



**MEMORANDUM**

Community Development Department

**DATE:** May 6, 2014




**TO:** Randal Tsuda, Community Development Director & Terry Blount, Assistant Community Development Director/Planning Manager

**FROM:** Gerry Beaudin, Zoning Administrator

**SUBJECT:** May 2014 - Planning Division Update

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This memorandum is a status update of notable private development projects and long range planning projects underway in the City of Mountain View. The projects are organized by Change Area and Neighborhood Planning Area (see Attachment 1 - Planning Division Update Map).

- Notable changes from the prior report are underlined;
- Projects that have received entitlements are marked by ;
- Projects that are under construction are marked by ;
- Click on the  icon to e-mail the project planner.

**NORTH BAYSHORE CHANGE AREA**

**1. North Bayshore Precise Plan Update **

A Council study session was held on April 28, 2014 to discuss transportation strategies. The draft Precise Plan is schedule for public release in July 2014. Completion of this plan is expected by the end of 2014. See [www.northbayshorepreciseplan.org](http://www.northbayshorepreciseplan.org) for more information. *(North Bayshore Planning Area)*  
*(Martin Alkire)*

**2. Intuit (2600 Marine Wy.) **

In July 2012, Council authorized study of a proposal for two new office buildings, consisting of 364,000 square feet (1.0 FAR) for Intuit. Final Council action is expected in June 2014. *(North Bayshore Planning Area)* *(Stephanie Williams)*

**3. Charleston South Green Loop  **

In December 2013, the Zoning Administrator approved a new pedestrian and bicycle pathway from Joaquin Road to Alta Avenue for Google. Construction expected to

begin in early 2014 and be completed before the end of 2014. In February 2014 Google submitted an application for a new segment to be added from Joaquin Road to North Shoreline Boulevard. *(North Bayshore Planning Area) (Stephanie Williams)*

4. **Sobrato Organization (1255 Pear Ave.)** ✓ 🏠

In July 2013, the Zoning Administrator approved a 156,900 square foot (0.35 FAR) five-story office building. Building permits were submitted in August 2013, with construction starting in January 2014 and completion by April 2015. *(North Bayshore Planning Area) (Scott Plambaek)*

## SAN ANTONIO CHANGE AREA

5. **San Antonio Precise Plan** 🏠

In February 2014, Council endorsed a precise plan alternative consisting of preferred land use, urban design and circulation options. Additional EPC and Council study sessions are anticipated in spring 2014. Completion of this plan is expected by the end of 2014. See [www.sanantoniopreciseplan.com](http://www.sanantoniopreciseplan.com) for more information. *(San Antonio Planning Area) (Rebecca Shapiro)*

6. **Pillar Group/Kalcic (420 San Antonio Rd.)** 🏠

In January 2013, Council authorized a Gatekeeper request by the Pillar Group to study a high-density apartment project of up to 373 units on 5.7 acres. EPC directed the applicant to add retail space along San Antonio Road and focus on height transitions at the perimeter. *(San Antonio Planning Area) (Scott Plambaek)*

7. **Merlone Geier Partners (MGP) Phase II (405 San Antonio Rd.)** 🏠

In December 2011, Council authorized a Gatekeeper request for a mixed-use development. The project consists of office, retail, cinema and hotel buildings. A project EIR and General Plan Subsequent EIR will be necessary for the project. A Council study session was held on March 4, 2014 to discuss



placemaking opportunities within the public spaces. Final Council action is expected before summer 2014, following review by B/PAC and the EPC. Project plans are posted at [www.mountainview.gov/planning](http://www.mountainview.gov/planning). *(San Antonio Planning Area) (Nancy Minicucci)*

8. **San Antonio Center (590 Showers Dr.)** ✓ ⚠️ 📧

In November 2011, the Zoning Administrator approved a new 14,300 square-foot retail building near Trader Joe's. Building plans were submitted in May 2013. The original Planned Community Permit and Heritage Tree Removal Permit has expired. The applicant intends to resubmit new plans in the future. *(San Antonio Planning Area) (Nancy Minicucci)*

