

CITY OF MOUNTAIN VIEW

ENVIRONMENTAL PLANNING COMMISSION

STAFF REPORT

WEDNESDAY, DECEMBER 2, 2020

5. PUBLIC HEARINGS

5.1 General Plan Text and Map Amendments and Precise Plan and Zoning Map Amendments

RECOMMENDATION

That the Environmental Planning Commission:

1. Adopt a Resolution of the Environmental Planning Commission of the City of Mountain View Recommending the City Council Approve 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, 841 San Veron Avenue, 173 Santa Clara Avenue, and 2254 Wyandotte Street to be Consistent with the Zoning Map, to be read in title only, further reading waived (Exhibit 1 to the EPC Staff Report).
2. Adopt a Resolution of the Environmental Planning Commission of the City of Mountain View Recommending the City Council Approve Zoning Map Amendments at 250 East Dana Street, 300 Moorpark Way, 709 Vaquero Drive, and 2254 Wyandotte Street to be Consistent with the General Plan Land Use Map, to be read in title only, further reading waived (Exhibit 2 to the EPC Staff Report).
3. Adopt a Resolution of the Environmental Planning Commission of the City of Mountain View Recommending the City Council Approve Amendments to the P-38 (El Camino Real) Precise Plan to Modify the Character Area from Medium-Intensity Residential Land Use Only to Medium-Intensity Corridor at 615 South Rengstorff Avenue to be Consistent with the General Plan Land Use Map, to be read in title only, further reading waived (Exhibit 3 to the EPC Staff Report).

PUBLIC NOTIFICATION

The Environmental Planning Commission (EPC) agenda is advertised on Channel 26, and the agenda and this EPC Staff Report appear on the City's website. Owners

of affected properties were mailed a detailed letter, and property owners and tenants within 750' of affected properties were mailed notices.

BACKGROUND AND ANALYSIS

General Plan Text Amendments

The [2030 General Plan](#) was adopted in July 2012. Since adoption, it has provided policy guidance for several new Precise Plans, multiple infrastructure studies, design review of development projects, sustainability measures, and other City initiatives. Staff has identified the following minor “clean-up” amendments to the General Plan to ensure ease of use and implementation:

1. **Densities and intensities in precise plans (Page 80).** The General Plan Land Use Designations within the Land Use chapter include guidance for interpreting allowed land uses, density or intensity, and building height.

The General Plan allows flexibility to apply density and intensity across a General Plan “change area” or Precise Plan area to allow either the concentration or dispersion of development in these areas based on local policies, standards, or goals. For example, in North Bayshore, the General Plan allows up to 1.0 floor area ratio (FAR) office across the area, but the Precise Plan limits FAR near the creeks and open areas to 0.65 while allowing 1.5 FAR along the transit corridors.

Staff is proposing the following changes to this text to be more consistent with the recent implementation of several precise plans:

- a. Remove references to zoning and change areas since staff has only implemented this flexibility through Precise Plans.
- b. Include “Bonus FAR” and “community benefit” language since this language has been adopted through Precise Plans.
- c. Remove the General Plan Environmental Impact Report (GP EIR) limit on overall development and replace with adopted Precise Plan limits on overall development. The purpose of this language was to ensure the densities and intensities adopted in Precise Plans are consistent with the General Plan. However, Precise Plans have now been adopted with their own development limitations and environmental analysis. Therefore, this

language is no longer needed and would be replaced with references to those Precise Plan limits.

2. **Street typologies (Pages 106 to 108).** The following updates are proposed for the street typologies in the Mobility chapter:
 - a. New multi-use paths have been constructed and are proposed to be added to the street typologies map.
 - b. Some streets were previously identified as Flexible Streets to allow specific street design and priorities. Many of these streets are included in the East Whisman, North Bayshore, and San Antonio Precise Plans. Staff proposes to direct readers to adopted Precise Plans for further guidance on these streets.
 - c. The term “level of service” in the Avenue, Downtown Streets, and Flexible Streets typologies is outdated given recent laws, such as Senate Bill (SB) 743. Staff proposes more generalized terms, including “performance metrics” and “quality of service.”

Integrated General Plan Amendments

The online General Plan includes multiple text amendments at the beginning of the document. Staff proposes to integrate all the adopted General Plan amendments into the document, which will improve overall usability. This may affect future page numbering but will not otherwise affect the organization of the document.

General Plan and Zoning Consistency – SB 1333

In September 2018, the State adopted SB 1333. This bill requires charter cities like Mountain View to resolve inconsistencies between zoning ordinances or precise plans and their general plan.

Exhibit 4 (List of Proposed Map Amendments) shows the minor Zoning and General Plan Land Use Map Amendments recommended by staff. In each case, either the Zoning or General Plan is recommended for amendment. One inconsistency, at 615 South Rengstorff Avenue, is located in the El Camino Real Precise Plan and requires a Precise Plan Amendment. Whether the Zoning Map (or Precise Plan) or the General Plan Land Use Map is amended is based on consistency with existing uses and maintaining residential development rights. Under SB 330, adopted by the State

in 2019, the City cannot reduce the allowed residential density on a site in most circumstances. Exhibit 4 shows a map of the proposed amendments.

Wyandotte Park

Staff also recommends amending the Zoning and General Plan Land Use Maps to include Wyandotte Park at 2254 Wyandotte Street. The Zoning Map for this site would be amended to “Public Facilities” and the General Plan amended to “Parks, Schools, and City Facilities.” While there are other new parks under development in the City, Wyandotte Park is the only site that does not allow residential uses. Therefore, it is appropriate to rezone this site since it is not subject to SB 330, as noted above.

ENVIRONMENTAL REVIEW

The proposed amendments are exempt from environmental review pursuant to California Environmental Quality Act (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. Exhibit 5 (CEQA Exemption) provides an analysis of this exemption.

CONCLUSION

Staff recommends that the EPC recommend minor General Plan text amendments to improve ease of use and implementation of density and intensity and street typologies; and General Plan Land Use Map amendments, El Camino Real Precise Plan amendments, and Zoning Map amendments to resolve inconsistencies between the City's General Plan Land Use and Zoning Maps.

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- Exhibits:
1. General Plan Resolution
 2. Zoning Map Resolution
 3. Precise Plan Resolution
 4. List of General Plan and Zoning Map/Precise Plan Amendments
 5. CEQA Exemption