

CITY OF MOUNTAIN VIEW
RESOLUTION NO.
SERIES 2023

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MOUNTAIN VIEW AMENDING THE GENERAL PLAN LAND USE MAP FROM HIGH-INTENSITY OFFICE TO HIGH-DENSITY RESIDENTIAL FOR THE PROPERTIES LOCATED AT 57/67 AND 87 EAST EVELYN AVENUE SOUTH OF EAST EVELYN AVENUE, BETWEEN STATE ROUTE 85 AND PIONEER WAY, AND FROM GENERAL INDUSTRIAL TO HIGH-DENSITY RESIDENTIAL FOR THE PROPERTY LOCATED AT 1110 TERRA BELLA AVENUE/1012 LINDA VISTA AVENUE AT THE NORTHWEST CORNER OF LINDA VISTA AVENUE AND TERRA BELLA AVENUE; AND AMENDING THE GENERAL PLAN TO CLARIFY FLOOR AREA RATIO (FAR) EXEMPTIONS AND MAKE OTHER MINOR MODIFICATIONS

WHEREAS, the City Council initiated General Plan Map Amendments of 57/67 and 87 East Evelyn Avenue and 1110 Terra Bella Avenue/1012 Linda Vista Avenue to support the development of proposed 100% affordable housing projects at maximum residential density; and

WHEREAS, the City Council initiated text amendments of the General Plan to clarify floor area ratio exemptions for neighborhood commercial and similar uses; and

WHEREAS, the procedures set forth in Chapter 36, Article XVI, Division 12 of the Mountain View City Code (City Code), whereby the City can amend the General Plan, have been executed; and

WHEREAS, Chapter 36 of the City Code requires the Environmental Planning Commission and City Council each hold a duly noticed public hearing before the General Plan is amended; and

WHEREAS, the Environmental Planning Commission held a duly noticed public hearing on December 7, 2022 and recommended the City Council approve the General Plan and General Plan Map Amendments; and

WHEREAS, the City Council held a public hearing on January 24, 2023 and received and considered all evidence presented at said hearing regarding the General Plan and General Plan Map Amendments, including the recommendation from the Environmental Planning Commission, City Council report, project materials, testimony, and written materials submitted; now, therefore, be it

RESOLVED: that the City Council of the City of Mountain View hereby makes the findings for a General Plan and General Plan Map Amendment, pursuant to Section 36.52.30 of the City Code:

a. The proposed amendments are internally consistent with the General Plan because the map amendments will enable the development of 100% affordable housing projects that further implement the goals and policies of the High-Density Residential Land Use Designation, which is intended for multi-family housing close to transit, shopping, and public facilities, including: LUD 3.1—Focus higher land use intensities and densities within one-half-mile of public transit service and along major commute corridors; and LUD 3.5—Encourage residential developments serving a range of diverse households and incomes; and the text amendments will clarify that certain nonresidential uses may be excluded from floor area ratio (FAR) allowances in order to avoid reducing residential densities allowed in the General Plan in compliance with SB 330;

b. The proposed amendments would not be detrimental to the public interest, health, safety, convenience, or welfare of the City because the sites are suitable for residential uses and the proposed 100% affordable housing projects would be reviewed through the City's Notice of Funding Availability (NOFA) process and designed to be consistent with the goals and policies included in the General Plan and compatible with the developments in the area;

c. The site is physically suitable for the requested/anticipated land use development (including, but not limited to, access, provision of utilities, compatibility with adjoining land uses, and absence of physical constraints) because an environmental analysis was completed and did not identify significant infrastructure limitations related to these amendments and, furthermore, the subject projects will be required to study and identify any upgrades or improvements needed to accommodate the development type as part of the approval process; and

d. The proposed amendment is in compliance with the provisions of the California Environmental Quality Act (CEQA) because an Environmental Impact Report (EIR) was prepared for the Housing Element Update and associated zoning amendments, which the EIR was considered, certified, and adopted by the City Council by separate resolution on January 24, 2023, all in conformance with CEQA, prior to approval and adoption of this Resolution; and be it