9. **Marazzo - Prometheus (2580 California St.)** 📧

In October 2011, Council authorized a Gatekeeper request by Prometheus to study a high-density apartment project on the existing Safeway site. The application is on hold. *(San Antonio Planning Area) (Gerry Beaudin)*

## EL CAMINO REAL CHANGE AREA

10. **El Camino Real Precise Plan** 📧

In February 2014, Council endorsed a land use and mobility strategy for the corridor. Draft plan materials will be brought to the City Council on May 20, 2014. Public drafts of the Plan and EIR will be available in mid-summer, 2014 Completion of this plan is expected by the end of 2014. See [www.elcaminorealpreciseplan.com](http://www.elcaminorealpreciseplan.com) for more information. *(Central Neighborhoods; San Antonio; Miramonte/Springer; Grant/Sylvan Planning Areas) (Eric Anderson)*

11. **SummerHill Apartments (2650 El Camino Real W.)** ✓ ⚠️ 📧

In June 2012, Council approved a 193-unit apartment project at the former San Antonio Inn. Construction began in February 2013 and completion is expected in fall 2014. *(San Antonio Planning Area) (Melinda Denis)*



12. **UDR (1984 El Camino Real W.)** ✓ 📧


In November 2013, Council approved a 160-unit apartment project with 4,000 square feet of retail space. Construction is planned to start in fall 2014 and be complete mid-2016. *(Central Neighborhoods Planning Area) (Margaret Netto)*

13. **Residence Inn Gatehouse (1854 El Camino Real W.)** 📧


In September 2013, Residence Inn applied for a new guest home building and a new gatehouse building including a new reception, lobby, and breakfast rooms. A final Administrative Zoning hearing is expected in 2014. *(Central Neighborhoods Planning Area) (Diana Pancholi)*

**14. Residence Inn (1740 El Camino Real W.)**  

In August 2013, the Zoning Administrator approved a Conditional Use Permit for 32 rooms in a four story, 22,000 square foot hotel building. Construction will start in fall 2014 and be completed by spring 2015. *(Central Neighborhoods Planning Area) (Nancy Mimicucci)*

**15. Tropicana Lodge - Prometheus (1720 El Camino Real W.)**  


In March 2013, Council approved a 166-unit apartment project on 2.51 acres. Building permits were submitted in August 2013. Construction started in January 2014 and will be completed in summer 2015. *(Central Neighborhoods Planning Area) (Scott Plambaek)*

**16. Austin's - Prometheus (1616 El Camino Real W.)** 

In March 2014, Council approved a 66-unit apartment project on a 0.99 acre parcel. *(Central Neighborhoods Planning Area) (Scott Plambaek)*

**17. 1701 W. El Camino Real** 

In April 2014 an application was submitted for a 24-unit residential development, including a State density bonus request for a 20% density bonus (4 units). The development is proposed to be four stories, with two to three stories of residential units above ground-level podium parking, on the southwest corner of El Camino Real West and Rich Avenue. *(Central Neighborhoods Planning Area) (Rebecca Shapiro)*

**18. First Community Housing (1581 El Camino Real W.)** 


In January 2013, Council approved 26 studio units for developmentally disabled individuals and 1 two-bedroom manager unit for First Community Housing. Construction will start in spring 2014 and completion is expected in summer 2015. *(Miramonte/Springer Planning Area) (Margaret Netto)*

**19. Harv's Car Wash - Regis Homes (1101 El Camino Real W.)** 

In June 2013, Regis Homes applied for a 52 unit condominium development including a density bonus. Council authorized a rezoning of a small portion of the site to the CRA district in September 2013. An EPC study session is occurred in March 2014. A final Council hearing is anticipated for fall 2014. *(Central Neighborhoods Planning Area) (Lindsay Hagan)*

