

MOUNTAIN VIEW 2030 GENERAL PLAN  
 GENERAL PLAN MAP AND TEXT AMENDMENT  
 East Whisman Precise Plan (2019)

XXXXXX, 2019

On Page 40:

Table 3.1 Population and Jobs, 2009 and 2030 Projection				
Planning Area	Population		Jobs	
	2009	2030	2009	2030
San Antonio	12,320	16,130	2,680	3,780
Moffett/Whisman	13,740	<del>16,560</del> <u>27,310</u>	13,860	<del>19,190</del> <u>29,360</u>
Central Neighborhoods/Downtown	11,400	12,440	6,510	7,400
Monta Loma/Farley/Rock	13,790	15,060	6,920	7,670
Miramonte/Springer	9,540	10,250	4,830	4,900
Grant/Sylvan Park	10,610	10,820	2,470	3,250
North Bayshore	760	18,000	17,480	<del>28,080</del> <u>38,910<sup>1</sup></u>
El Camino Real	1,700	4,350	5,710	6,550

<sup>1</sup> This is a minor clean-up amendment to make the table consistent with the North Bayshore Precise Plan, adopted in 2017, and page 384 of the certified Environmental Impact Report for that Precise Plan. This table is provided to illustrate the City's growth potential, given adopted policies and plans.

**On Page 64:**

VISION

The East Whisman Change Area advances as a sustainable, transit-oriented neighborhood and employment center with an increased diversity of land uses. New housing is harmoniously integrated into the area, creating new opportunities to live near jobs, public transit, neighborhood-serving businesses and parks.

In 2030, East Whisman is anchored by transit-oriented commercial and residential buildings that generate few vehicle trips and include-with highly sustainable features and materials. It is an active area with pedestrian and bicyclist connections to light rail, services, housing and employers. Commercial-Near the light rail stations, higher-intensity buildings foster an active, urban character. In the western part of the area, buildings are designed to respect the scale and character of adjacent residential neighborhoods. East Whisman features stores, services and restaurants for residents, neighbors and workers, who enjoy parks, plazas and open spaces throughout the area.

On Page 65:

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[LUD 19.8: Residential Development: Allow residential development near the Middlefield Light Rail Station, North Whisman Road and other areas identified in the 2030 General Plan Land Use Map.](#)

On Page 81:

Land Use Designation	Acres
RESIDENTIAL	2,910
Low Density Residential	1,409
Medium-Low Density Residential	217
Medium-Density Residential	810
Medium-High Density Residential	345
High Density Residential	22
Mobile Home Park Residential	107
COMMERCIAL	122
Neighborhood Commercial	20
General Commercial	58
Industrial/Regional Commercial	44
OFFICE/INDUSTRIAL	<del>896</del> 1,071
Office	20
General Industrial	216
High Intensity Office	<del>660</del> 835
MIXED-USE	<del>761</del> 586
Neighborhood Mixed-Use	<del>10</del> 17
General Mixed-Use	14
Mixed-Use Corridor	242
North Bayshore Mixed-Use	140
<u>East Whisman Mixed-Use</u>	<u>182</u>
Mixed-Use Center	98
Downtown Mixed-Use	75
PUBLIC/INSTITUTIONAL	1,703
Parks, Schools and City Facilities	335
Regional Park	1,012
Institutional	356
TOTAL	6,392