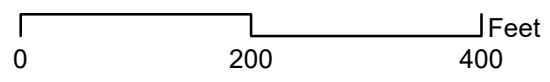
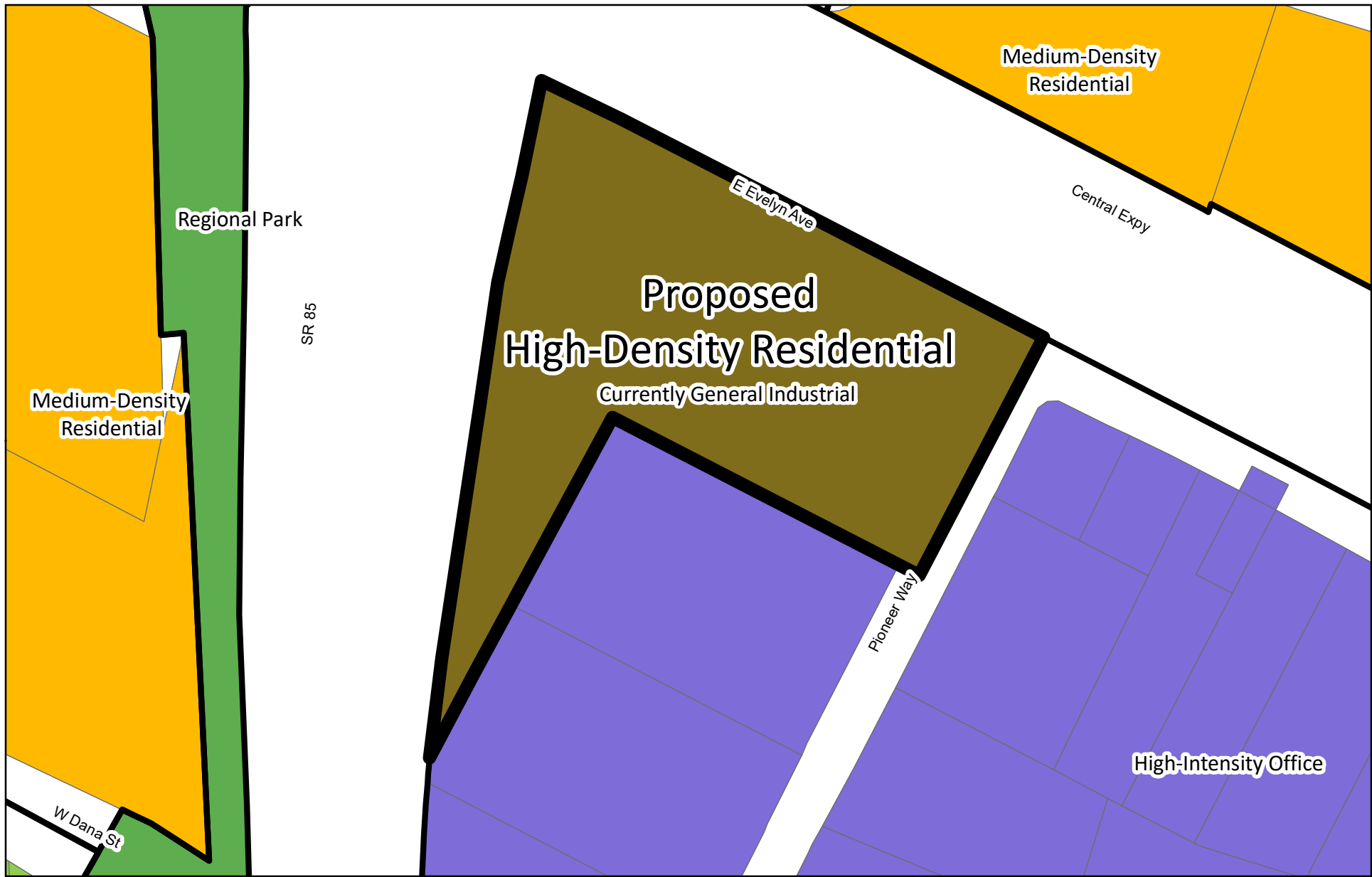
FURTHER RESOLVED: that the General Plan Land Use Map Amendment from High-Intensity Office to High-Density Residential for the properties identified as 57/67 and 87 East Evelyn Avenue with Assessor's Parcel No. 160-65-010 and 160-65-008, as shown in Exhibit A, attached hereto and incorporated herein by reference, is hereby approved; and be it

FURTHER RESOLVED: that the General Plan Land Use Map Amendment from General Industrial to High-Density Residential for the property identified as 1110 Terra Bella Avenue/1012 Linda Vista Avenue with Assessor's Parcel No. 153-15-011, as shown in Exhibit B, attached hereto and incorporated herein by reference, is hereby approved; and be it