**20. Greystar (801 El Camino Real W.)** 

In April 2013, Council authorized a Gatekeeper request for a mixed use, high-density apartment proposal. The applicant has submitted a formal application for a 164 unit project with 10,800 square feet of commercial space. A final Council hearing is anticipated in late 2014. Conceptual plans are posted at <http://beta.mountainview.gov/depts/comdev/planning/activeprojects/greystar.a.sp>. *(Central Neighborhoods Planning Area) (Stephanie Williams)*

**21. Medical Building (412 El Camino Real W.)** 

In February 2014, an application was submitted for a new 8,700 square foot medical building to replace a vacant fast food restaurant and used car lot. A final Administrative Zoning hearing is expected on May 28, 2014. *(Central Neighborhoods Planning Area) (Eric Anderson)*



**22. Lennar Apartments (865 El Camino Real E.)**  

In April 2013, Council approved a 150-unit apartment project for SummerHill Apartments. Lennar Apartments purchased the site from SummerHill. Building permit submittal occurred in June 2013. Construction began in November 2013 and completion is expected in fall 2015. *(Grant/Sylvan Planning Area) (Margaret Netto)*

**23. Archstone (870 El Camino Real E.)** 

In October 2011, Council authorized a Gatekeeper request by Archstone to study a 180 unit apartment complex with 333 apartment units and 6,000 square foot of commercial space. Archstone was acquired by Equity Residential. The project is inactive. *(Grant/Sylvan Planning Area) (Gerry Beaudin)*



## EAST WHISMAN CHANGE AREA

**24. Kilroy Realty (331 Fairchild Dr.)**   

In July 2008, Council approved an 87,500 square feet office building. Construction began in December 2012 and completion is expected in March 2014. *(Moffett/Whisman Planning Area) (Scott Plambaek)*

**25. National Avenue Partners (600 National Ave.)** 

In July 2013, Council authorized a Gatekeeper request by National Avenue Partners to study a rezoning of 4.5 acres to allow a new 140,000 square foot office building (0.65 FAR). The EPC reviewed the project at a study session in October 2013 and provided a recommendation for approval to the City Council. Council action is scheduled for May 27, 2014. *(Moffett/Whisman Planning Area) (Lindsay Hagan)*

**26. The Quad / Lovewell (369 N. Whisman Rd.)**  

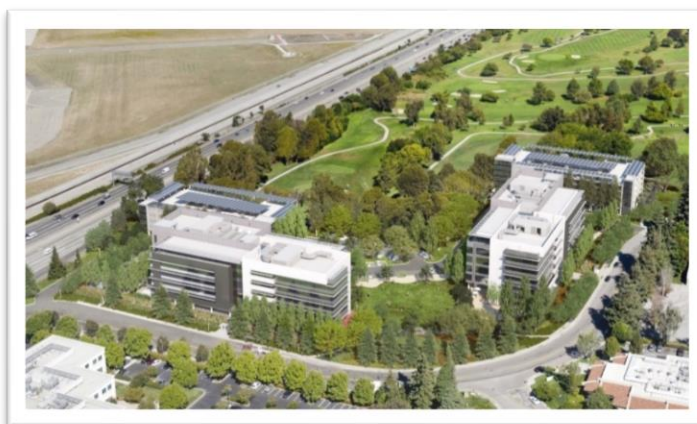
In September 2011, Council approved 180,800 square feet of additional office area and a 10 year Development Agreement for Keenan Lovewell. The project is inactive. *(Moffett/Whisman Planning Area) (Scott Plambaek)*

**27. Symantec (575 E. Middlefield Rd.)**  

In February 2010, Council approved a 102,000 square feet office building and eight year Development Agreement for Verisign. Verisign was subsequently acquired by Symantec. The project is inactive. *(Moffett/Whisman Planning Area) (Scott Plambaek)*

