Notice of Determination

To:

☒ Office of Land Use and Climate Innovation
Street Address:
1400 Tenth Street
Sacramento, CA 95814

From:

Public Agency: City of Mountain View
Address: 500 Castro Street, P.O. Box 7540
Mountain View, CA 94039-7540
Contact: Eric Anderson, Planning Manager
Email: Eric.Anderson2@mountainview.gov
Phone: 650-903-6306

☒ County Clerk
County of: Santa Clara
Address: 110 W. Tasman Drive, 1st Floor
San José, CA 95134

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): 2025070500
Project Title: R3 Zoning District Update
Project Applicant: City of Mountain View
Project Location (include county): Mountain View Citywide, Santa Clara County

Project Description:

The R3 Zoning District Update Project involves the creation of several subdistricts under the R3 and R4 zoning designations and amendments to additional existing zoning districts to support multi-family housing development. The Project would introduce new zoning subdistricts, some of which (specifically R3-A, allowing up to 20 units per acre, and R4, allowing up to 65 units per acre in some areas and up to 110 units per acre in others) would increase the allowed density. Additionally, all subdistricts will include new/updated development standards.

These changes aim to support diverse housing types, including middle-income ownership and stacked flats, improve design through form-based standards, create opportunities for neighborhood-serving commercial, and align with recent state laws including updates to the Housing Accountability Act, SB 478 (2021, Wiener), SB 684 (2023, Caballero), SB 1123 (2024, Caballero), and SB 1211 (2024, Skinner). The Project would also incorporate Mountain View 2023-2031 Housing Element programs 1.3(a), (c), (e), and (h), which address development feasibility, live-work opportunities, the integration of R2-zoned properties into the R3 zone to advance key policy goals, and allowance for SB 9 type development, plus ADUs, in remaining R2 areas. Full buildout associated with the R3 Zoning District Update would result in up to 10,000-16,000 additional residential units through the year 2050, consisting of existing development potential for roughly 1,200 existing units plus potential for approximately 8,800-14,800 additional units.

In addition, other code updates are included with the Project, including implementation of Housing Element Program 1.5, which would allow improvements on properties that are currently developed with nonconforming densities, and the rezoning of specific public parks from a residential zoning designation to the Public Facilities Zoning District.

Authority cited: Sections 21083, Public Resources Code.
Reference Section 21000-21174, Public Resources Code.

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 17, 2026 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 Community Development Department, 500 Castro Street, Mountain View, CA 94041

Signature (Public Agency):  Name/Title: Eric Anderson, Planning Manager

Date: November 18, 2026 Date Received for filing at LCI: _____

Authority cited: Sections 21083, Public Resources Code.
Reference Section 21000-21174, Public Resources Code.