

CITY OF MOUNTAIN VIEW
ENVIRONMENTAL PLANNING COMMISSION
RESOLUTION NO.
SERIES 2020

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

WHEREAS, the State adopted Senate Bill 1333, requiring Zoning and General Plan consistency in charter cities, and Senate Bill 330, restricting cities from reducing allowed residential densities; and

WHEREAS, there are several sites in the City, including 1141 West El Camino Real, 841 San Veron Avenue, and 173 Santa Clara Avenue, where the Zoning Map is not consistent with the General Plan and the Zoning Map allows greater density; and

WHEREAS, the City has acquired land for a new park at 2254 Wyandotte Street, where housing is not, and has not previously been, an allowed use, and, thus, a park would not reduce the allowed residential density of the site; and

WHEREAS, General Plan Land Use Map Amendments at these sites would bring the Zoning Map into closer consistency with the General Plan; and

WHEREAS, the General Plan includes language intended to address inconsistency between the General Plan and Precise Plans, which does not reflect current Precise Plan language; and

WHEREAS, the Environmental Planning Commission held a public hearing on December 2, 2020 on said General Plan Amendments pursuant to Section 36.52.25 of the City Code;

NOW, THEREFORE, BE IT RESOLVED by the Environmental Planning Commission of the City of Mountain View:

1. That the Environmental Planning Commission hereby recommends the City Council approve the General Plan Amendments pursuant to the required findings in Section 36.52.30 of the City Code:

a. The amendments are internally consistent with the General Plan because they improve implementation and ease-of-use consistent with existing uses, adopted zoning, Precise Plans, and recent mobility improvements, consistent with Policy LUD 1.1 (Efficient and effective processes); and

b. The amendments would not be detrimental to the public interest, health, safety, convenience, or welfare of the City because the text amendments regarding density and intensity would be implemented through adopted Precise Plans, the text amendments regarding street typologies reflect existing improvements and adopted Precise Plans, and the site-specific amendments are consistent with existing uses that are not causing a nuisance; and

c. The sites are 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 the designations are consistent with existing uses; and

d. The amendments are in compliance with the provisions of the California Environmental Quality Act (CEQA) because they are exempt from environmental review pursuant to 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.

2. That the General Plan Amendments are recommended for approval and incorporated herein by reference in Attachments A and B.

EA/6/CDD
899-12-02-20epcr

Attachments: A. General Plan Text Amendments
B. General Plan Land Use Map Amendments

MOUNTAIN VIEW 2030 GENERAL PLAN

GENERAL PLAN TEXT AMENDMENT

Minor Amendments (2021)

XXXXXX, 2021

On Page 80:**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 ~~zoning or~~ precise plan standards if it ~~is concentrated~~ advances General Plan goals or policies by concentrating development within a portion of a ~~change area or~~ 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. ~~to advance larger General Plan goals or policies.~~ Precise plans may also limit the total amount of development ~~The total density or intensity~~ within a ~~change area or~~ precise plan area ~~shall be consistent with the General Plan Environmental Impact Report.~~

- 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.

General Plan land use designations must also be considered in conjunction with the Zoning Ordinance, Zoning Map, and other local development regulations and state laws.

On Page 106:

Avenue

Tree-lined arterials and collectors with mixed residential and commercial frontages

Bicycle: ● to ◐

Transit: ◐ to ○

Pedestrian: ◐

Vehicle: ◐

Distributes trips to residential and commercial areas. Provides a balanced level-quality of service for vehicles, transit, bicycles and pedestrians wherever possible. Bicycle priority is greater along identified bicycle corridors. Pedestrian improvements are comfortable to walk along, and provide safe crossings at designated locations.

Downtown Street

Mixed-use and pedestrian-oriented neighborhood street

Bicycle: ● to ◐

Transit: ◐ to ○

Pedestrian: ●

Vehicle: ◐

Balances level-of-service-performance metrics for all modes, while encouraging low speeds for all. Walkable conditions are important, and low speeds generally encourage high-quality facilities for non-automotive travel modes.

