstorff Park on Central Expressway is directly across Change Area 4.

Key

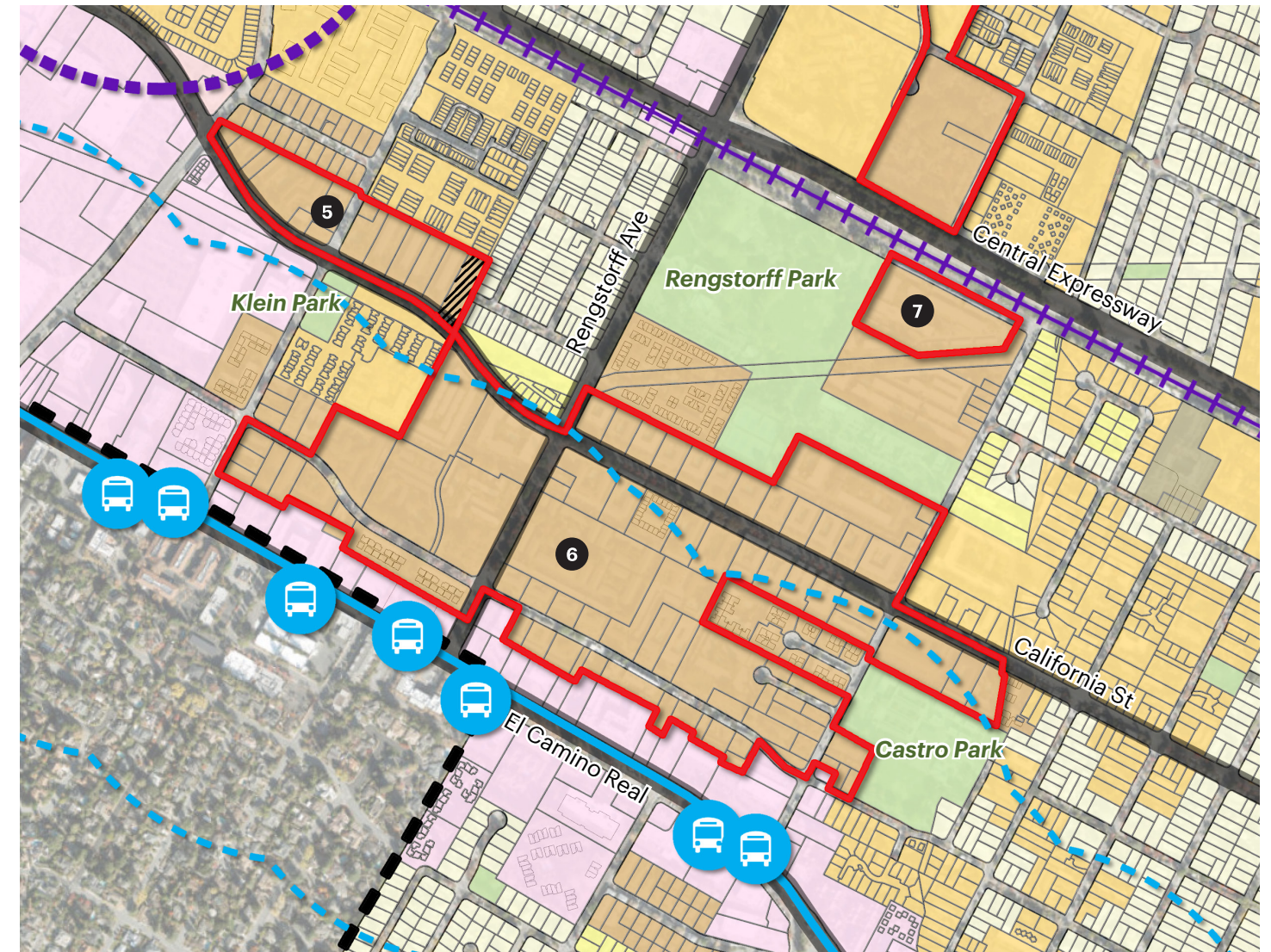


R3 INTENSIFICATION: POTENTIAL CHANGE AREAS 5-7

Change Areas Existing Context



Surrounding General Plan Land Use Designations

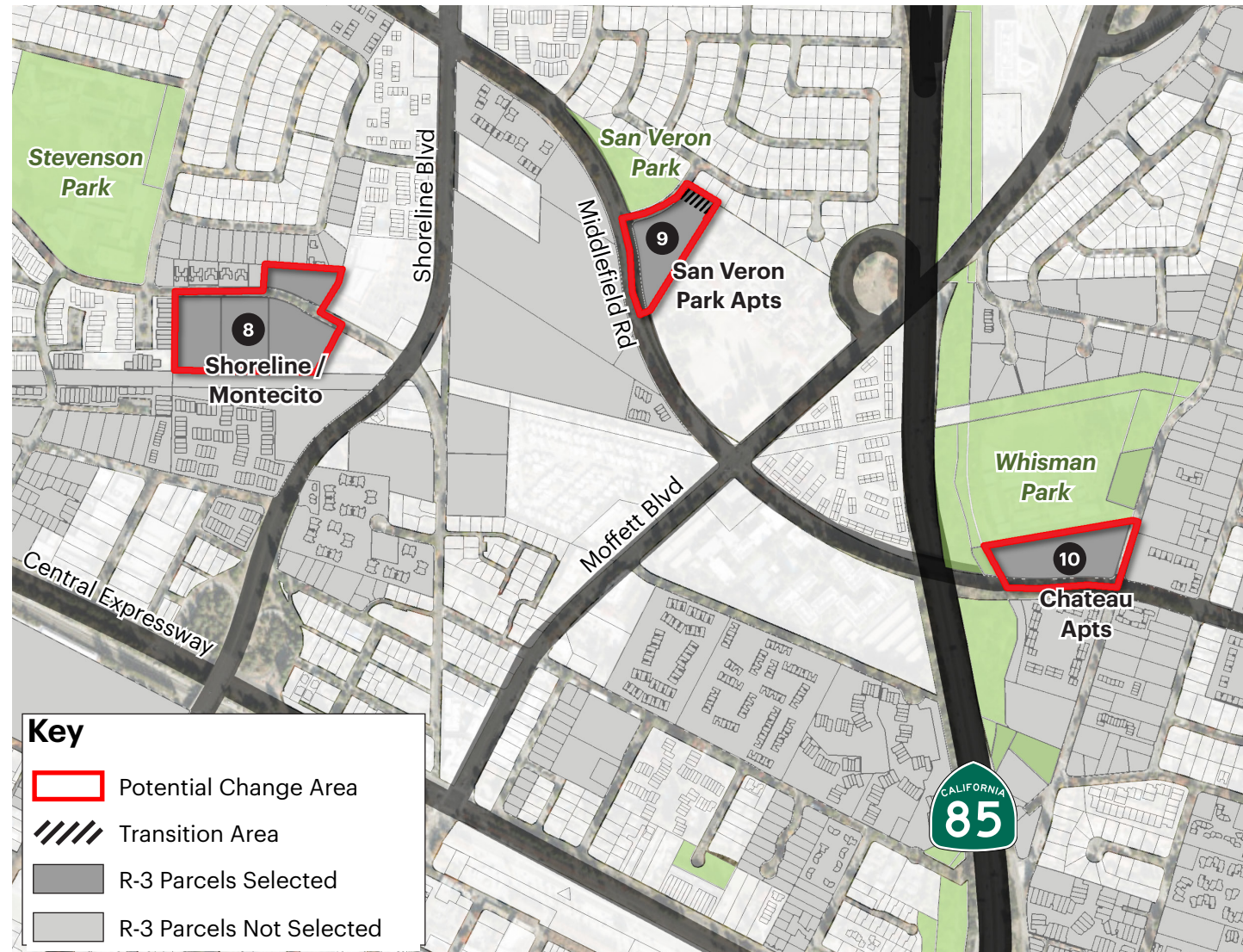


	5	6	7
Change Area Size	9 ac	73 ac	5 ac
Number of Parcels	14	72	1
Avg. Parcel Size	29,000 sf	41,000 sf	217,000 sf
Avg. Parcel Width Along Street	120 ft	150 ft	360 ft
Existing Units	322 du	2,176 du	155 du
Avg. Unit Increase Potential	423 du	4,276 du	371 du

