

CITY OF MOUNTAIN VIEW  
RESOLUTION NO.  
SERIES 2021

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MOUNTAIN VIEW  
APPROVING GENERAL PLAN TEXT AMENDMENTS RELATED TO  
DENSITIES AND INTENSITIES AND STREET TYPOLOGIES AND GENERAL PLAN  
LAND USE MAP AMENDMENTS AT 1141 WEST EL CAMINO REAL,  
173-175 SANTA CLARA AVENUE, AND 2254 WYANDOTTE STREET  
TO BE CONSISTENT WITH THE ZONING MAP

WHEREAS, the State adopted Senate Bill 1333, requiring zoning and general plan consistency in charter cities, and Senate Bill 330, restricting cities from reducing allowed residential densities; and

WHEREAS, for the sites at 1141 West El Camino Real and 173-175 Santa Clara Avenue, the Zoning Map is not consistent with the General Plan Land Use Map, and the Zoning Map allows greater density; and

WHEREAS, the City has acquired land for a new park at 2254 Wyandotte Street, where housing is not, and has not previously been, an allowed use, and, thus, a park would not reduce the allowed residential density of the site; and

WHEREAS, General Plan Land Use Map Amendments at these sites would bring the Zoning Map into closer consistency with the General Plan; and

WHEREAS, the General Plan includes limiting language intended to prevent inconsistency between the amount of development evaluated in the environmental review for the General Plan and the amount of development contemplated in later-adopted or -amended Precise Plans, which is no longer required due to the additional environmental review completed for current Precise Plans; and

WHEREAS, the Environmental Planning Commission held a public hearing on December 2, 2020 on said General Plan Amendments pursuant to Section 36.52.25 of the City Code; and

WHEREAS, the City Council held a duly noticed public hearing on April 13, 2021 on said General Plan amendments and received and considered all evidence presented at said hearing, staff reports, public testimony, and environmental review on said amendments;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Mountain View:

1. That the findings required for amendment to the General Plan, contained in Section 36.52.30 of the Mountain View City Code, have been made as follows:

a. The amendments are internally consistent with the General Plan because they improve implementation and ease-of-use consistent with existing uses, adopted zoning, Precise Plans, and recent mobility improvements, consistent with Policy LUD 1.1 (Efficient and Effective Processes); and

b. The amendments would not be detrimental to the public interest, health, safety, convenience, or welfare of the City because the text amendments regarding density and intensity would be implemented through adopted Precise Plans, the text amendments regarding street typologies reflect existing improvements and adopted Precise Plans, and the site-specific amendments are consistent with existing uses that are not causing a nuisance; and

c. The sites are physically suitable for the requested/anticipated land use development (including, but not limited to, access, provision of utilities, compatibility with adjoining land uses, and absence of physical constraints) because the designations are consistent with existing uses; and

d. The amendments are in compliance with the provisions of the California Environmental Quality Act (CEQA) because they are exempt from environmental review pursuant to CEQA Guidelines Section 15061(b)(3). The activity is covered by the general rule ("common sense" exemption) that exempts activities that can be seen with certainty to have no possibility for causing a significant effect on the environment. No physical development is proposed as part of the project, and the project would not result in the potential for substantially increased allowed density, areas of new development, or new allowed land uses within the City of Mountain View.

2. That the amendments to the General Plan related to densities and intensities and street typologies and General Plan Land Use Map Amendments at the property identified as 1141 West El Camino Real with Assessor's Parcel No. 189-02-031 from Medium-Low-Density Residential to Mixed-Use Corridor; at the property identified as 173-175 Santa Clara Avenue with Assessor's Parcel No. 158-44-026 from Low-Density Residential to Medium-Low-Density Residential; and at the property identified as 2254 Wyandotte Street with Assessor's Parcel No. 147-06-054 from General Industrial to Parks,

Schools, and City Facilities, incorporated herein by reference in Exhibits A and B, are hereby approved.