**28. TMG Partners (625 – 685 Clyde Ave.)** ✓ ⚠️ 📧

In March 2013, Council approved a 385,000 square foot (1.0 FAR) office project for TMG Partners. TMG Partners has signed a lease with Samsung to occupy the entire campus. Building permit submittal occurred in June 2013. Construction began in October 2013 and completion is anticipated by December 2014. *(Moffett/Whisman Planning Area) (Scott Plambaeck)*



**29. Kilroy Realty (690 E. Middlefield Rd.)** ✓ 📧

In April 2008, Council approved a 340,000 square feet office building (0.5 FAR) for Dostart Development. Kilroy Realty purchased the property and began construction August 2012 and construction of the building shell is complete. *(Moffett/Whisman Planning Area) (Margaret Netto)*

**30. RREEF (700 E. Middlefield Rd.)** 📧

In June 2012, Council authorized a Gatekeeper request by RREEF to study a rezoning of 23 acres to allow up an additional 600,000 square feet of office area (total of 1 million square feet). A project EIR and General Plan Subsequent EIR are being prepared for the project. *(Moffett/Whisman Planning Area) (Scott Plambaeck)*

## MOFFETT CHANGE AREA

**31. Prometheus (100 Moffett Blvd.)** ✓ 📧

In December 2013, Council approved a 184 unit apartment project for Prometheus. Demolition is anticipated in summer 2014 and project completion in January 2016. *(Monta Loma/Farley/Rock Planning Area) (Rebecca Shapiro)*

**32. Commercial Building (260 Moffett Blvd.)** ✓ ⚠️ 📧

In June 2010, the Zoning Administrator approved a 2,700 square foot two-story commercial building. Construction began in October 2013 and is expected to be complete by May 2014. *(Monta Loma/Farley/Rock Planning Area) (Eric Anderson)*

**33. Hampton Inn Addition (390 Moffett Blvd.)** 📧

In January 2014, Hampton Inn and Suites applied for permits to expand their 87 room hotel at 330 Moffett Blvd. by purchasing 330 Moffett Blvd and adding 21 rooms. A final Administrative Zoning hearing is anticipated in mid-2014. *(Monta Loma/Farley/Rock Planning Area) (Elizabeth Cramblet)*

## DOWNTOWN AND EVELYN CORRIDOR PRECISE PLANS

**34. Roger Burnell (902 Villa St.)** ✓ ⚠️ 📧

In July 2012, the Council approved a new 4-story 21,745 square foot office building. Construction started in May 2013 and is expected to be complete by May 2014. (*Central Neighborhoods Planning Area*) (Scott Plambaek)

**35. Bryant/Dana Office (250 Bryant St.)** ✓ ⚠️ 📧

In July 2013, Council approved a three-story, 68,000 square foot office building. Construction started in October 2013 and completion is anticipated by December 2014. (*Central Neighborhoods Planning Area*) (Rebecca Shapiro)



**36. Pacific Peninsula (324 Bryant St.)** ✓ ⚠️ 📧

In March 2012, the Council approved a 7 unit condominium/townhouse complex. Construction began in February 2013 and completion is expected by in spring 2014. (*Central Neighborhoods Planning Area*) (Eric Anderson)

**37. Pacific Peninsula (948 California St.)** ✓ ⚠️ 📧

In April 2012, the Council approved a 5 unit condominium complex. Building permits were issued in May 2013 and completion by spring 2014. (*Central Neighborhoods Planning Area*) (Eric Anderson)

**38. Hope Street Investors (235 Hope St.)** 📧

In August 2013, Hope Street Investors informally applied for a 4-story, 7 unit condominium project on a 0.25 acre site. The developer is intending to submit a formal application by June 2014. (*Central Neighborhoods Planning Area*) (Nancy Minicucci)

**39. Classic Communities (365 Villa St.)** ✓ ⚠️ 📧

In July 2012, Council approved a new 12 small-lot, single-family subdivision. Construction started in October 2013 and completion is expected in late summer 2014. (*Central Neighborhoods Planning Area*) (Lindsay Hagan)

