



COUNCIL REPORT

DATE: June 24, 2025
CATEGORY: Unfinished Business
DEPT.: Community Development
TITLE: **Reconsideration of Densities in R3 Zoning District Update Change Areas**

RECOMMENDATION

Discuss the 13 change areas previously identified for Option 2A density (range of 50 to 75 dwelling units per acre) at the Study Session on March 25, 2025 and provide direction on any changes to the desired density for these change areas.

BACKGROUND

On March 25, 2025, the City Council held a Study Session on the R3 Zoning District Update project and provided direction to staff based on the questions asked in the Council report (see Attachment 1—Council Report dated March 25, 2025). At the meeting, the Council added two change areas for consideration of increased density (select condominiums as well as select rowhouses/townhouses and other small sites). Council provided the following direction on specific change area densities when responding to Question 2 (“**For the Change Areas selected, which density option should the City study as the R3 Zoning District Update is carried out?**”):

- Option 1 (R3-D2 subzone, with a density range of 75 to 110 dwelling units per acre).

Table 1: Change Areas Selected for Option 1 (R2-D2 Zone)

Change Area
Continental/Dale
Del Medio (South)
Central Park Apartments (southern portion near Central Expressway)
Evelyn/Calderon (eastern portion near State Route 85)

- Option 2A (R3-D1 subzone, with a density range of 50 to 75 dwelling units per acre) for all other change areas, including the additional change areas for condominium sites and rowhouse/townhouse sites.

Table 2: Change Areas Selected for Option 2A (R3-D1 Zone)

Change Area
1. Del Medio (North)
2. Middlefield/Independence
3. Paulson Park Apartments and Laurel Senior Apartments
4. California/Ortega
5. California/Latham/Rengstorff
6. Shoreline/Montecito
7. San Veron Park Apartments
8. Chateau Apartments
9. Central Park Apartments (northern portion)
10. Evelyn/Calderon (western portion)
11. Solano Apartments
12. Condominiums adjacent to <ul style="list-style-type: none"> • California/Latham/Rengstorff (on South Rengstorff Avenue and Mount Vernon Court) • Chateau Apartments (south of apartments) • Solano Apartments (east of apartments)
13. Rowhouses/townhouses and other small sites adjacent to <ul style="list-style-type: none"> • Del Medio (north) • Middlefield/Independence • Paulson Park Apartments and Laurel Senior Apartments • California/Ortega • California/Latham/Rengstorff • Central Park Apartments • Evelyn/Calderon

The map (see Attachment 2—Map of R3 Change Areas and Identified Densities for Study) demonstrates the respective densities for each change area based on the Council’s direction on March 25, 2025.

After the Study Session on March 25, 2025, the City Council voted pursuant to Council Policy A-13 to reconsider the change area densities identified for Option 2A on April 22, 2025.

ANALYSIS

Staff requires City Council direction on change area densities to be considered as part of the R3 Zoning District Update project. A clear understanding of the densities the City Council wants to be studied in each change area is necessary for staff to undertake the next stage of policy development and to perform environmental review. **Therefore, staff recommends that the City Council discuss each of the 13 change areas identified above for study of Option 2A densities at the prior Study Session and identify any changes to its prior direction as to whether Option 1 or Option 2A should be studied.**

ENVIRONMENTAL REVIEW

This item involves Council direction on densities to be studied during preparation of the R3 Zoning District Update project and does not constitute final action on this project. The California Environmental Quality Act (CEQA) applies only to projects that have the potential for causing a significant effect on the environment. This reconsideration of Council direction on densities to study in R3 Zoning District change areas is not a project pursuant to Public Resources Code Section 21065 and CEQA Guidelines Section 15378. The R3 Zoning District Update project, however, is a project pursuant to CEQA, and the City will prepare an Environmental Impact Report (EIR) prior to final action on this project.

NEXT STEPS

The City Council's direction will inform staff's work on policies and standards for the R3 Zoning District Update project as well as the project description for the EIR under CEQA. Staff will return to the City Council to seek further direction on this project once additional progress has been made on policy development and environmental review, currently anticipated in Q1 2026. The project team will also conduct additional outreach to neighborhoods affected by potential increases in density to help inform the development standards.

FISCAL IMPACT

There is no fiscal impact associated with this action to reconsider densities in the R3 Zoning District Update change areas.

LEVINE ACT

California Government Code Section 84308 (also known as the Levine Act) prohibits city officials from participating in any proceeding involving a "license, permit, or other entitlement for use" if the official has received a campaign contribution exceeding \$500 from a party, participant, or agent of a party or participant within the last 12 months. The Levine Act is intended to prevent financial influence on decisions that affect specific, identifiable persons or participants.

Please see below for information about whether the recommended action for this agenda item is subject to or exempt from the Levine Act.

EXEMPT FROM THE LEVINE ACT

General policy and legislative actions

For more information about the Levine Act, please see the Fair Political Practices Commission website: www.fppc.ca.gov/learn/pay-to-play-limits-and-prohibitions.html.

ALTERNATIVES

Staff has not identified any alternatives to the recommended action.

PUBLIC NOTICING

The Council agenda is advertised on Channel 26, and the agenda and this report appear on the City's website. Electronic notices were sent to those who signed up to receive them regarding this project. A newspaper notice was also published. Additionally, meeting information was posted on the City's website: www.mountainview.gov/r3zoningupdate.

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- Attachments: 1. Council Report dated March 25, 2025
2. Map of R3 Change Areas and Identified Densities for Study