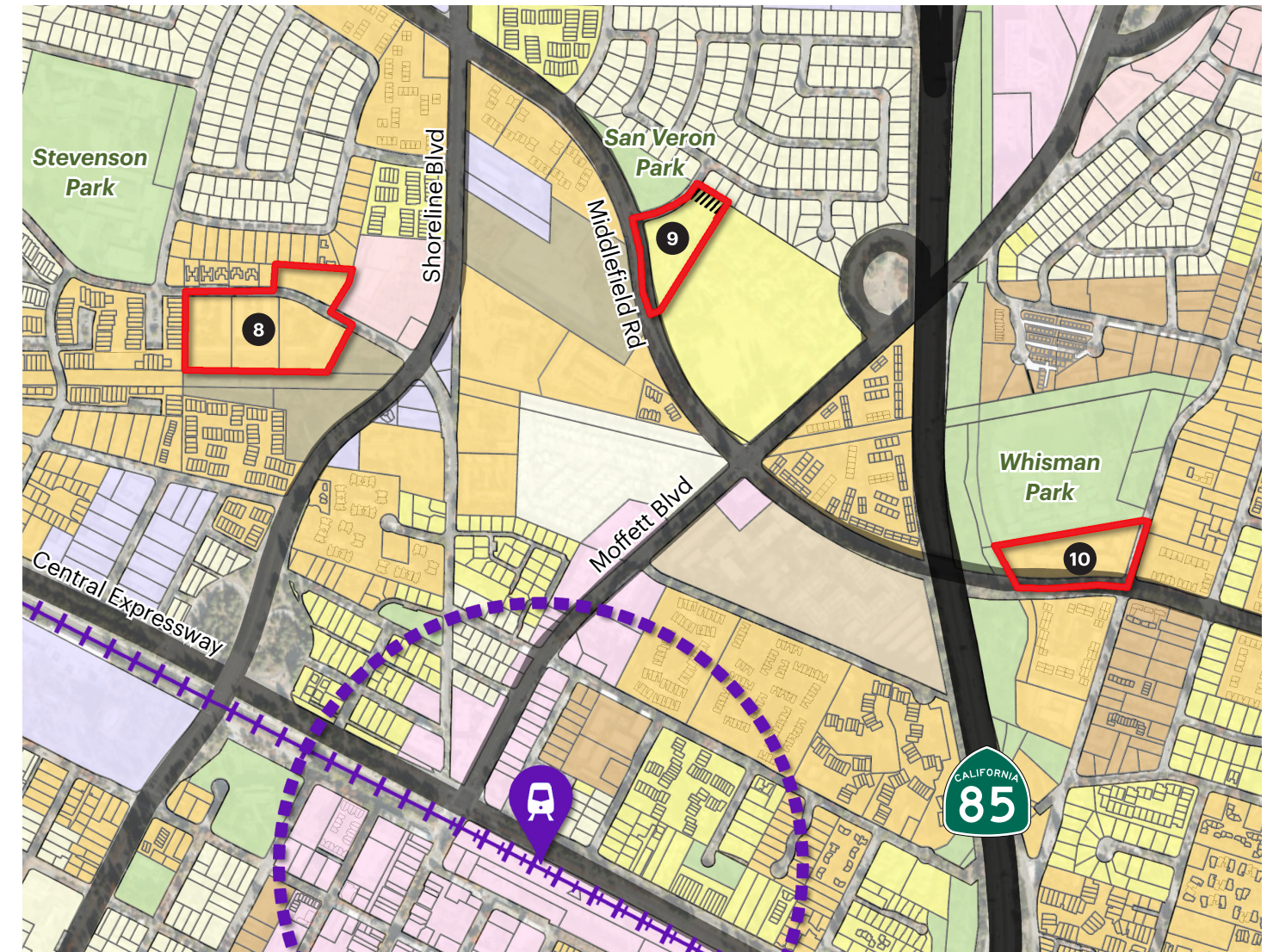
Access to Parks: Klein Park on California Street is directly across from Change Area 5. Change area 6 abuts Rengstorff and Castro Parks. Change area 7 abuts Rengstorff Park.