**40. Classics / Station 361 (209 - 405 W. Evelyn Ave.)** ✓ ⚠️ 📧

In December 2010, Council approved 65 rowhouse units. Phase 1 (29 units) is completed and fully occupied. Building permits for Phase 2 (36 units) were issued in March 2013 and construction is underway. Completion is expected in summer 2014. (*Central Neighborhoods Planning Area*) (Stephanie Williams)

41. **PSAI Realty Partners (100 - 200 W. Evelyn Ave.)** ✓ ⚠️ 📧

In March 2010, Council approved a 48,000 square foot three-story office building for PSAI Realty Partners. Construction began in December 2012 and completion is expected by summer 2014. *(Central Neighborhoods Planning Area) (Stephanie Williams)*

42. **Downtown Mixed Use Building (605 Castro St.)** ✓ ⚠️ 📧

In April 2013, Council approved a 28,000 square foot office building and eight residential condominiums. Demolition began in October 2013. Construction is expected to start in spring 2014 and be completed in late 2015. *(Central Neighborhoods Planning Area) (Stephanie Williams)*

## PLANNING PROJECTS OUTSIDE OF CHANGE AREAS AND DOWNTOWN / EVELYN CORRIDOR

### *Monta Loma/Farley/Rock Planning Area*

43. **Windsor Academy (908 N. Rengstorff Ave.)** 📧

In August 2013, formal plans for a new 2-story, 84-child daycare center was submitted. A final Administrative Zoning hearing is anticipated in summer 2014. *(Lindsay Hagan)*

44. **City Ventures (827 N. Rengstorff Ave.)** 📧

In April 2013, Council authorized a Gatekeeper request by City Ventures to study a rezoning of 1.4 acres of industrial land to allow a mixed-use retail and condominium project. After further consideration, City Ventures intends to propose a lower-density rowhouse project. EPC supported the project at a November 2013 study session. Final Council action is expected in spring 2014. *(Margaret Netto)*

45. **ROEM/Eden (819 N. Rengstorff Ave.)** ✓ 📧

In February 2013, Council approved 48 affordable rental studios, 1 one-bedroom manager unit and 1,600 square feet of retail space. Construction started in December 2013 and is expected to be completed by March 2015. *(Melinda Denis)*



46. **Morelan Associates (1987 Leghorn St.)** ✓



In October 2013, the Zoning Administrator approved a one-story 10,800 square-foot office building on a 0.79 acre site. Construction began in November 2013 and completion is expected in May 2014. *(Eric Anderson)*

47. **Paul Ryan (858 Sierra Vista Ave.)** 📧

In July 2013, Paul Ryan applied for a 4-unit small-lot single-family development on 0.52 acres. A final Council hearing is anticipated in 2014. *(Diana Pancholi)*

48. **City Ventures (1951 Colony St.)** ✅ 📧

In November 2013, Council approved a 33 unit rowhouse project. Building permits were submitted in December 2013. Construction is anticipated to start in spring 2014 and be complete in 2015. *(Stephanie Williams)*



49. **Dividend Homes (1958 Rock St.)** ✅ 📧

In June 2013, Council approved a 19 unit rowhouse project on a 1.13 acre site. Building permits were submitted in August 2013, with construction expected to start in spring 2014 and be complete by spring 2015. *(Scott Plambaeck)*

50. **Paul Ryan (2392 Rock St.)** 📧

In March 2013, Paul Ryan applied for permits to construct a 3-unit small-lot single-family development on 0.38 acres. A final Council hearing is anticipated in 2014. *(Elizabeth Cramblet)*

51. **San Antonio Station (100 Mayfield Ave.)** ✅ ⚠️ 📧

In 2012 and 2013, permits were approved for site, landscaping and exterior building changes and the removal of 116 Heritage trees. In August 2013, it was announced that Google leased the building. Construction began in April 2014 and completion is expected in late 2014. *(Margaret Netto)*