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EA/1/RESO  
899-04-13-21r

- Exhibits: A. General Plan Text Amendments  
B. General Plan Land Use Map Amendments

MOUNTAIN VIEW 2030 GENERAL PLAN

GENERAL PLAN TEXT AMENDMENT

Minor Amendments (2021)

XXXXXX, 2021

**On Page 80:**

**General Plan Land Use Designations**

The General Plan's land use designations describe the general distribution and intensity of land uses in Mountain View (Table 3.4). General Plan Land Use Maps with these designations are located at the end of this Element. A full-scale General Plan Land Use Map is available at [www.mountainview.gov](http://www.mountainview.gov).

State law requires that the General Plan identify land uses and development intensities for each parcel in the city. Land use designations are organized into broad categories: Residential, Commercial, Mixed-Use, Office/Industrial, and Public/Institutional.

Each land use designation includes:

- Allowed Land Uses

- Density or Intensity: the maximum density or intensity allowed on parcels or within project areas. The stated density or intensity may be exceeded through ~~zoning or~~ precise plan standards if it ~~is concentrated~~ advances General Plan goals or policies by concentrating development within a portion of a ~~change area or~~ precise plan area or awarding bonus FAR or units through a community benefit framework or other related criteria as laid out in the precise plan. ~~to advance larger General Plan goals or policies.~~ Precise plans may also limit the total amount of development ~~The total density or intensity~~ within a ~~change area or~~ precise plan area ~~shall be consistent with the General Plan Environmental Impact Report.~~

- Height: The maximum height of new buildings, measured in stories. ¶ Heights are a guideline, and additional stories may be permitted by zoning or precise plan standards with the provision of significant public benefits or to advance larger General Plan goals or policies.

General Plan land use designations must also be considered in conjunction with the Zoning Ordinance, Zoning Map, and other local development regulations and state laws.

### **On Page 106:**

#### **Avenue**

Tree-lined arterials and collectors with mixed residential and commercial frontages

Bicycle: ● to ◐

Transit: ◐ to ○

Pedestrian: ◐

Vehicle: ◐

Distributes trips to residential and commercial areas. Provides a balanced level-quality of service for vehicles, transit, bicycles and pedestrians wherever possible. Bicycle priority is greater along identified bicycle corridors. Pedestrian improvements are comfortable to walk along, and provide safe crossings at designated locations.

#### **Downtown Street**

Mixed-use and pedestrian-oriented neighborhood street

Bicycle: ● to ◐

Transit: ◐ to ○

Pedestrian: ●

Vehicle: ◐

Balances level-of-service-performance metrics for all modes, while encouraging low speeds for all. Walkable conditions are important, and low speeds generally encourage high-quality facilities for non-automotive travel modes.

