

CITY OF MOUNTAIN VIEW
ENVIRONMENTAL PLANNING COMMISSION
RESOLUTION NO.
SERIES 2019

A RESOLUTION RECOMMENDING THE CITY COUNCIL
ADOPT THE EAST WHISMAN PRECISE PLAN

WHEREAS, Chapter 36 in the Mountain View City Code sets forth a procedure whereby the City can adopt a new Precise Plan; and

WHEREAS, said Chapter 36 of the Mountain View City Code requires that both the City's Environmental Planning Commission and City Council hold a duly noticed public hearing before the Precise Plan is adopted; and

WHEREAS, on October 2, 2019, the Environmental Planning Commission held a duly noticed public hearing to consider the East Whisman Precise Plan and received and considered all evidence presented at said hearing, including staff reports, public testimony, and environmental review on said Plan;

NOW, THEREFORE, BE IT RESOLVED by the Environmental Planning Commission of the City of Mountain View:

1. That the Environmental Planning Commission hereby recommends the City Council adopt the East Whisman Precise Plan pursuant to the following findings required for adoption of a Precise Plan, contained in Section 36.50.95 of the Mountain View City Code:

a. The proposed Plan is consistent with the General Plan because:

(1) It is consistent with the General Plan goals and underlying policies for the East Whisman Change Area (LUD-19) because it includes standards and guidelines relating to transit-oriented development, highly sustainable development, connectivity improvements, TDM strategies, village centers, and residential transitions;

(2) It is consistent with the General Plan Land Use Designations, as amended, including East Whisman Mixed-Use and High-Intensity Office; and

(3) The Plan's development standards and guidelines are consistent with the General Plan's form and character guidance for East Whisman regarding

improvements to the pedestrian and bicycle environment and facilities, improving and linking new public plazas and open areas, and shaping and defining the streetscape;

b. The property covered by the proposed Precise Plan is within the Planned Community (P) District;

c. The proposed Plan would not be detrimental to the public interest, health, safety, convenience, or welfare of the community because the highest intensities will be focused near light rail stations and away from existing neighborhoods; needed housing will be integrated with compatible office and employment uses, along with open spaces, neighborhood-serving commercial and other civic spaces; and new development will be integrated within the area by implementation of the East Whisman Precise Plan standards, guidelines, and public improvements; and

d. The proposed Plan promotes development of desirable character, harmonious with existing and proposed development in the surrounding area, because:

(1) The Plan includes development standards and guidelines that create distinct “character areas” with complementary land uses and which provide guidance on appropriate and well-designed integration with adjacent land uses, transportation facilities, and surrounding neighborhoods;

(2) Development standards and guidelines for the Plan support high-quality development, open space, circulation, and landscaping; and

(3) The Plan includes circulation plans and improvements to sidewalks and streetscapes to support pedestrian and bicycle activity; and

e. The Plan area has special conditions of size, shape, land ownership, existing development, or development opportunities that can only be addressed by approval of the proposed Precise Plan because:

(1) The Plan area has special development opportunities since it contains large underutilized parcels and blocks that can support additional residential and commercial intensity, new street connections, and other physical transportation improvements;

(2) It includes multiple parcels that require coordination of physical improvements across property lines to realize the development potential of properties and implement necessary multi-modal improvements; and

(3) It is along the light rail line, including access to three light rail stations, providing opportunities for more sustainable transportation options for new businesses and residents; and

f. The proposed Plan is in compliance with the provisions of the California Environmental Quality Act (CEQA) because an Environmental Impact Report (EIR) has been prepared in conjunction with the requested action and circulated in accordance with CEQA regulations.

2. That the East Whisman Precise Plan, attached hereto and incorporated herein as Attachment A, has been reviewed and is recommended for approval by the City Council, with the following modification to Section 6.3.2 (Project Master Plan Submittal Requirements):

~~“7. Master Plan **Rights and Development Reserve**. Approved master plans do not confer rights to square footage in the Development Reserve. Development Reserve office square footage may be allocated by the City Council through the Master Plan approval process. The Master Plan shall identify phasing, including the timing of project application, approval, and construction and shall specify completion of key components including, but not limited to, housing, public improvements, neighborhood commercial or public open space. Applicants will have two years from the approval of a Master Plan to submit a complete application for projects under the Master Plan. If this timeline is not met, the Development Reserve office square footage allocated in the Master Plan shall return to the City’s Development Reserve. For approved projects under the Master Plan, longer timelines than specified in the Zoning Ordinance shall require a Development Agreement.”~~

TIME FOR JUDICIAL REVIEW

The time within which judicial review of this document must be sought is governed by California Code of Procedure Section 1094.6 as established by Resolution No. 13850 adopted by the City Council on August 9, 1983.

EA/6/CDD
899-10-02-19epcr-3

Attachment: A. East Whisman Precise Plan