

CITY OF MOUNTAIN VIEW
ENVIRONMENTAL PLANNING COMMISSION
RESOLUTION NO.
SERIES 2020

A RESOLUTION RECOMMENDING THAT THE CITY COUNCIL
APPROVE AMENDMENT TO THE GENERAL PLAN LAND USE MAP
FOR A PROPERTY LOCATED AT 1001 NORTH SHORELINE BOULEVARD
FROM GENERAL INDUSTRIAL TO MIXED-USE CENTER AND
RELATED TEXT AMENDMENTS

WHEREAS, an application was received from Sares Regis for a General Plan Land Use Map Amendment for a property located at 1001 North Shoreline Boulevard from General Industrial to Mixed-Use Center, as shown in Attachment A, attached hereto; and

WHEREAS, the Environmental Planning Commission held a public hearing on May 6, 2020 on said application;

NOW, THEREFORE, BE IT RESOLVED, that the Environmental Planning Commission of the City of Mountain View hereby recommends the City Council approve the General Plan Land Use Map Amendment pursuant to the required findings in Section 36.52.30 of the City Code:

1. The amendments are internally consistent with the General Plan because the project implements the goals and policies of the Mixed-Use Center Land Use Designation, including: promoting a vibrant mix of retail along with residential and office uses along Shoreline Boulevard; the project has a density of 38.8 dwelling units per acre and has a maximum of seven stories in conformance with the requirements of the General Plan Land Use Designation; and

2. The amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the City because the proposed project promotes development that is of desirable character, and the project will be consistent with the goals and policies included in the General Plan, and the design of the proposed buildings and residential use is compatible with the developments in the area; and

3. The site is 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) for the requested zoning designation and anticipated land use development, including new residential buildings, associated parking structures, and on-site amenities, as an environmental analysis has

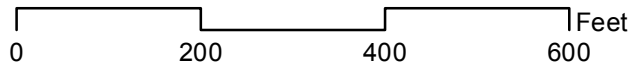
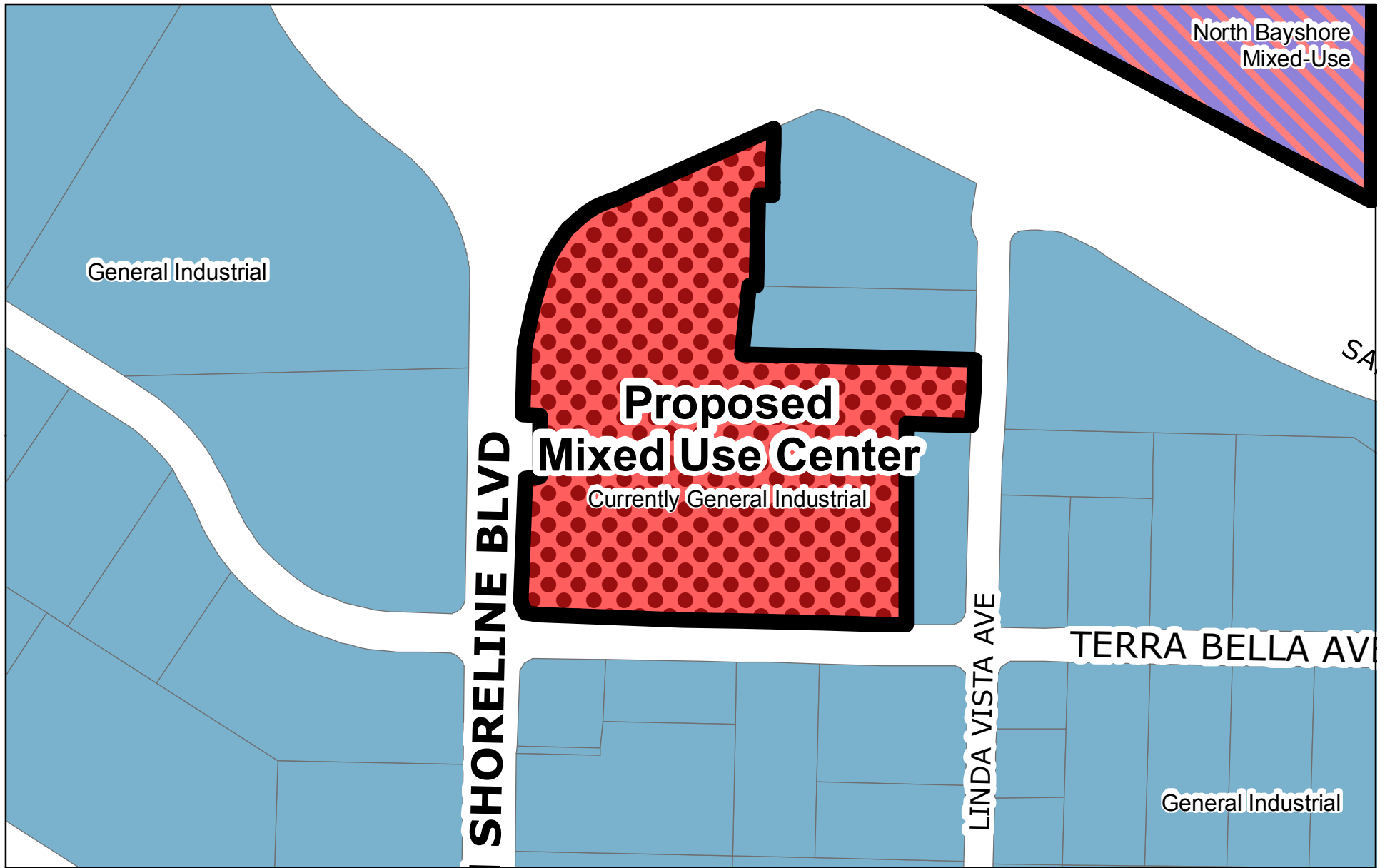
been completed, which has identified any upgrades or improvements needed to utilities, infrastructure, or the project site to accommodate the increased development, and the use and development are consistent with other developments in the area; and