**On Page 107:**

**Flexible Street**

Street in area of potential transition

Bicycle: ● to ◐

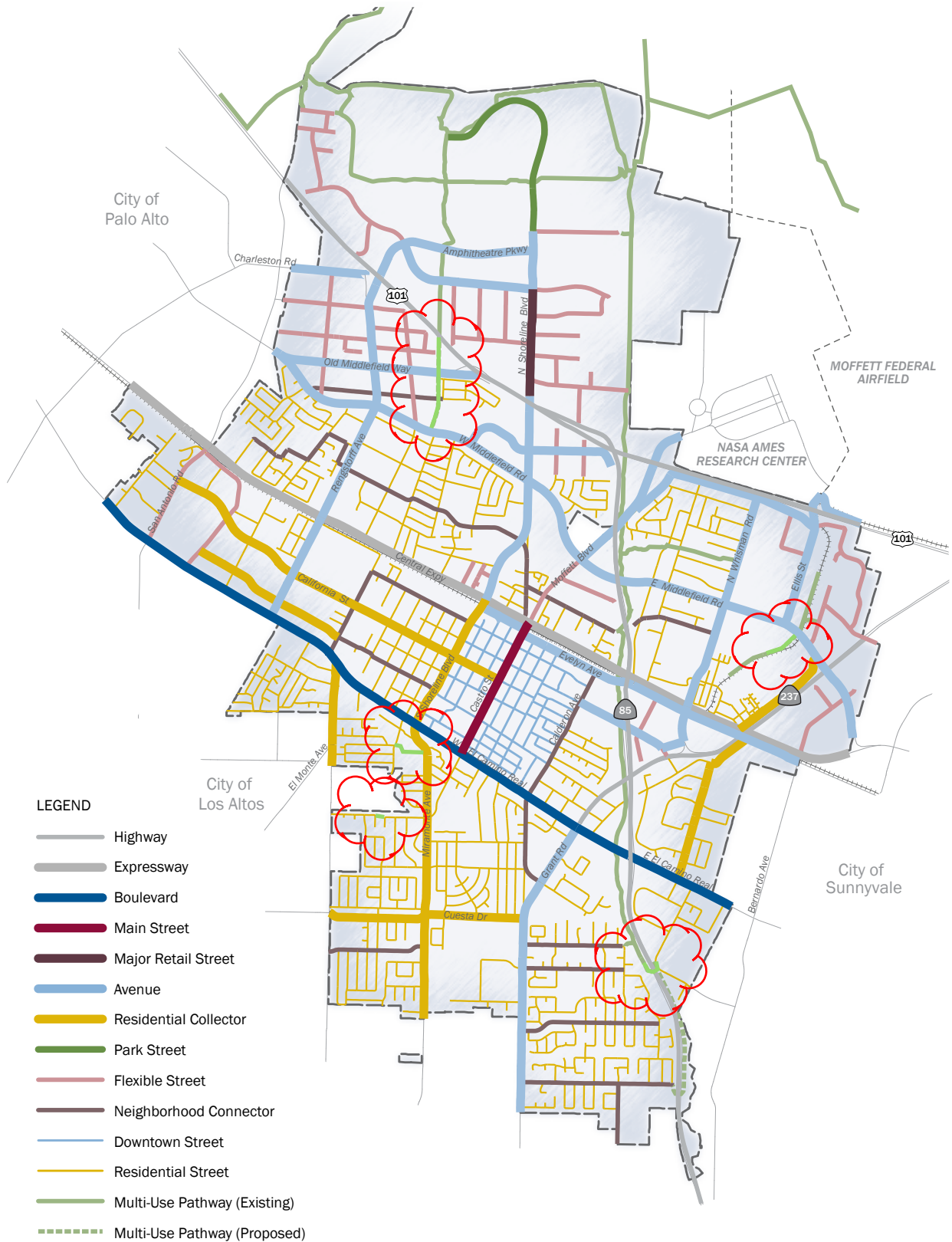
Transit: ◐ to ○

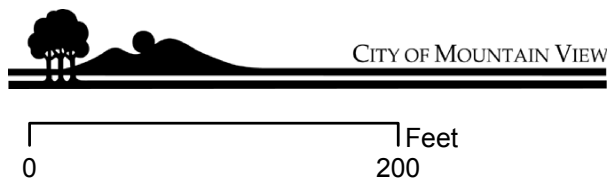
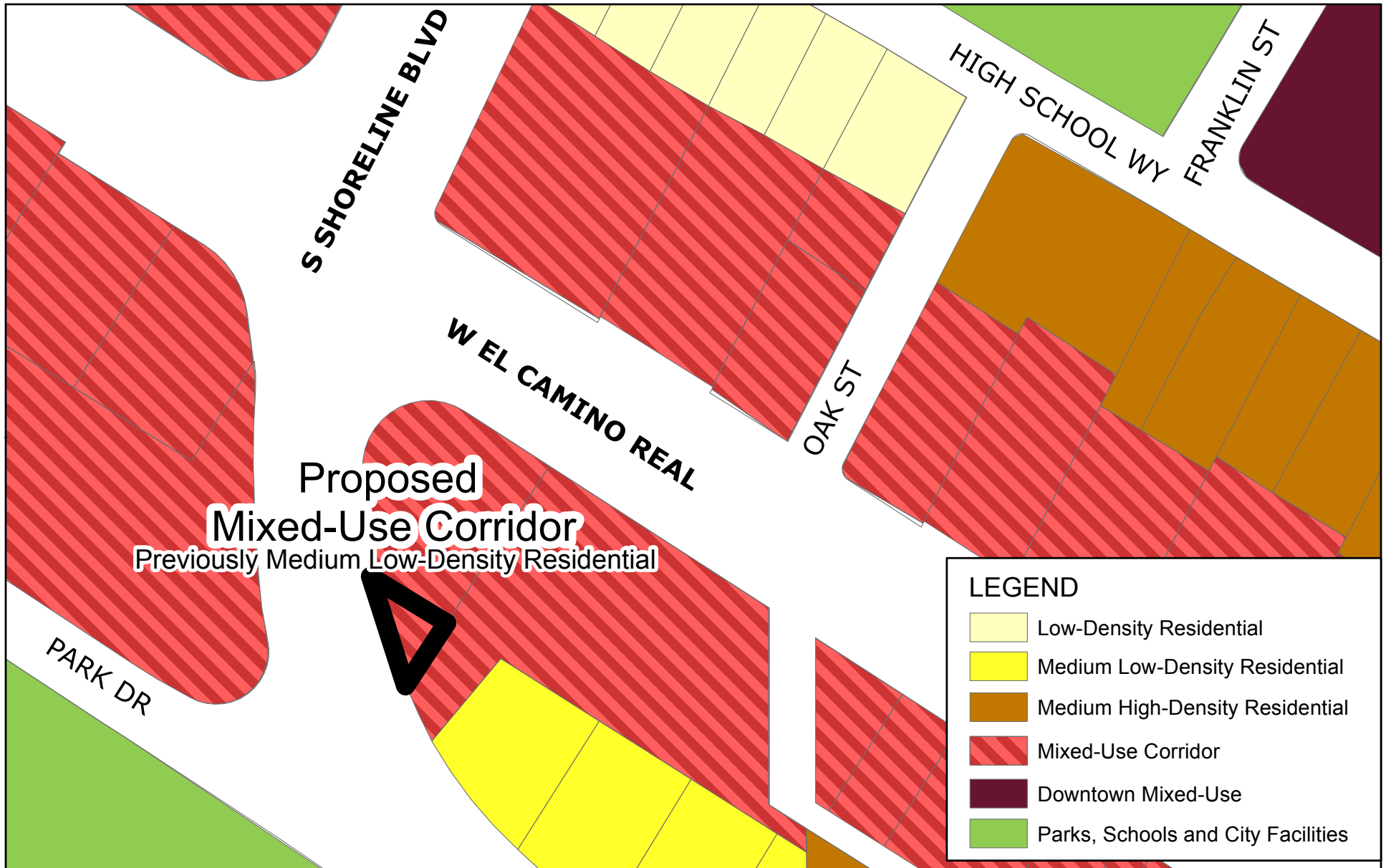
Pedestrian: ●

Vehicle: ◐

Generally occur on local streets in areas of potential transition that primarily serve local traffic to abutting uses. Travel speeds help balance level-quality of service for autos, bicycles and pedestrians. Improvements will balance travel by all modes and encourage improved accessibility for non-vehicle trips. Additional guidance for these streets provided in precise plans, where adopted.