On Page 107:

Flexible Street

Street in area of potential transition

Bicycle: ● to ◐

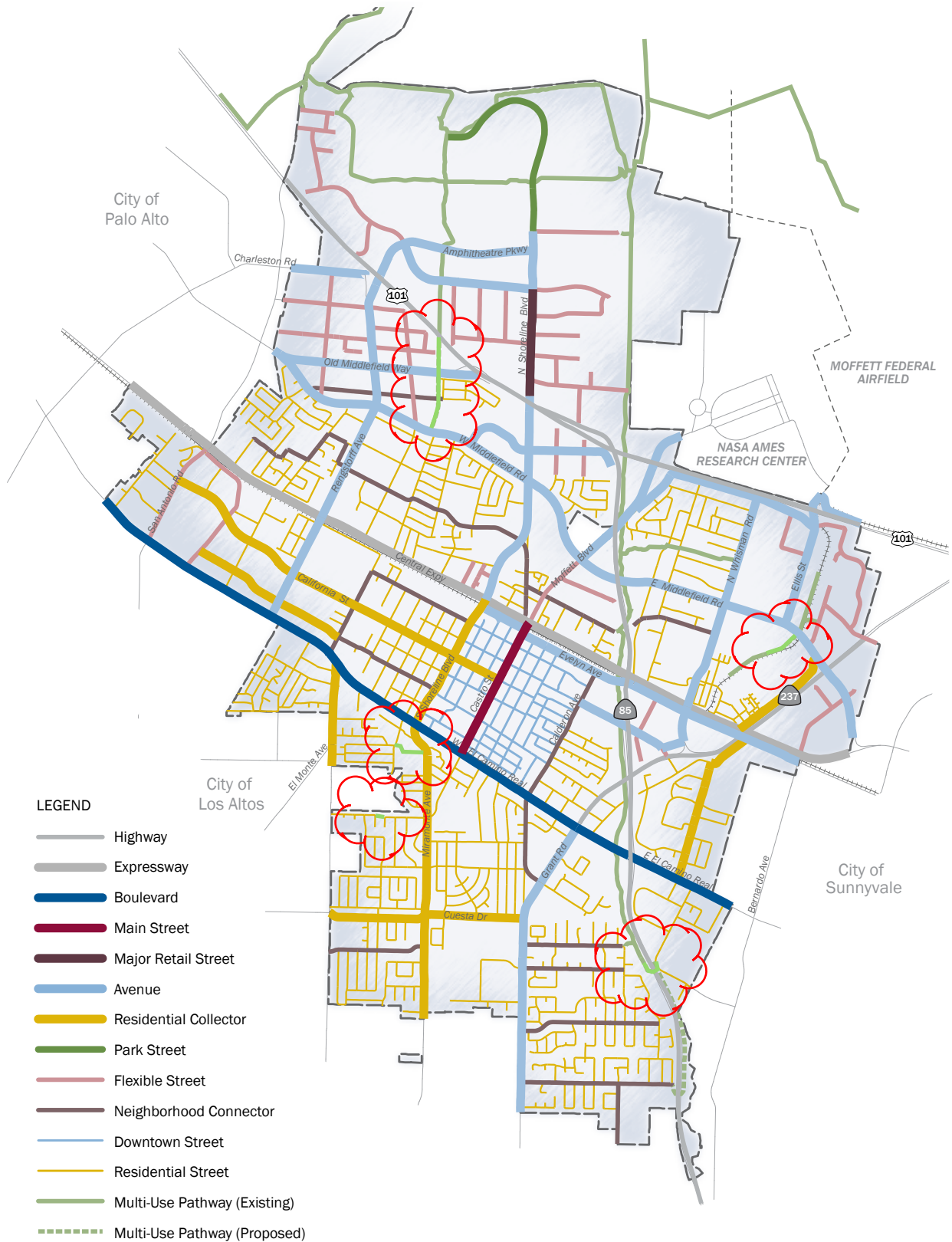