52. **Northpark Apartments (111 N. Rengstorff Ave.)** ✅ ⚠️ 📧

In June 2012, Council approved the demolition of 50 existing units and construction of 134 new units in the southwest corner of the complex. Construction began in February 2013 and completion is expected by the end of 2014. *(Stephanie Williams)*

53. **333 N. Rengstorff Ave.** 📧

In October 2006, Council authorized a Gatekeeper request by Mounir Kardosh to property to allow for a 64-unit condominium project on 1.7 acres. In February 2013, the applicant withdrew the Gatekeeper request and submitted a formal application in February 2014 for a 29-unit rowhouse project. Final Council action is anticipated in 2015. *(Margaret Netto or Elizabeth Cramblet)*

**54. Classic Communities (1946 San Luis Ave.)** 

In September 2013, Classic Communities applied for a 28 unit rowhouse project on a 1.6 acre site. A final Council hearing is scheduled for May 13, 2014. *(Susie Pineda)*



**55. 1998-2024 Montecito Ave.** 

In December 2013, informal plans for a new 18 unit condominium project on 0.93 acre site were submitted. Final Council action is anticipated in 2015. *(Scott Plambaeck)*

***Moffett/Whisman Planning Area***

**56. Holiday Inn Express (870 Leong Dr.)** 

In June 2013, plans for a three-story, 78 room hotel were submitted. The site is known to have contaminated groundwater. The project is undergoing environmental review. *(Scott Plambaeck)*

**57. Dividend Homes (111 & 123 Fairchild Dr.)**  

In January 2014, Council approved 18 rowhouses on a 1.0 acre project site. Building permits were submitted in February 2014. *(Scott Plambaeck)*

**58. 133-149 Fairchild Dr.** 

This project is Phase II of the 111 Fairchild Project. In March 2014 plans for a 38-unit rowhouse project were submitted. A Council hearing is expected in early 2015. *(Scott Plambaeck)*

**59. 115 Evandale Ave.**   

In January 2013, Council approved 6 detached rowhouses. Building permits were submitted in February 2013 and construction began in October 2013 with completion anticipated in May 2014. *(Scott Plambaeck)*

**60. Warmington Residential (277 Fairchild Dr.)** 

In February 2014, plans for a 30 unit rowhouse project on a 1.5 acre site were submitted. A final Council hearing is anticipated in late 2014. *(Eric Anderson)*

**61. Hetch-Hetchy Property (450 N. Whisman Dr.)** 

In April 2013, the City received an application for a 37-unit two-story detached rowhouse project on a 6.4-acre site owned by the San Francisco PUC. A Council hearing is expected in 2014. *(Scott Plambaeck)*

62. **Tripointe Homes (135 Ada Ave.)** ✓ ⚠️ 📧  
In April 2014, Council approved a 4-unit rowhouse project that will be integrated into the approved 135 Ada Ave. project. The applicant has submitted for building permit and construction is planned to start in summer 2014. (Nancy Minicucci)



63. **Tripointe Homes (129 Ada Ave.)** 📧  
In May 2013, TriPointe Homes applied for a 4-unit rowhouse project that would be integrated into the approved 135 Ada Avenue project. Final Council action is expected in April 2014. (Nancy Minicucci)

64. **Robson Homes (137 Easy St.)** ✓ 📧  
In June 2013, Council approved a 21 unit rowhouse project. Building permits were issued in early May, 2014 with construction completion expected mid-2015. (Lindsay Hagan)



65. **268 Ada Ave.** 📧  
In August 2013, revised plans for a 3-unit small-lot single family subdivision on 0.4 acres were submitted. Final City action is expected in late 2014. (Elizabeth Cramblet)

66. **167 N. Whisman Rd.** 📧  
In September 2013, plans for a 2-unit small-lot single family subdivision on 0.3 acres in the Whisman Station Precise Plan were submitted. Final City action is expected in fall 2014. (Elizabeth Cramblet)