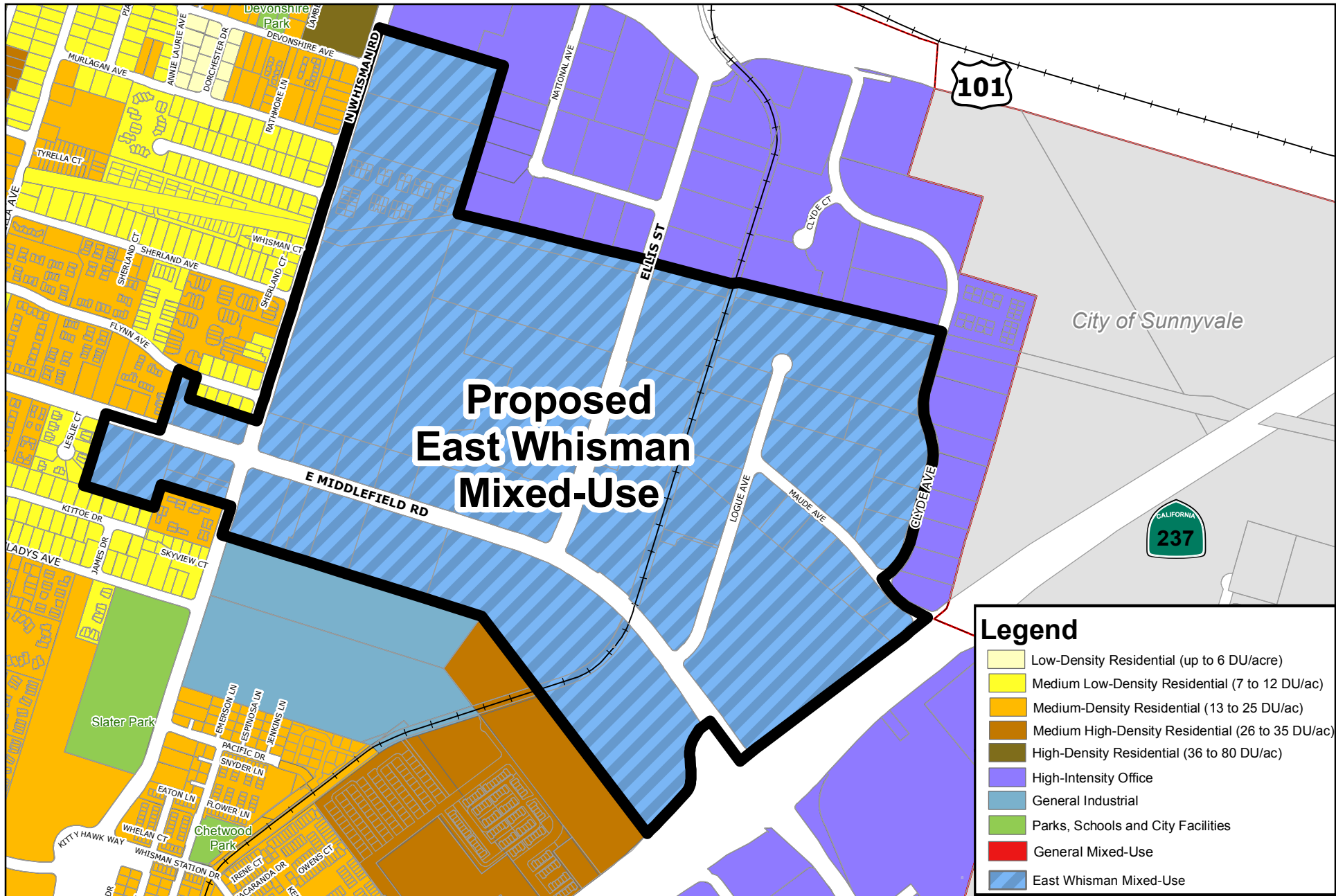
**On Page 85 (after North Bayshore Mixed-Use):**

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East Whisman Mixed-Use promotes a mix of offices, neighborhood-serving commercial, multi-family residential, lodging, and small businesses in the core of the East Whisman area and a mix of neighborhood commercial and residential uses in the adjacent Village Center west of North Whisman Road. Pedestrian and bike paths connect this area to surrounding office campuses and other areas.

- Allowed Land Uses: Office, commercial, lodging, residential, parks and open space
- Intensity (office): 0.40 FAR; intensities up to 0.50, 0.75 or 1.0 FAR may be permitted east of North Whisman Road with measures for highly sustainable development and public benefits specified within zoning ordinance or precise plan standards
- Intensity (residential): 1.0 FAR (approximately 40 DU/ac or 40 – 80 residents per acre). Residential FAR greater than 1.0 may be permitted if consistent with the East Whisman Precise Plan affordable housing strategies.
- Intensity (lodging): 2.0 FAR
- Intensity (mixed-use): Mixed-use intensities are defined within zoning ordinance or precise plan standards.
- Height Guideline (office): Up to 5 - 6 stories east of North Whisman Road; up to 3 stories west of North Whisman Road
- Height Guideline (residential and lodging): up to 6 - 8 stories east of North Whisman Road; up to 4 stories west of North Whisman Road

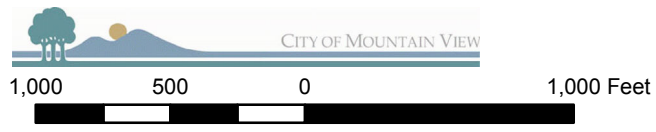
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**Proposed  
East Whisman  
Mixed-Use**

**Legend**

- Low-Density Residential (up to 6 DU/acre)
- Medium Low-Density Residential (7 to 12 DU/ac)
- Medium-Density Residential (13 to 25 DU/ac)
- Medium High-Density Residential (26 to 35 DU/ac)
- High-Density Residential (36 to 80 DU/ac)
- High-Intensity Office
- General Industrial
- Parks, Schools and City Facilities
- General Mixed-Use
- East Whisman Mixed-Use



**Proposed General Plan Amendment:  
East Whisman Precise Plan**