4. The amendment is in compliance with the provisions of the California Environmental Quality Act (CEQA) because an Environmental Impact Report (EIR) was prepared for the project and circulated for the required 45-day public comment period, which ended on November 11, 2019. Staff has received no comments on the Draft EIR. All significant impacts of the project have been mitigated to less than significant with the incorporation of mitigation measures and standard City conditions of approval. A final EIR was made available to the public on January 13, 2020;

5. That the General Plan Land Use Map and Related Text Amendments are recommended for approval and incorporated herein by reference in Attachments A and B.

DP/2/CDD
807-03-18-20epcr-3

Attachments: A. General Plan Land Use Map Amendment
B. General Plan Text Amendment



**Proposed General Plan Amendment:
1001 North Shoreline Boulevard**

MOUNTAIN VIEW 2030 GENERAL PLAN

TEXT AMENDMENT

[DATE OF ADOPTION]

The following General Plan text amendments are proposed:

On Page 85

Mixed-Use Center promotes pedestrian-oriented mixed-use centers with integrated, complementary uses such as entertainment, restaurants, residential, department stores and other retail, office, hotels, convention/assembly and/or civic uses and public spaces that draw visitors from surrounding neighborhoods and the region.

[San Antonio](#)

- *Allowed Land Uses:* Office, retail and personal services, multi-family residential, lodging, entertainment, parks and plazas
- *Intensity:* 2.35 FAR (approximately 70 DU/acre or 60–150 residents/acre), of which up to 0.75 FAR can be office or commercial
- *Height Guideline:* Up to 8 stories

North Bayshore

- *Allowed Land Uses:* Office, retail and personal services, multi-family residential, lodging, entertainment, parks and plazas
- *Intensity (office):* 1.0 FAR; intensities between 1.0 FAR and up to 2.35 FAR may be permitted with measures for highly sustainable development and public benefits specified defined within zoning ordinance or precise plan standards
- *Intensity (residential):* 1.0 FAR (approximately 40 DU/ac or 40 – 80 residents per acre)

- *Intensity (lodging)*: 1.85 FAR
- *Intensity (mixed-use)*: Mixed-use intensities are defined within Precise Plan or zoning ordinance standards
- *Height Guideline*: Up to 8 stories for office and lodging; up to 15 stories for residential