67. **Antenna Farm (Pacific Dr.)** 📧  
In October 2012, Council authorized a Gatekeeper request by Signature Homes for 18 small lot homes on a vacant piece of property in Whisman Station. The applicant has submitted a formal application for 16 small-lot homes. Final Council action is expected in fall 2014. (Stephanie Williams)

68. **South Whisman Project (Ferguson Rd.)** 📧  
In March 2009, Council approved the South Whisman Precise Plan to create a new residential neighborhood on 38 acres of land on five separate parcels with three different owners near Whisman Station. In March 2014, Pulte Homes and Kalcic submitted a master plan and PC permits for up to 652 units on about 28 acres. (Melinda Denis)

### *San Antonio Planning Area*

**69. Senior Assisted Living (574 Escuela Ave.)**  

In January 2013, Council approved a 44 bed assisted living project. The applicant submitted plans for building permits in February 2014. *(Margaret Netto)*

**70. Mora-Ortega Precise Plan** 

In February 2012, Council approved an amendment to the Mora-Ortega Precise Plan to extend the amortization of the non-residential uses on Mora Drive until November 2013. The Precise Plan requires all non-residential uses to cease at that time. The site has known groundwater contamination issues that will require mitigation when redeveloped. Individual plans for rowhouse units have been submitted. *(Scott Plambaek)*

### *Central Neighborhood Planning Area*




**71. Pacific Press – Courtyard (1200 Villa St.)** 

In June 2011, Council authorized a Gatekeeper request to allow office FAR's up to 0.65. The project is inactive. *(Gerry Beaudin)*

**72. Mountain View Co-Housing Community (445 Calderon Ave.)**   


In September 2011, Council approved a 19-unit co-housing project on 1.2 acres, which included the relocation and modification to a historic home. Construction is expected to be complete in 2014. *(Stephanie Williams)*

### *Miramonte/Springer Planning Area*

**73. City Sports (1040 Grant Rd.)**   



In August 2013, the Zoning Administrator approved City Sports Club's application to replace the existing Rite Aid and make façade improvements to the entire multi-tenant building. Improvements to the rear portion of the site were approved in November 2013. Construction began in December 2013 and completion is expected in fall 2014. *(Nancy Minicucci)*

### *Grant/Sylvan Planning Area*

**74. Adachi (1991 Sun Mor Ave.)** 

In 2005, the Adachi family submitted an informal application for a 13 unit R1 single-family subdivision with a formal application following in 2007. The applicant resubmitted an incomplete application in February 2013 for staff review and staff provided comment. The property owner is evaluating options for completing the

application process at this time. A Council date cannot be projected until the applicant submits a complete application. *(Nancy Minicucci)*

**75. Live Oak Properties (525 East Evelyn Ave.)**  

In September 2012, Council approved a 70-unit attached rowhouse project adjacent to the completed Mondrian project. Building permits have not been submitted. The project and property are for sale. *(Scott Plambaek)*

**CITY-WIDE PROJECTS (not shown on map)**

**76. 2007-2014 Housing Element Implementation** 

In January 2012, the Council approved the 2007-2014 Housing Element. In December 2013, Council adopted several zoning ordinance amendments to implement the Housing Element, including: updating the density bonus ordinance, removing the cap on efficiency units and adding reasonable accommodation zoning ordinance updates. *(Martin Alkire)*

**77. 2014-2022 Housing Element** 

In June 2013, the City began a state-mandated update to the City's Housing Element. A Draft Housing Element was released for public review in spring, 2014. The deadline for completion of the new Housing Element is January 2015. *(Margaret Netto)*

**78. Sustainable Communities Strategy (SCS)** 

The SCS is a regional strategy to coordinate land use, housing, and transportation planning within the larger Plan Bay Area document, to reduce greenhouse gas emissions for cars and light-duty trucks through 2040. Implementation of the SCS will continue through ABAG programs and coordination with cities. *(Martin Alkire)*

**Attachments:**

- A. May 2014 – Planning Division Update Map