Transit: ◐ to ○

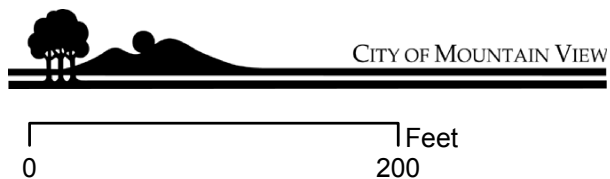
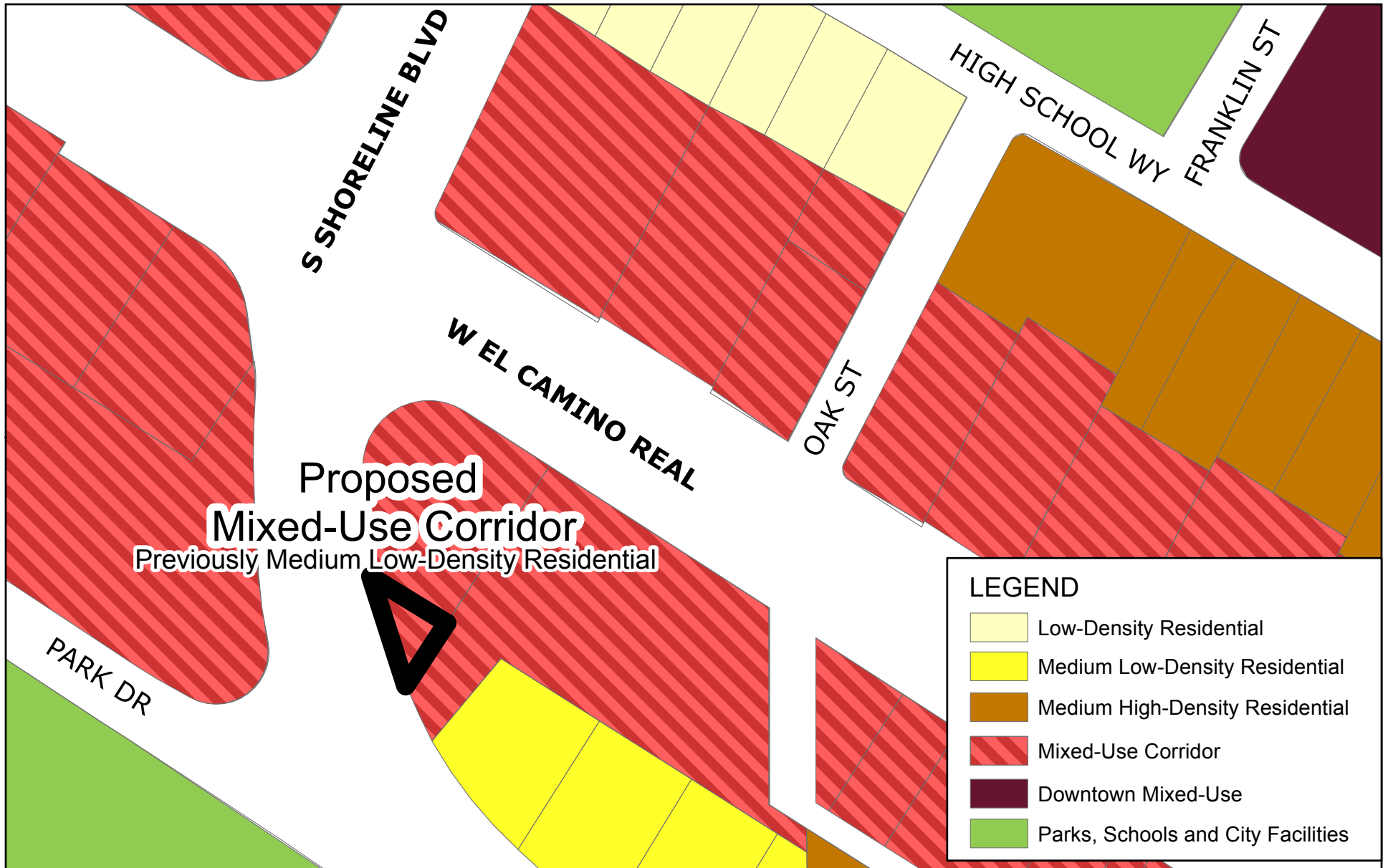
Pedestrian: ●