R3 INTENSIFICATION: POTENTIAL CHANGE AREAS 8-10

Change Areas Existing Context



Surrounding General Plan Land Use Designations



	8	9	10
Change Area Size	7.5 ac	2.5 ac	3 ac
Number of Parcels	4	1	1
Avg. Parcel Size	83,000 sf	115,000 sf	150,000 sf
Avg. Parcel Width Along Street	260 ft	300 ft	270 ft
Existing Units	195 du	32 du	67 du
Avg. Unit Increase Potential	602 du	214 du	291 du

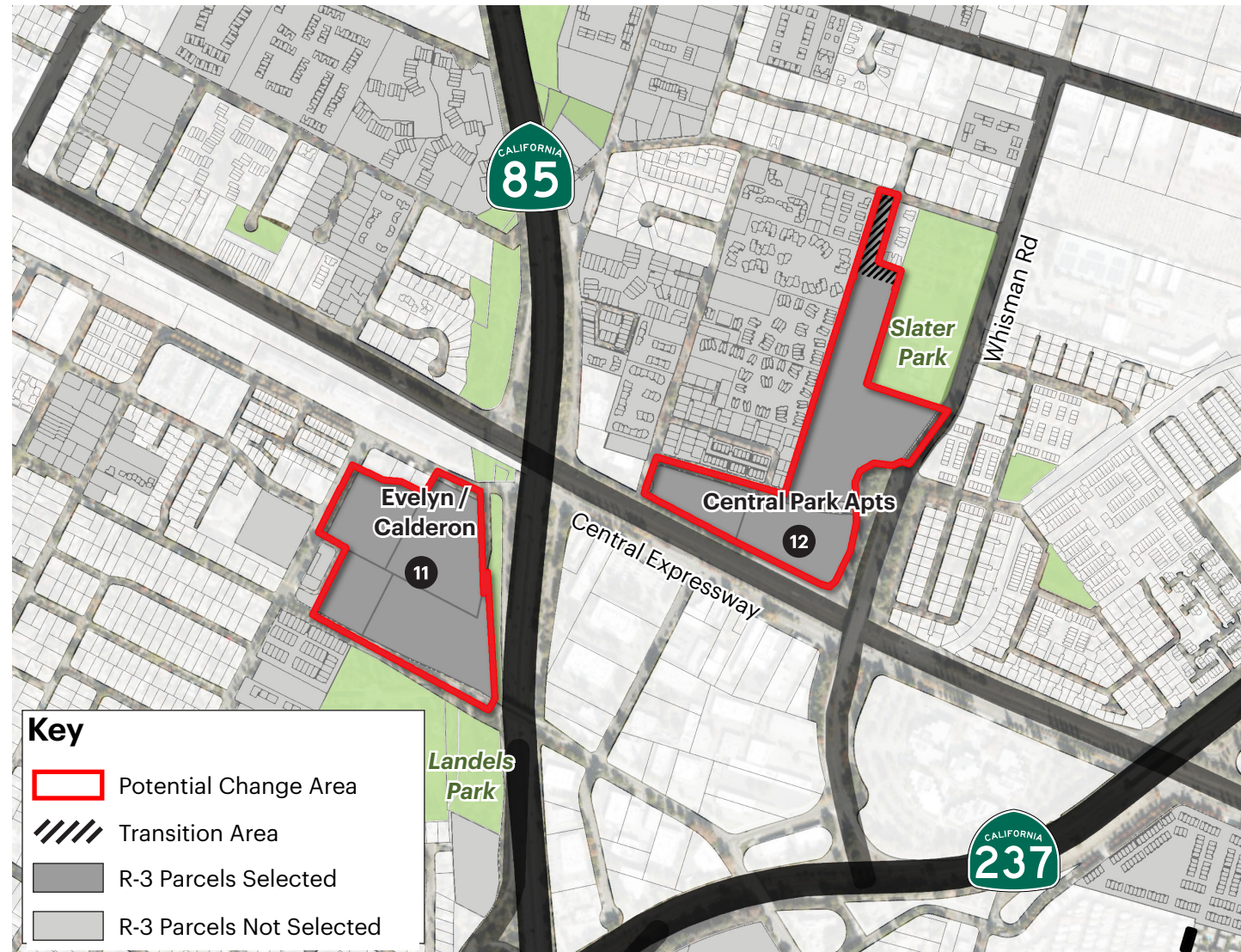
Access to Parks: Stevenson Park is within a 5-minute walk (approximately 1/4 mile) of Change Area 8. Change area 9 abuts San Veron Park. Change area 10 abuts Whisman Park.