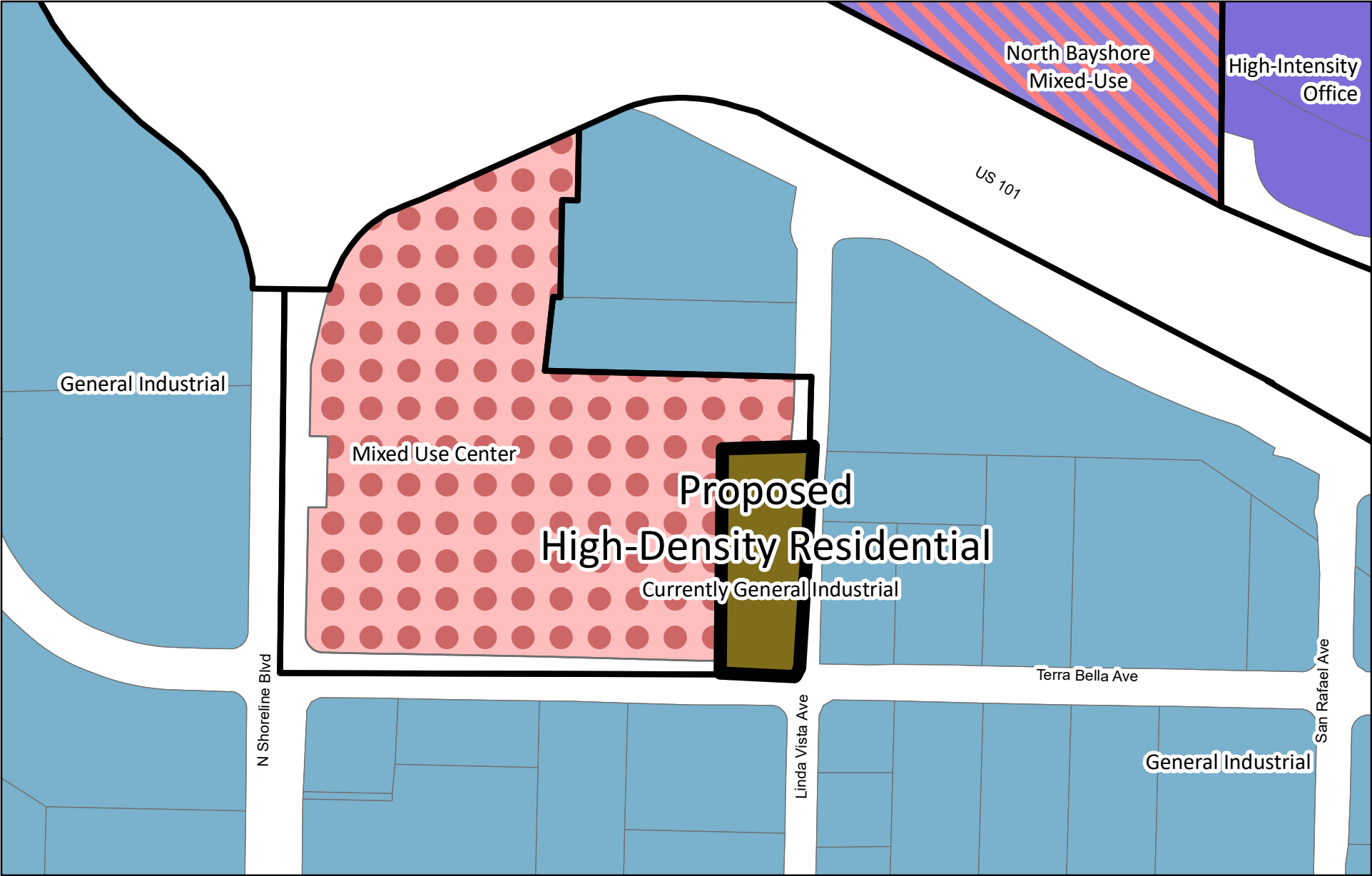
FURTHER RESOLVED: that the General Plan Text Amendments in Exhibit C, attached hereto and incorporated herein by reference, are hereby approved.

EY/1/RESO
810-12-07-22r

- Exhibits:
- A. 57/67 East Evelyn Avenue and 87 East Evelyn Avenue General Plan Land Use Map Amendment
 - B. 1110 Terra Bella Avenue/1012 Linda Vista Avenue General Plan Land Use Map Amendment
 - C. General Plan Land Use Text Amendment

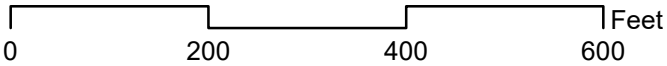


Proposed General Plan Amendment: 57/67 and 87 E Evelyn Ave



Proposed General Plan Amendment:

**1110 TERRA BELLA AVE/
1012 LINDA VISTA AVE**



General Plan Land Use Designations

The General Plan's land use designations describe the general distribution and intensity of land uses in Mountain View (Table 3.4). General Plan Land Use Maps with these designations are located at the end of this Element. A full-scale General Plan Land Use Map is available at www.mountainview.gov.