Vehicle: ◐

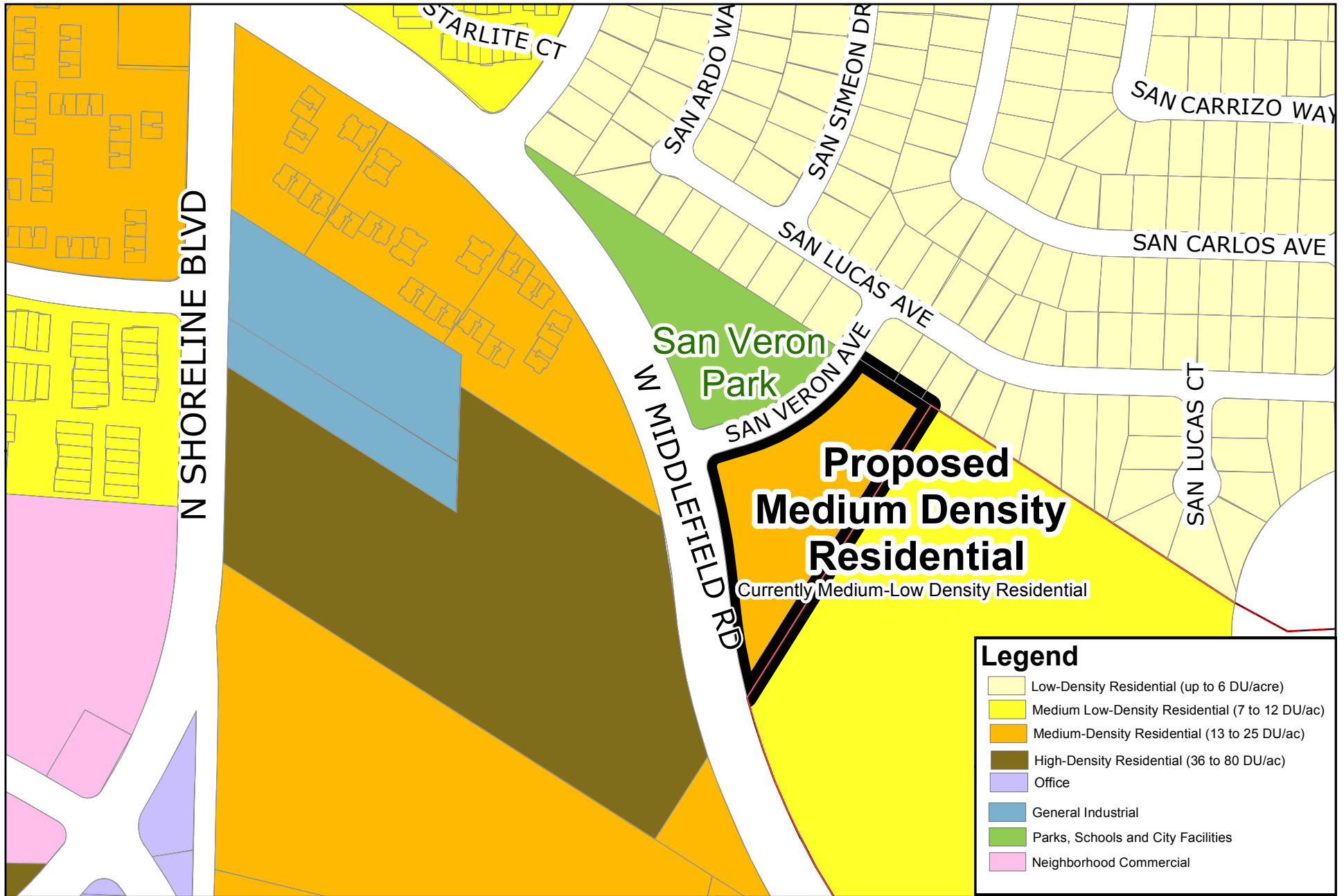
Generally occur on local streets in areas of potential transition that primarily serve local traffic to abutting uses. Travel speeds help balance level-quality of service for autos, bicycles and pedestrians. Improvements will balance travel by all modes and encourage improved accessibility for non-vehicle trips. Additional guidance for these streets provided in precise plans, where adopted.

