

CITY OF MOUNTAIN VIEW  
RESOLUTION NO.  
SERIES 2014

A RESOLUTION AMENDING THE GENERAL PLAN LAND USE MAP  
FOR THE PROPERTIES ON THE WEST SIDE OF SAN ANTONIO ROAD  
FROM GENERAL MIXED USE TO MIXED-USE CORRIDOR

WHEREAS, Chapter 36 in the Mountain View City Code sets forth a procedure whereby the City can amend the General 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 a General Plan Land Use Map Amendment is adopted; and

WHEREAS, on November 17, 2014, the Environmental Planning Commission held a duly noticed public hearing and thereafter forwarded its recommendation to the City Council to amend the City's General Plan Land Use Map; and

WHEREAS, on December 2, 2014, having given notice as required by Chapter 36 of the Mountain View City Code, the City Council held a public hearing to consider said amendment to the City's General Plan Land Use Map;

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

1. That the findings required for an amendment to the General Plan Land Use Map, contained in Section 36.52.25 of the Mountain View City Code, have been made as follows:

a. The proposed amendment is consistent with the General Plan because the Mixed-Use Corridor designation helps to implement the San Antonio Change Area direction in the General Plan, which applies to affected parcels; the Mixed-Use Corridor designation supports a focus on higher land use intensities and densities within a half-mile of public transit service and along major commute corridors, consistent with Policy LUD 3.1 (Land use and transportation); and the Mixed-Use Corridor designation facilitates enhancement and redevelopment of older commercial districts and corridors, consistent with Policy LUD 3.7 (Upgraded commercial areas).

b. The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the City because the proposed

amendment applies to parcels within a developed area, served by public infrastructure and services, and is associated with the San Antonio Precise Plan, which addresses specific public interest issues such as pedestrian comfort, neighborhood transitions, transit access, and open space; and the proposed amendment is associated with the San Antonio Precise Plan, which contains public benefits guidance allowing new development to provide improvements in the public interest as well as standards and guidelines supporting improved circulation, high-quality development, a flexible mix of compatible residential and commercial uses, and new open areas and landscaping.

c. The site is physically suitable (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 developments because the proposed amendment applies to parcels within a developed area, served by public infrastructure and services, and with a range of commercial and residential uses as well as transit services; the proposed amendment area and surrounding parcels include a range of sizes and conditions, and future development will implement specific development standards to address area conditions; and the affected parcels are associated with the San Antonio Precise Plan, which provides standards and guidelines for compatible land uses, high-quality development and neighborhood transitions, utility upgrades, and improved bicycle and pedestrian circulation.

d. The proposed amendment is in compliance with the provisions of the California Environmental Quality Act (CEQA), because an Environmental Impact Report (EIR) has been prepared and circulated for public comment for the required 45 days, which ended October 6, 2014. Staff received 34 comment letters and e-mails on the Draft EIR and Precise Plan, and has provided a response to these comments in the Final EIR document. All significant impacts of the Precise Plan can be mitigated to less than significant with the incorporation of mitigation measures and standard City conditions of approval.

2. That the General Plan Land Use Map Amendment from General Mixed Use to Mixed-Use Corridor for the properties on the west side of San Antonio Road, as shown in Exhibit A attached hereto, has been reviewed and approved by the City Council and is hereby adopted.

3. That the effective date of the General Plan Map Amendment shall be consistent with the effective date of the ordinance amending the Zoning Map for the properties located in the San Antonio Precise Plan Area.

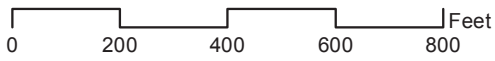
TIME FOR JUDICIAL REVIEW

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.

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RS/7/RESO  
803-12-02-14r-E-1

# Proposed General Plan Amendment: West Side of San Antonio Road



Community Development Department  
CITY OF MOUNTAIN VIEW  
Mountain View, CA 94043 Santa Clara County



**Proposed  
Mixed-Use  
Corridor**

City of Los Altos

City of Palo Alto

City of Palo Alto