

Notice of Determination

To:

☒ Office of Planning and Research

Street Address:

1400 Tenth St., Rm 113
Sacramento, CA 95814

☒ County Clerk

County of: Santa Clara

Address: 110 W. Tasman Drive, 1st Floor
San José, CA 95134

From:

Public Agency: City of Mountain View

Address: 500 Castro Street, P.O. Box 7540
Mountain View, CA 94039-7540

Contact: Margaret Netto, Consulting Senior
Planner

Phone: 650-903-6306

Lead Agency (if different from above)

Address: _____

Contact: _____

Phone: _____

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 2023050251

Project Title: 749 West El Camino Real Mixed-Use Project

Project Applicant: Greystar Real Estate Partners

Project Location (include county): 749 W. El Camino Real, Mountain View, CA 94040, Santa Clara County (APNs 193-02-049 and 193-02-050)

Project Description:

The project would demolish the existing 1,487 square foot restaurant building, 18,302 square foot bank building, and all associated surface parking and landscaping on-site to construct two new buildings on-site: 1) a two-story, 8,483 square foot bank building and 2) a six-story mixed-use building with 299 multi-family residential units (31 units of which would be reserved for very-low- income and two units for low-income households), 10,830 square feet of ground-floor commercial uses, and at-grade podium parking above two levels of underground parking. The commercial square footage would be located adjacent to El Camino Real on the northern portion of the project site. The new bank would be located on the northwest corner of the project site and a public plaza is proposed on El Camino Real between the proposed bank building and mixed-use building's ground-floor commercial uses. The project would preserve the existing artwork pieces associated with the existing bank building and plaza and incorporate them into the new development. Implementation of the project would require the removal of existing trees, including Heritage Trees. The proposed project would plant replacement trees in conformance with City requirements. The project also includes utility and right-of-way improvements.

The project would meet Tier 1 development standards per the El Camino Real Precise Plan and have a maximum structure height of 6 stories (or 75 feet) and a floor-area-ratio (FAR) of approximately 3.05 (98 dwelling units per acre [du/ac]). The project would utilize State Density Bonus Law to exceed the allowed zoning density of 2.3 FAR with a 46.25 percent density bonus, as calculated based on Mountain View's Density Bonus Program Guidelines and Section 36.48.75 (General Provisions for Density Bonus) of the City Code. The project does not require a General Plan amendment or rezoning. The project approval included a Planned Community Permit, Development Review Permit, Provisional Use Permit, Heritage Tree Removal Permit, and a resolution for the vacation of public easements at the project site.

This is to advise that the City of Mountain View City Council (☒Lead Agency or ☐Responsible Agency) has approved the above described project on November 18, 2025 and has made the following determinations regarding the above described project.

1. The project (☒ will ☐ will not) have a significant effect on the environment.
2. ☒ An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
☐ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures (☒ were ☐ were not) made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan (☒ was ☐ was not) adopted for this project.
5. A statement of Overriding Considerations (☒ was ☐ was not) adopted for this project.
6. Findings (☒ were ☐ were not) made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval is available to the General Public at:

City of Mountain View Planning Division, 500 Castro Street, Mountain View, CA 94041

Signature (Public Agency): Margaret Netto Title: Consulting Senior Planner

Date: November 19, 2025 Date Received for filing at OPR: _____