Key

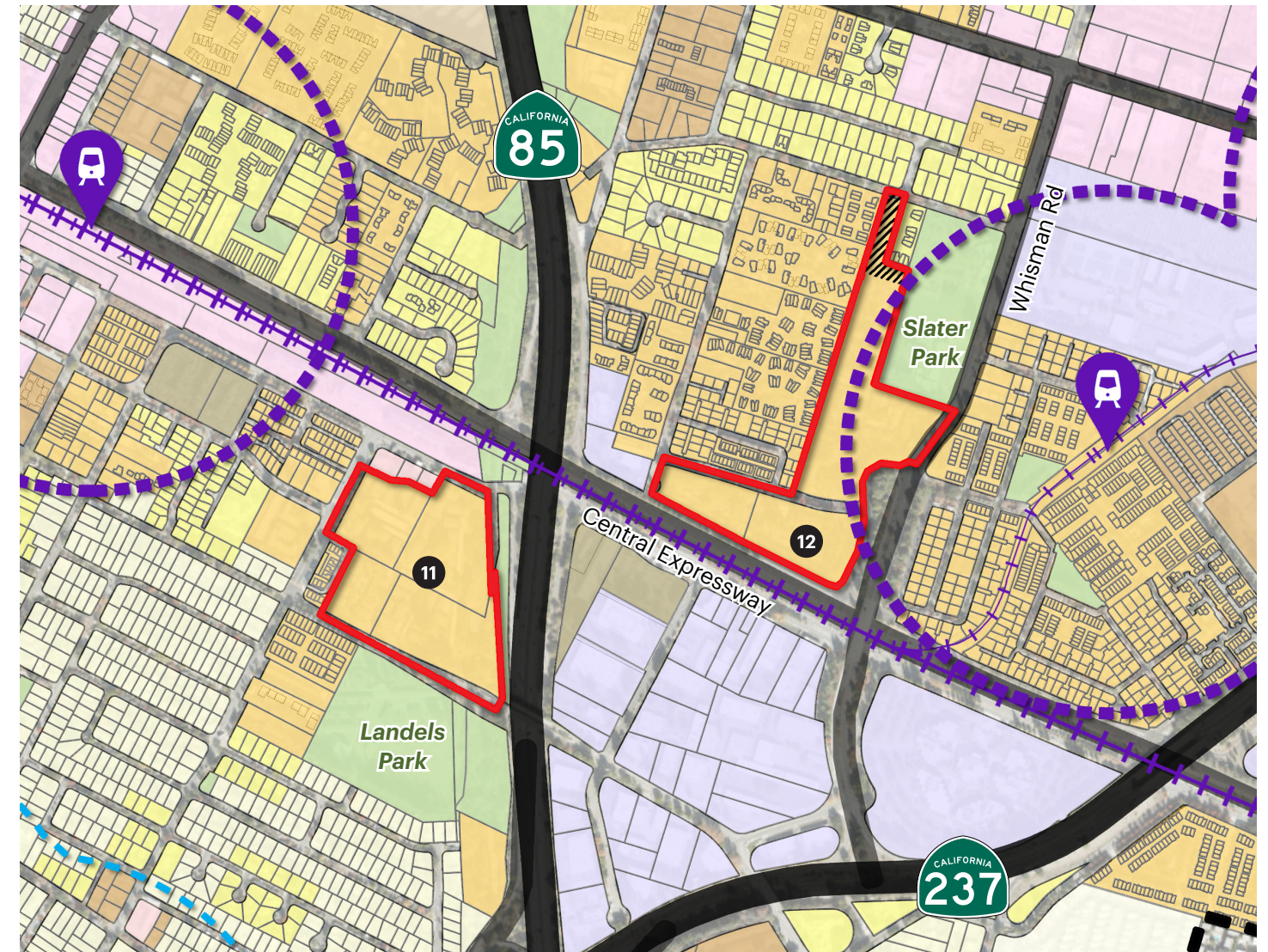
- Potential Change Area
- Highways/Major Arterials
- + Railway
- A Caltrain/Light Rail Station
- Transition Area
- Low-Density Residential (Up to 6 du/ac)
- Medium Low-Density Residential (Up to 12 du/ac)
- Medium-Density Residential (Up to 25 du/ac)
- Medium High-Density Residential (Up to 35 du/ac)
- High Low-Density Residential (Up to 50 du/ac)
- High-Density Residential (Up to 80 du/ac)
- Mobile Home Residential
- Commercial
- Mixed-Use
- Office/Industrial
- Institutional/Park

