

CITY OF MOUNTAIN VIEW
RESOLUTION NO.
SERIES 2019

A RESOLUTION APPROVING A GENERAL PLAN MAP AND
TEXT AMENDMENT FOR THE EAST WHISMAN MIXED-USE DESIGNATION,
CONSISTENT WITH THE EAST WHISMAN PRECISE PLAN

WHEREAS, Government Code Section 65358 permits cities to amend all or part of an adopted General Plan; and

WHEREAS, the City Council, during meetings in 2017, 2018, and 2019, directed where the boundaries of residential uses would be located within the East Whisman Precise Plan area, and which were then included within the Public Draft East Whisman Precise Plan presented at the April 17, 2019 Environmental Planning Commission and May 7, 2019 City Council meetings; and

WHEREAS, the land use boundaries developed through the East Whisman Precise Plan process have formed the boundaries of the proposed General Plan amendments and proposed East Whisman Mixed-Use Land Use boundaries, as described in Exhibit A; and

WHEREAS, the Environmental Planning Commission held a duly noticed public hearing on October 2, 2019 on said map amendment and adopted a resolution recommending the City Council approve the General Plan Land Use Map Amendment; and

WHEREAS, the City Council held a duly noticed public hearing on November 5, 2019 on said map amendment and received and considered all evidence presented at said hearing, including project materials, staff reports, public testimony, and environmental review on said map amendment;

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Mountain View approves the General Plan Text Amendment and Land Use Map Amendment, incorporated herein by reference in Exhibit A, pursuant to the required findings in Section 36.52.25 of the City Code:

a. The amendment is internally consistent with the General Plan because the East Whisman Mixed-Use designation and East Whisman Precise Plan are consistent with Village Center policies as they affect the Village Center at Middlefield Road and Whisman Road by creating a mix of uses and encouraging community gathering. The

new residential uses further support the General Plan’s sustainability and diversity goals by creating opportunities for diverse and affordable housing, shorter commutes, and use of alternative transportation modes; and

b. The amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the City because the highest intensities will be focused near light rail stations and away from existing neighborhoods; needed housing will be integrated with compatible office and employment uses along with open spaces and neighborhood-serving commercial and other civic spaces; and new development will be integrated within the area by implementation of the East Whisman Precise Plan standards, guidelines, and public improvements; and

c. The sites are physically suitable for the anticipated land use development because infrastructure is available to serve these land uses in the area and the parcels are configured and of sufficient size to accommodate the proposed land uses while being compatible with surrounding planned land uses; and

d. The amendment is in compliance with the provisions of the California Environmental Quality Act (CEQA) because an Environmental Impact Report (EIR) has been prepared in conjunction with the requested action and circulated in accordance with CEQA regulations.

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.

EA/2/RESO
899-11-05-19r-3

Exhibit: A. General Plan Land Use Map and Text Amendments

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	16,560 <u>27,310</u>	13,860	19,190 <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	28,080 <u>38,910¹</u>
El Camino Real	1,700	4,350	5,710	6,550

¹ 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	896 1,071
Office	20
General Industrial	216
High Intensity Office	660 835
MIXED-USE	761 586
Neighborhood Mixed-Use	10 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

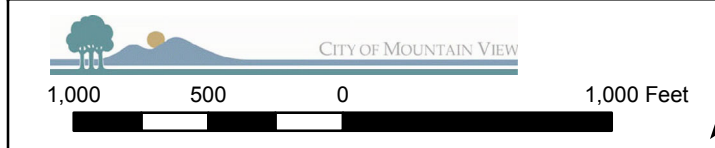
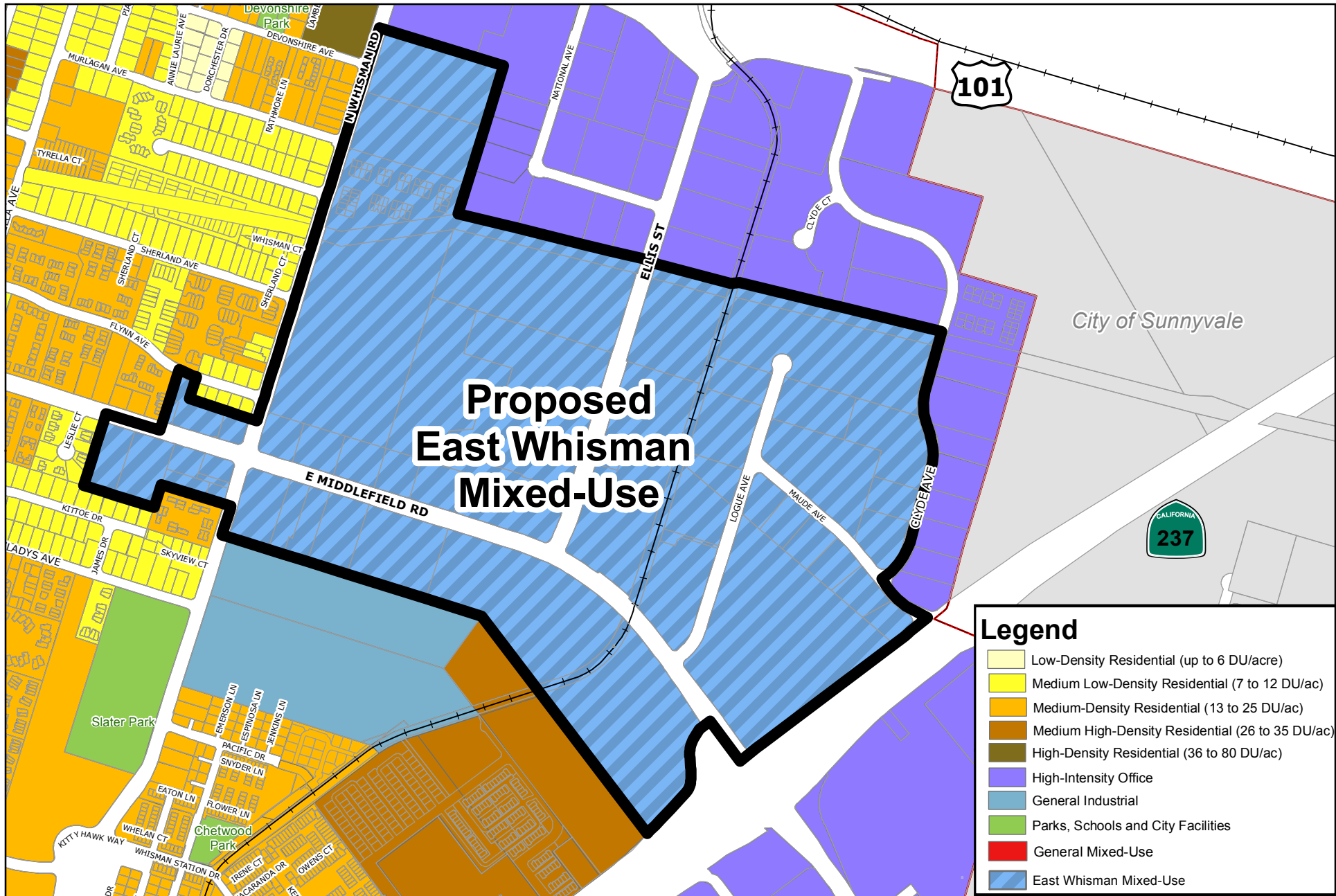
On Page 85 (after North Bayshore Mixed-Use):

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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 General Plan Amendment: East Whisman Precise Plan