

CITY OF MOUNTAIN VIEW  
RESOLUTION NO.  
SERIES 2021

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MOUNTAIN VIEW  
TO AMEND THE P-39 (NORTH BAYSHORE) PRECISE PLAN  
TO INCLUDE THE PARCEL AT 1555 PLYMOUTH STREET WITHIN THE  
NORTH BAYSHORE PRECISE PLAN GATEWAY CHARACTER AREA, REVISE THE  
BONUS FAR GUIDELINES AND MASTER PLAN PROVISIONS,  
AND MAKE MINOR TEXT AND GRAPHIC UPDATES

WHEREAS, Chapter 36 in the Mountain View City Code sets forth a procedure whereby the City can adopt or amend a 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 or amended; and

WHEREAS, the Environmental Planning Commission held a public hearing on August 18, 2021 on said Precise Plan Amendments pursuant to Section 36.50.90 of the City Code; and

WHEREAS, on \_\_\_\_\_, having given notice as required by Chapter 36 of the Mountain View City Code, the City Council held a public hearing to consider said Precise Plan Amendments pursuant to Section 36.50.90 of the City Code;

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

1. That the findings required for amendment of a Precise Plan, contained in Section 36.50.95 of the Mountain View City Code, have been made as follows:

a. The proposed Precise Plan Amendments are consistent with the General Plan because the site at 1555 Plymouth Street includes a General Plan Land Use Designation of Mixed-Use Center (North Bayshore), which is consistent with the Gateway Character Area in the Precise Plan, and the minor text and graphic edits, including to the Bonus FAR Guidelines and Master Plan requirements, provide process clarifications, and improve the internal consistency and usability of the Precise Plan to help implement the General Plan;

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

c. The proposed Precise Plan Amendments would not be detrimental to the public interest, health, safety, convenience, or welfare of the community because the site at 1555 Plymouth Street will include anticipated land uses consistent with the North Bayshore Precise Plan Gateway Character Area, and the General Plan has already considered and approved the density, intensity, and uses within said area; and the text and graphic edits provide process clarifications and improve the internal consistency and usability of the North Bayshore Precise Plan;

d. The proposed Precise Plan Amendments promote development of desirable character and are harmonious with existing and proposed development in the surrounding area because the site at 1555 Plymouth Street is already adjacent to the North Bayshore Precise Plan's Gateway Character Area, and, by including it within said area, will help facilitate the area's redevelopment as envisioned by the North Bayshore Precise Plan; and the text and graphic edits improve the implementation of the Precise Plan;

e. The site 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 Amendment because the site is already located within the North Bayshore Precise Plan and can include land uses consistent with the North Bayshore Precise Plan; and

f. The proposed amendment is in compliance with the provisions of the California Environmental Quality Act (CEQA) because an Addendum was prepared pursuant to CEQA Guidelines Sections 15162 and 15164, which supports the determination that this Council hereby makes that with implementation of the North Bayshore Precise Plan standards and guidelines, standard City conditions of approval, State regulations, and mitigation measures identified in the General Plan EIR, North Bayshore EIR, and North Bayshore Supplemental EIR (collectively, the "EIRs"), the amendments would not result in any new significant or substantially more severe environmental impacts beyond those previously evaluated and disclosed in the EIRs.

2. That the amendment to the P-39 (North Bayshore) Precise Plan to include the property at 1555 Plymouth Street area within the Precise Plan's Gateway Character Area, is hereby approved.

3. That the amendments to the P-39 (North Bayshore) Precise Plan to revise text and graphics within the Precise Plan, attached hereto and incorporated herein by reference in Attachment A, are hereby approved.

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MA/1/RESO  
891-08-18-21r-1

Attachment: A. North Bayshore Precise Plan Amendments

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