Figure 4.4: Street Typology

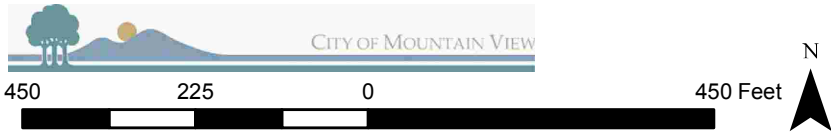


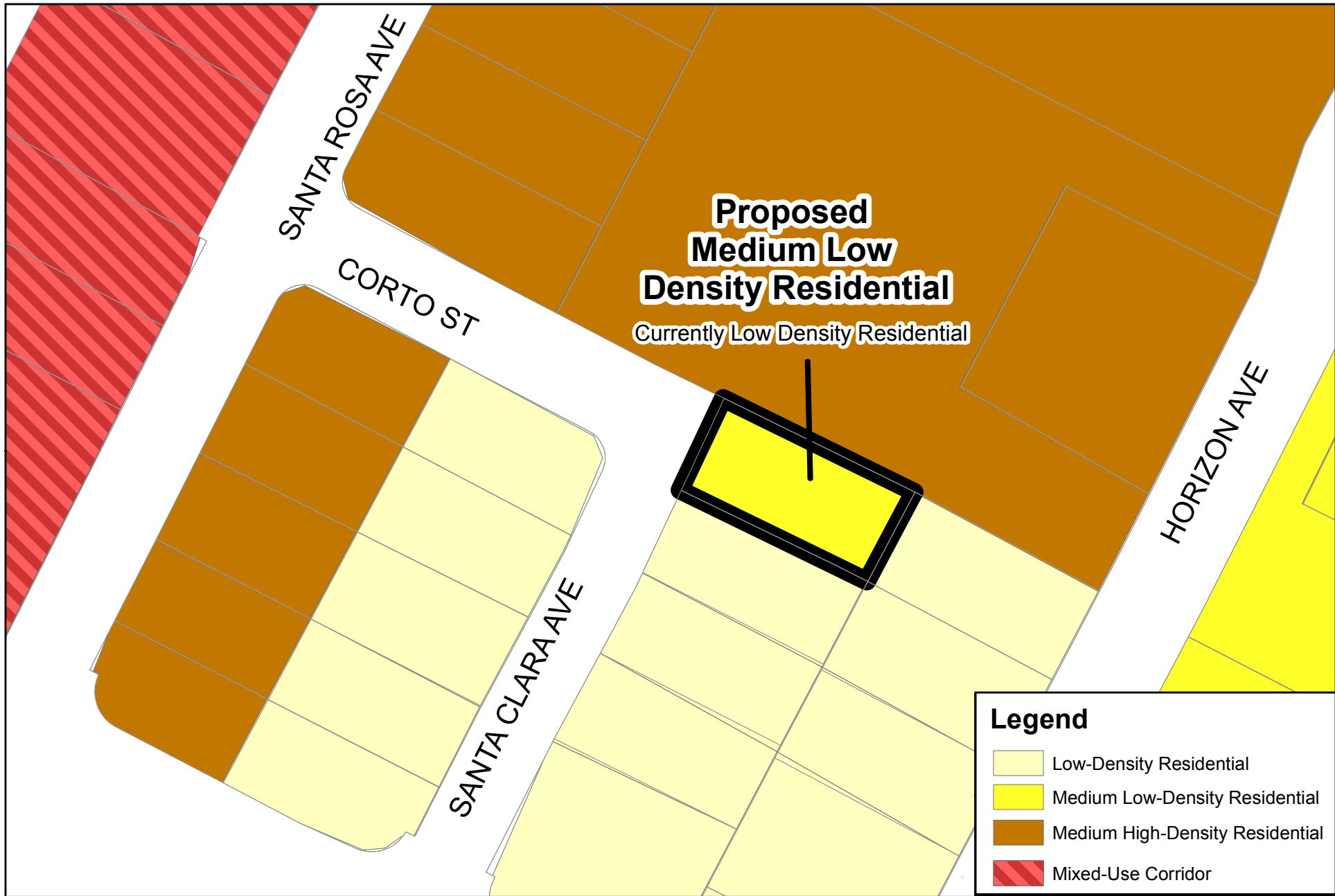


Proposed General Plan Amendment: 1141 West El Camino Real

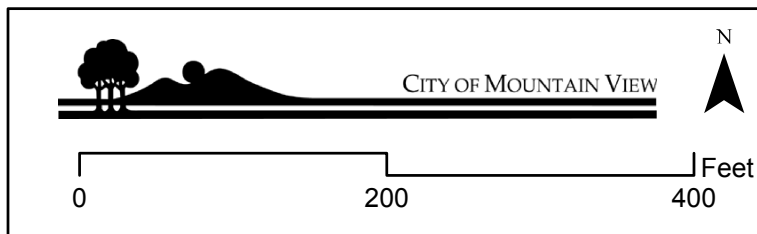