R3 INTENSIFICATION: POTENTIAL CHANGE AREAS 11-12

Change Areas Existing Context



Surrounding General Plan Land Use Designations



	11	12
Change Area Size	15 ac	17 ac
Number of Parcels	4	3
Avg. Parcel Size	170,000 sf	245,000 sf
Avg. Parcel Width Along Street	425 ft	425 ft
Existing Units	338 du	354 du
Avg. Unit Increase Potential	1,291 du	1,315 du

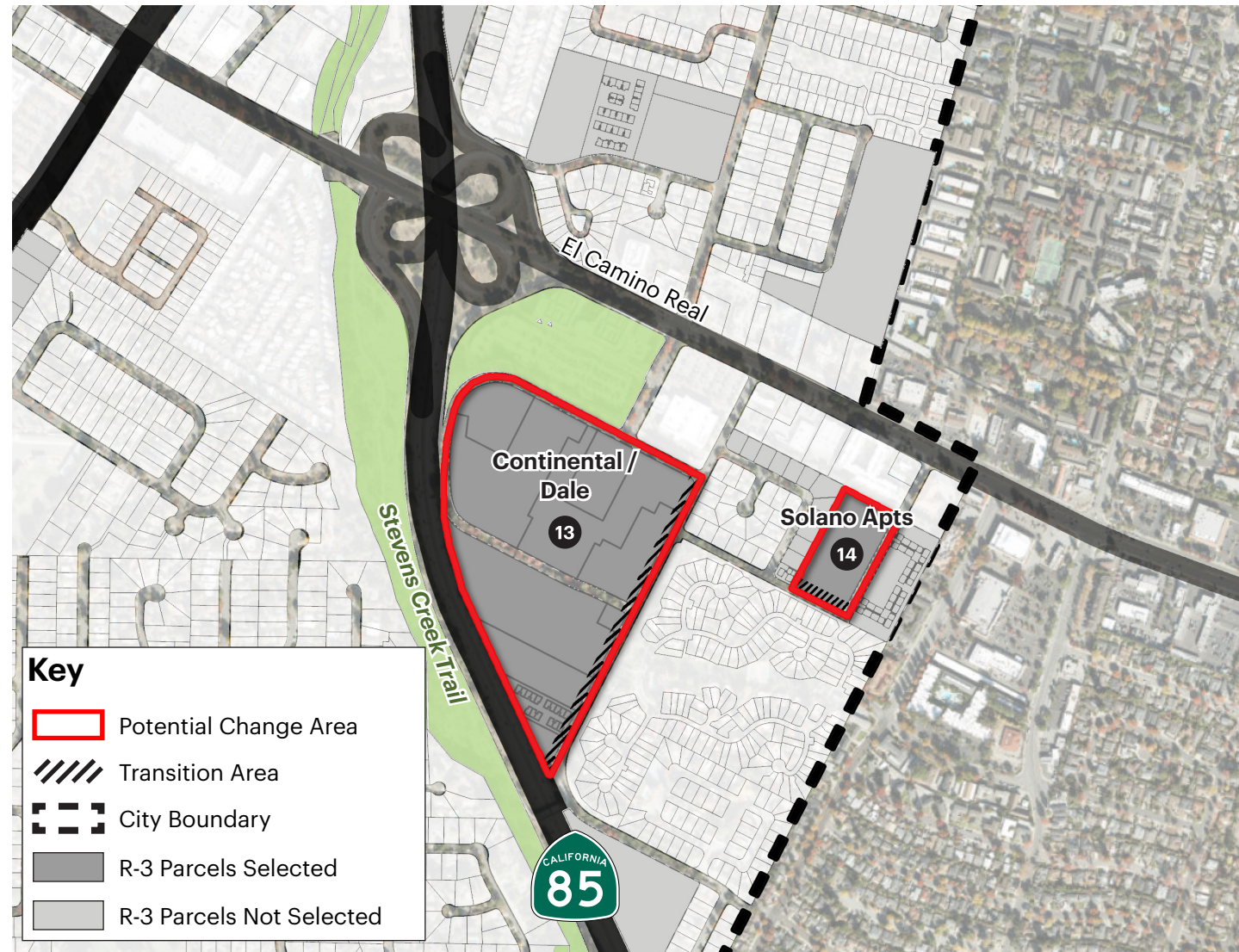
Access to Parks: Landels Park on Dana Street is directly across from Change Area 11. Change area 12 abuts Slater Park.

