

CITY OF MOUNTAIN VIEW
RESOLUTION NO.
SERIES 2015

A RESOLUTION APPROVING A PRECISE PLAN AMENDMENT TO
REMOVE OFFICE AS A PERMITTED GROUND-FLOOR USE AND ADD OFFICE AS
A PROVISIONALLY PERMITTED GROUND-FLOOR USE IN AREA J OF THE
P-19 DOWNTOWN PRECISE PLAN

WHEREAS, in January 2013, staff preliminarily discussed with City Council a Precise Plan Amendment to remove ground-floor office as a permitted use and add ground-floor office as a provisionally permitted use in Area J of the Downtown Precise Plan to align the permit review process with other areas along Castro Street; and

WHEREAS, the Downtown Committee held a public hearing on September 1, 2015, and recommended approval on said amendment; and

WHEREAS, the Environmental Planning Commission held a public hearing on October 7, 2015, and recommended approval on said amendment;

THEREFORE, BE IT RESOLVED, the City Council of the City of Mountain View finding, per Section 36.50.95 of the City Code:

1. The Precise Plan Amendment is consistent with the General Plan because it aligns administrative processes within the Precise Plan and further encourages a variety of retail and commercial uses along the City's "Main Street," while allowing more opportunities for public input and involvement per GOAL LUD-1 (Open and Inclusive Planning Processes); and

2. The area covered by the Precise Plan Amendment is within the Planned Community (PC) District as it includes Area J of the Downtown Precise Plan; and

3. The Precise Plan Amendment will not be detrimental to the public interest, health, safety, convenience, or welfare of the community because the amendment modifies the review process of certain land use proposals (ground-floor office uses), which allows for public input through a public hearing to preserve the health, safety, and welfare of the community; and

4. The Precise Plan Amendment promotes development of desirable character, harmonious with existing and proposed development in the surrounding areas because the amendment would allow the review process for ground-floor office in Area J to

align with the remaining areas in downtown, resulting in internal consistency within the Precise Plan; and

5. The Precise Plan Amendment for Area J has special conditions of size, shape, land ownership, existing development, or development opportunities, including regulations for ground-floor uses, that can only be addressed by approval of the proposed Precise Plan Amendment; and

6. The approval of the proposed Precise Plan Amendment is not subject to the California Environmental Quality Act (CEQA) pursuant to Section 15060(c)(2) as it will not result in a direct or reasonably foreseeable indirect physical change in the environment, and Section 15060(c)(3) as it is not a project as defined by CEQA per Section 15378.

BE IT FURTHER RESOLVED by the City Council of the City of Mountain View that Council hereby finds and determines that the amendments to the P-19 Downtown Precise Plan have been reviewed and approved by the City Council, as more particularly described in Exhibit A, attached hereto, and which shall be on file in the Office of the City Clerk, is hereby adopted.

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.

LH/7/RESO
823-11-10-15r-E

Exhibit: A. Text Amendment–Area J–Page 109

A. DEVELOPMENT STANDARDS**1. Permitted and Provisional Uses*****Permitted Uses (Castro Street Frontage)***

- a. Retail, not including drive-up or drive-in services;
- b. Restaurant, including serving of alcoholic beverages clearly ancillary to food service; not including drive-up or drive-in services;
- c. Art galleries;
- d. Theaters;
- e. Business and personal services; and
- ~~f. Offices; and~~
- ~~g.~~ Medical services.

Provisional Uses (Castro Street Frontage)

- a. Bars, nightclubs, establishments providing entertainment or permitting dancing and/or establishments serving alcoholic beverages not ancillary to food services;
- b. Indoor recreation uses;
- c. Offices;
- ed. Hotels;
- de. Residential on upper levels only at up to 50 units per acre; and
- ef. Any other business or service establishments which are determined by the Zoning Administrator to be of the same general character as listed hereinabove.

Permitted Uses (Hope Street Frontage)

Residential at up to 30 units per acre, except all parcels south of Fairmont Avenue and north of El Camino Real may be up to 50 units per acre.