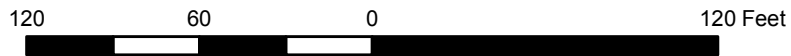
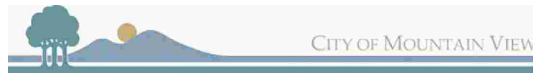
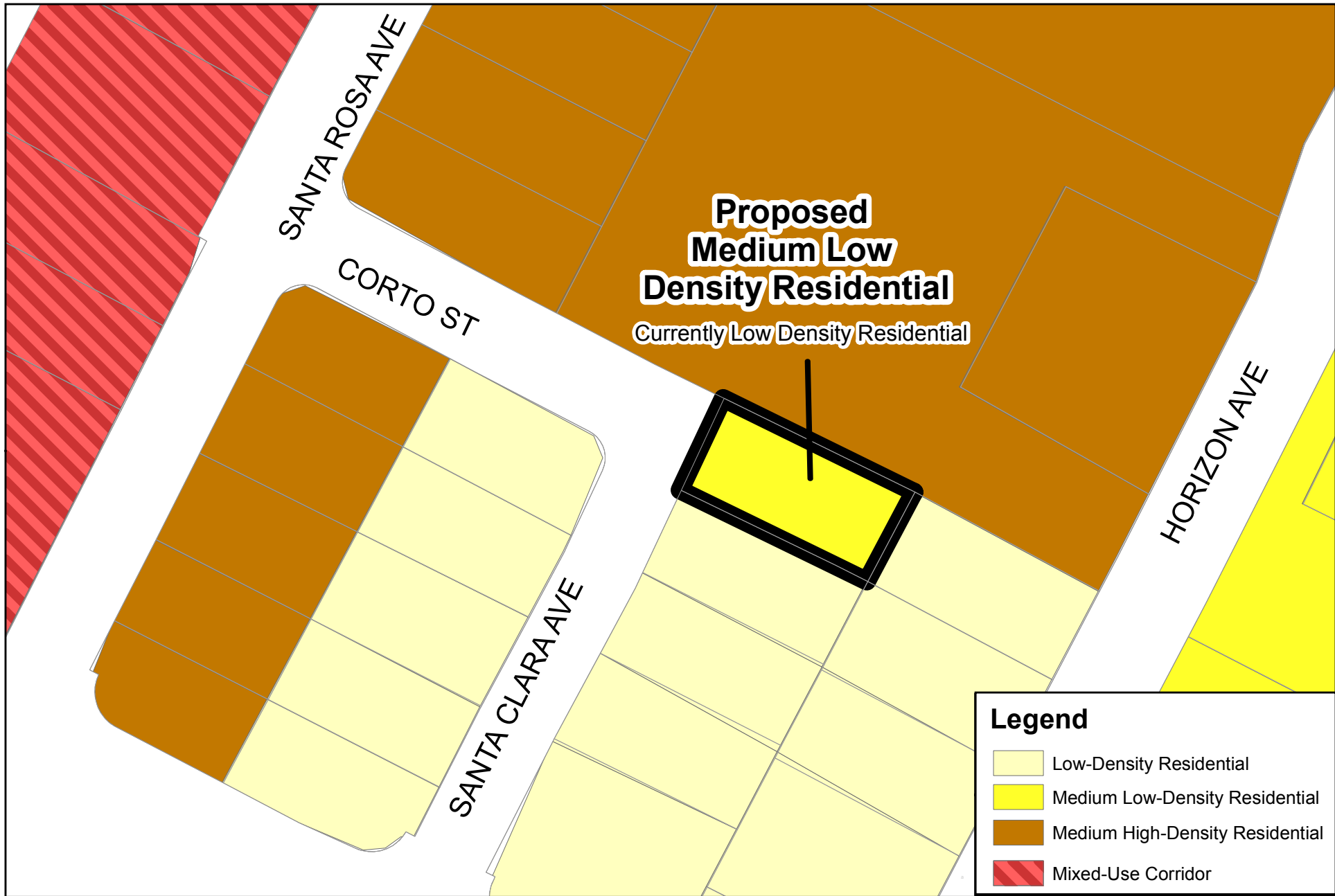
Figure 4.4: Street Typology