Key

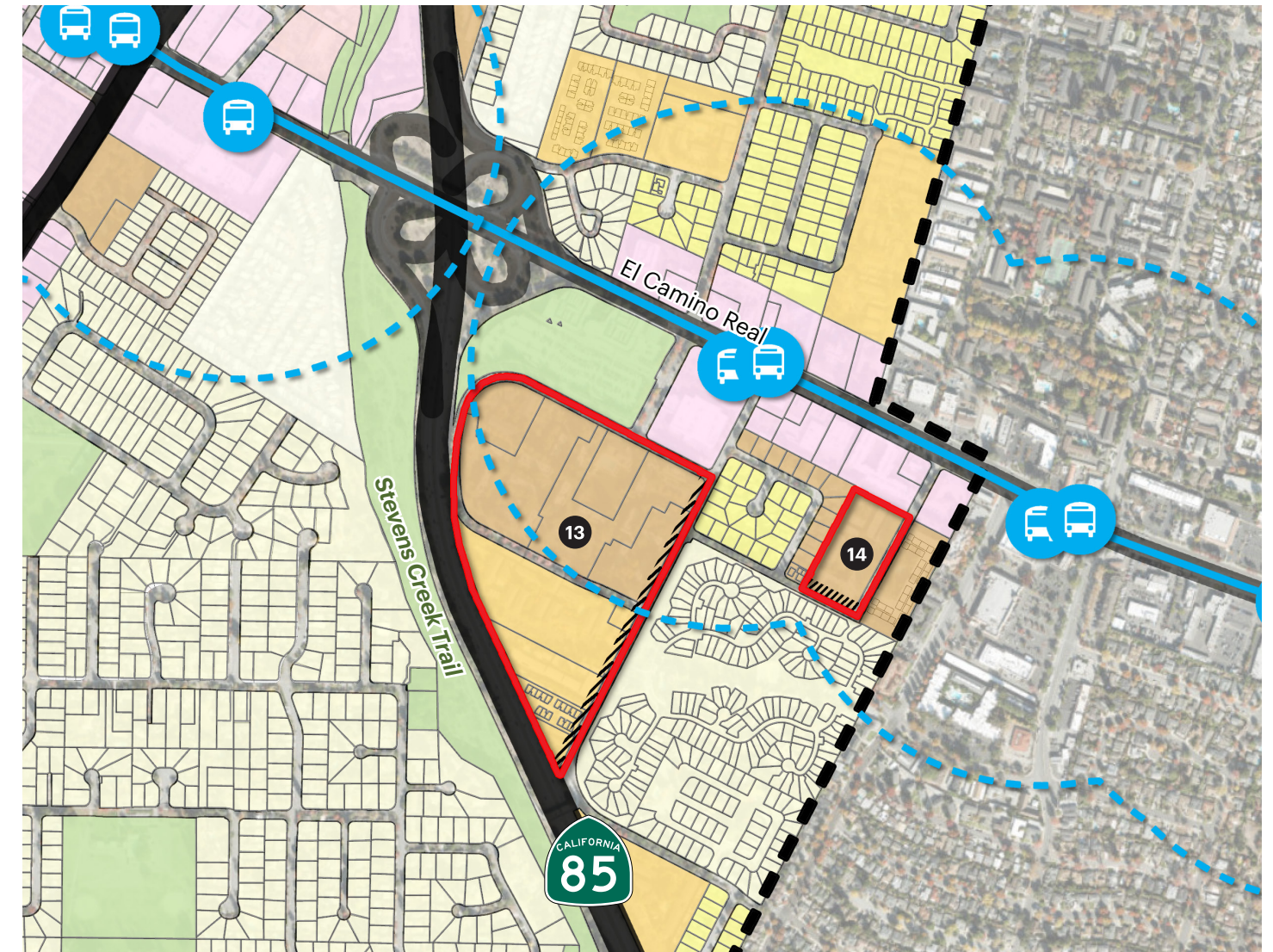
- Potential Change Area
- Low-Density Residential (Up to 6 du/ac)
- Mobile Home Residential
- Highways/Major Arterials
- Medium Low-Density Residential (Up to 12 du/ac)
- Mixed-Use
- Railway
- Medium-Density Residential (Up to 25 du/ac)
- Office/Industrial
- Caltrain/Light Rail Station
- Medium High-Density Residential (Up to 35 du/ac)
- Institutional/Park
- Major Transit Corridor
- High Low-Density Residential (Up to 50 du/ac)
- Transition Area
- Bus Stops
- High-Density Residential (Up to 80 du/ac)

R3 INTENSIFICATION: POTENTIAL CHANGE AREAS 13-14

Change Areas Existing Context



Surrounding General Plan Land Use Designations



	13	14
Change Area Size	30 ac	4 ac
Number of Parcels	10	1
Avg. Parcel Size	130,000 sf	160,000 sf
Avg. Parcel Width Along Street	300 ft	300 ft
Existing Units	753 du	124 du
Avg. Unit Increase Potential	2,169 du	235 du

Access to Parks: Stevens Creek Trail along State Route 85 is directly across from Change Area 13 and within a 5-minute walk (approximately 1/4 mile) of Change Area 14.

Key

- Potential Change Area
- Highways/Major Arterials
- ++++ Railway
- Ⓜ Caltrain/Light Rail Station
- Major Transit Corridor
- Ⓛ Bus Stops
- Low-Density Residential (Up to 6 du/ac)
- Medium Low-Density Residential (Up to 12 du/ac)
- Medium-Density Residential (Up to 25 du/ac)
- Medium High-Density Residential (Up to 35 du/ac)
- High-Density Residential (Up to 80 du/ac)
- Commercial
- Mixed-Use
- Institutional/Park
- City Boundary
- Transition Area
- Mobile Home Residential