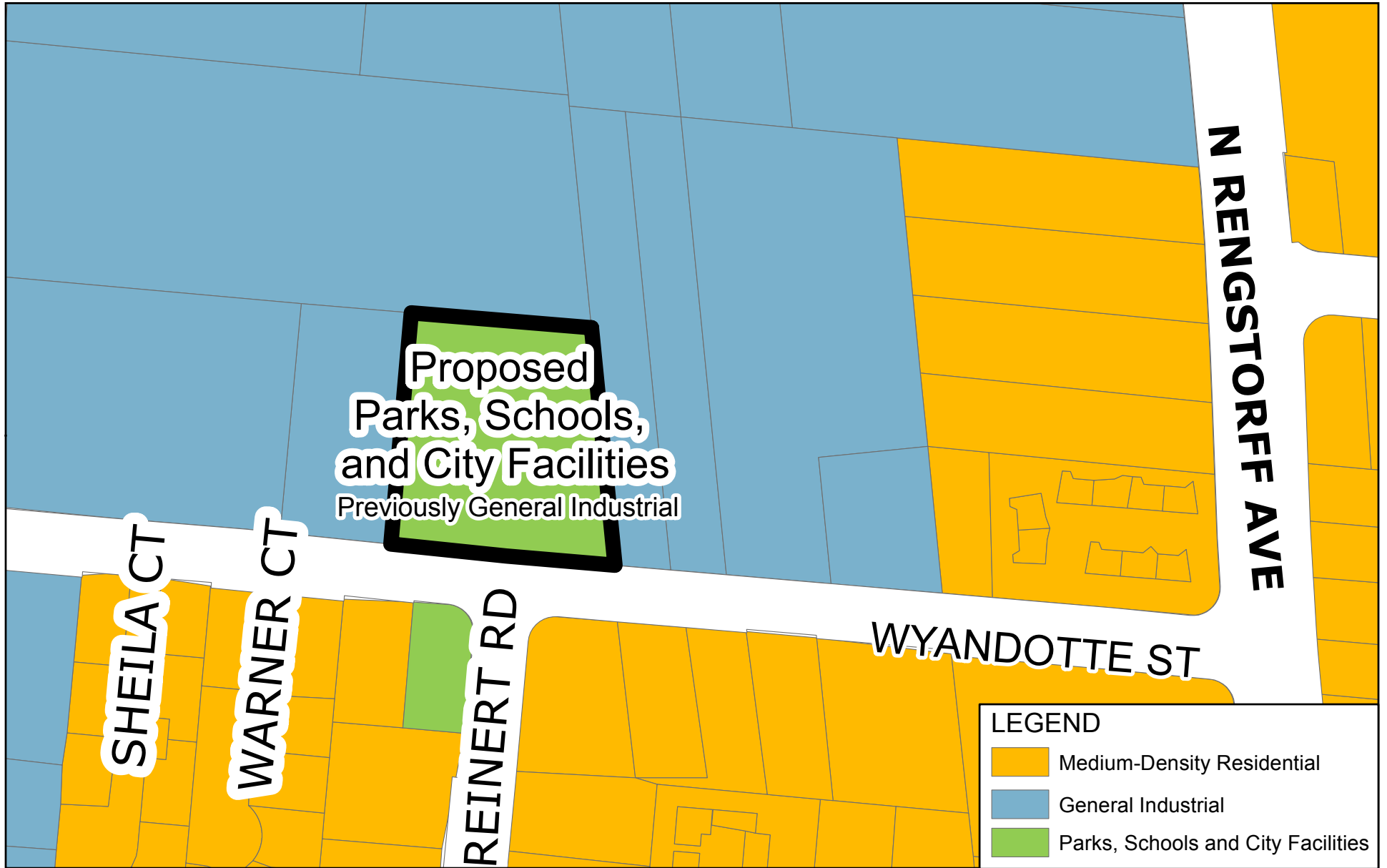


Proposed General Plan Amendment: 841 San Veron Avenue





**Proposed General Plan Amendment:
173 Santa Clara Avenue**



**Proposed General Plan Amendment:
2254 Wyandotte Street**