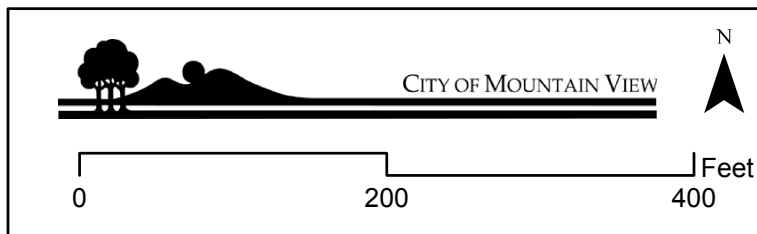
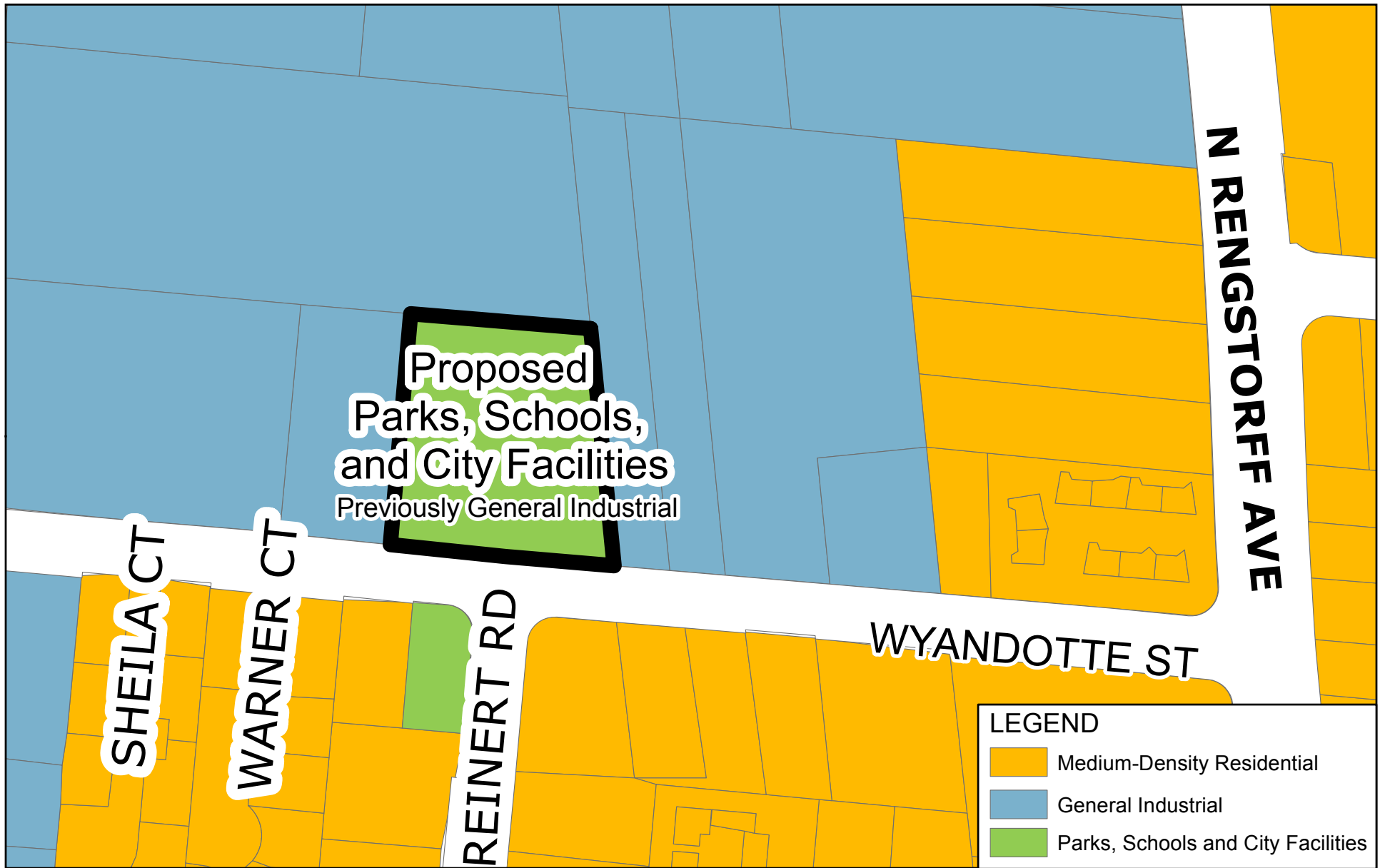


# Proposed General Plan Amendment: 1141 West El Camino Real





**Proposed General Plan Amendment:  
173-175 Santa Clara Avenue**



**Proposed General Plan Amendment:  
2254 Wyandotte Street**