State law requires that the General Plan identify land uses and development intensities for each parcel in the city. Land use designations are organized into broad categories: Residential, Commercial, Mixed-Use, Office/Industrial, and Public/Institutional.

Each land use designation includes:

- *Allowed Land Uses*
- *Density or Intensity*: The maximum density or intensity allowed on parcels or within project areas.

The stated density or intensity may be exceeded through precise plan standards if it advances General Plan goals or policies by concentrating development within a portion of a precise plan area or awarding bonus FAR or units through a community benefit framework or other related criteria as laid out in the precise plan. When specifically allowed through zoning or precise plan standards, neighborhood commercial and other specified uses may be exempt from FAR calculations. Precise plans may also limit the total amount of development within a precise plan area.

- *Height*: The maximum height of new buildings, measured in stories. Heights are a guideline, and additional stories may be permitted by zoning or precise plan standards with the provision of significant public benefits or to advance larger General Plan goals or policies.

Floor Area Ratio and Dwelling Units per Acre

Building intensity is measured in floor area ratio (FAR), the ratio of a building or project's floor area to its land area. FAR is typically used to measure the intensity of commercial, office and industrial uses. For example, a 45,000 square foot building on a 60,000 square foot parcel has an FAR of 0.75, regardless of the number of stories. FAR is also the development standard used to measure density and intensity in mixed-use areas; dwelling units per acre is provided to help estimate the expected population.

Consistent with the designations from the 1992 General Plan, density in residential neighborhoods is measured by the number of dwelling units per acre (DU/acre). For example, 12 units on a half-acre project results in a density of 24 DU/acre.

While FAR and DU/acre are standard ways to measure building intensity or residential density, form and character statements in the broad land use categories in this section guide how buildings are best integrated into their surroundings. Form and character guidance is described within the General Plan's land use policies, and within change area descriptions.

Mixed-Use

Mixed-use neighborhoods have buildings and spaces with complementary uses. Mixed-use designations support buildings with different uses such as retail, offices, residential or other uses. Buildings with different uses may have different floor heights; in these cases, overall building height may determine neighborhood compatibility, rather than the number of stories. New developments have good pedestrian and bicycle facilities, varied and engaging building facades, shade trees and pedestrian amenities. Pedestrian-oriented entrances, such as residential stoops and commercial storefronts, are oriented to pedestrian paths. Parking is primarily under, behind or to the sides of buildings and includes landscaping. Parks, plazas and open space are located and designed to foster active and comfortable social gathering places.

Neighborhood Mixed-Use supports mixed-use village centers that provide a range of goods and services within a convenient distance of surrounding residential areas. While the range of uses may vary, this designation is intended to create retail centers with plazas and open space for social gathering and to promote pedestrian accessibility to goods and services.

- *Allowed Land Uses:* Commercial with retail and personal services, small offices; in addition, uses such as multi-family residential are allowed to increase the viability of neighborhood retail and services.
- *Intensity:* 1.05 FAR (approximately 25 DU/ac or 15–60 residents/acre), of which up to 0.35 FAR can be office or commercial.
- *Height Guideline:* Up to 2 stories; 3-story projects should be designed to provide appropriate transitions to surrounding properties and should

create high-quality environments for social gathering.

General Mixed-Use accommodates a mix of commercial, office and residential uses.

- *Allowed Land Uses:* Multi-family residential, office, commercial, lodging.
- *Intensity:* 1.35 FAR (approximately 43 DU/ac or 30–90 residents/acre), of which up to 0.50 FAR can be office or commercial.
- *Height Guideline:* Up to 3 stories.

Mixed-Use Corridor allows a broad range of commercial, office and residential uses and public spaces serving both surrounding neighborhoods and visitors from nearby areas.

- *Allowed Land Uses:* Multi-family residential, office, commercial, lodging
- *Intensity:* 1.85 FAR (approximately 60 DU/ac or 50–130 residents/acre), of which up to 0.50 FAR can be office or commercial; on El Camino Real intensities above 1.85 FAR and up to 3.0 FAR may be permitted at key locations with significant public benefits and amenities specified within zoning or precise plan standards. Projects above 1.85 FAR may include office or commercial intensities greater than 0.50 FAR.
- *Height Guideline:* Up to 4 stories; up to 6 stories for projects above 1.85 FAR.

North Bayshore Mixed-Use promotes a vibrant mix of retail, including restaurants and services, along with residential, offices, lodging, entertainment and small businesses along the North Shoreline Boulevard corridor. Pedestrian and bike paths