

CITY OF MOUNTAIN VIEW
RESOLUTION NO.
SERIES 2023

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MOUNTAIN VIEW
APPROVING A GENERAL PLAN MAP AMENDMENT FROM GENERAL INDUSTRIAL TO
HIGH-DENSITY RESIDENTIAL FOR 1020 TERRA BELLA AVENUE, AND A GENERAL PLAN
TEXT AMENDMENT TO ALLOW AN INCREASE IN THE MAXIMUM
FLOOR AREA RATIO (FAR) FROM 0.55 FAR TO 2.50 FAR IN THE GENERAL INDUSTRIAL
LAND USE DESIGNATION FOR USES WITH LIMITED EMPLOYEES AND CUSTOMERS THAT
PROVIDE A SIGNIFICANT PUBLIC BENEFIT TOWARD AFFORDABLE HOUSING

WHEREAS, an application (Application No. PL-2021-169) was received from Alta Housing, in coordination with Public Storage, for a General Plan Land Use Map Amendment from General Industrial to High-Density Residential for a property located at 1020 Terra Bella Avenue, as shown in Exhibit A, attached hereto (“General Plan Land Use Map Amendment”); and

WHEREAS, an application (Application No. PL-2021-171) was received from Public Storage for a General Plan Text Amendment to allow an increase in floor area ratio (FAR) from 0.55 FAR up to 2.50 FAR in the General Industrial Land Use Designation for certain uses with few employees and customers, such as warehouse uses, if they provide a significant public benefit in support of affordable housing, where allowed through zoning, as shown in Exhibit B, attached hereto (“General Plan Text Amendment”); and

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

WHEREAS, the Environmental Planning Commission held a duly noticed public hearing on February 1, 2023 on said applications and recommended the City Council adopt the Mitigated Negative Declaration prepared for the project and the General Plan Amendments set forth in this Resolution, together with other related project approvals, including an ordinance amending the Zoning Map, a Planned Community Permit and Development Review Permit for a new affordable housing project at 1020 Terra Bella Avenue, and a Planned Community Permit and Development Review Permit for a new public storage facility at 1040 Terra Bella Avenue and 1055 San Leandro Avenue; and

WHEREAS, the City Council held a public hearing on _____, 2023 on the applications and received and considered all information, documents, and comments presented at said hearing regarding the proposed General Plan Amendments, including the recommendation from the Environmental Planning Commission, the Council report, and project materials; now, therefore, be it

RESOLVED: by the City Council of the City of Mountain View that the City Council hereby makes the findings for the proposed General Plan Land Use Map Amendment for 1020 Terra Bella Avenue and the General Plan Text Amendment pursuant to Section 36.52.30 of the City Code:

1. The map and text amendments are consistent with the General Plan because they facilitate a project that implements the goals and policies of the General Industrial Designation for the personal storage project and the High-Density Residential Land Use Designation for the residential project, including preserving an industrial district and encouraging residential developments serving a range of diverse households and incomes and focus higher land use intensities and densities along major commute corridors in conformance with the requirements of the General Plan Land Use Designation;

2. The map and text amendments would not be detrimental to the public interest, health, safety, convenience, or welfare of the City because the proposed projects promote development that is of desirable character, the project will be consistent with the goals and policies included in the General Plan, and the design of the proposed personal storage buildings and residential buildings is compatible with developments in the area;

3. For the map amendment, the site is physically suitable for the requested and anticipated land use development (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 development, including the personal storage buildings, new residential building, and on-site amenities, as an environmental analysis was completed, which identified any necessary upgrades or improvements needed to utilities, infrastructure, or the project site to accommodate the project, and the use and development are consistent with other developments in the area; and

4. The map and text amendments are in compliance with the provisions of the California Environmental Quality Act (CEQA) because they were evaluated in an Initial Study/Mitigated Negative Declaration (IS-MND) prepared for the projects in accordance with CEQA, and the City Council considered and adopted the IS-MND by separate resolution on _____ prior to approval of these amendments.; and be it

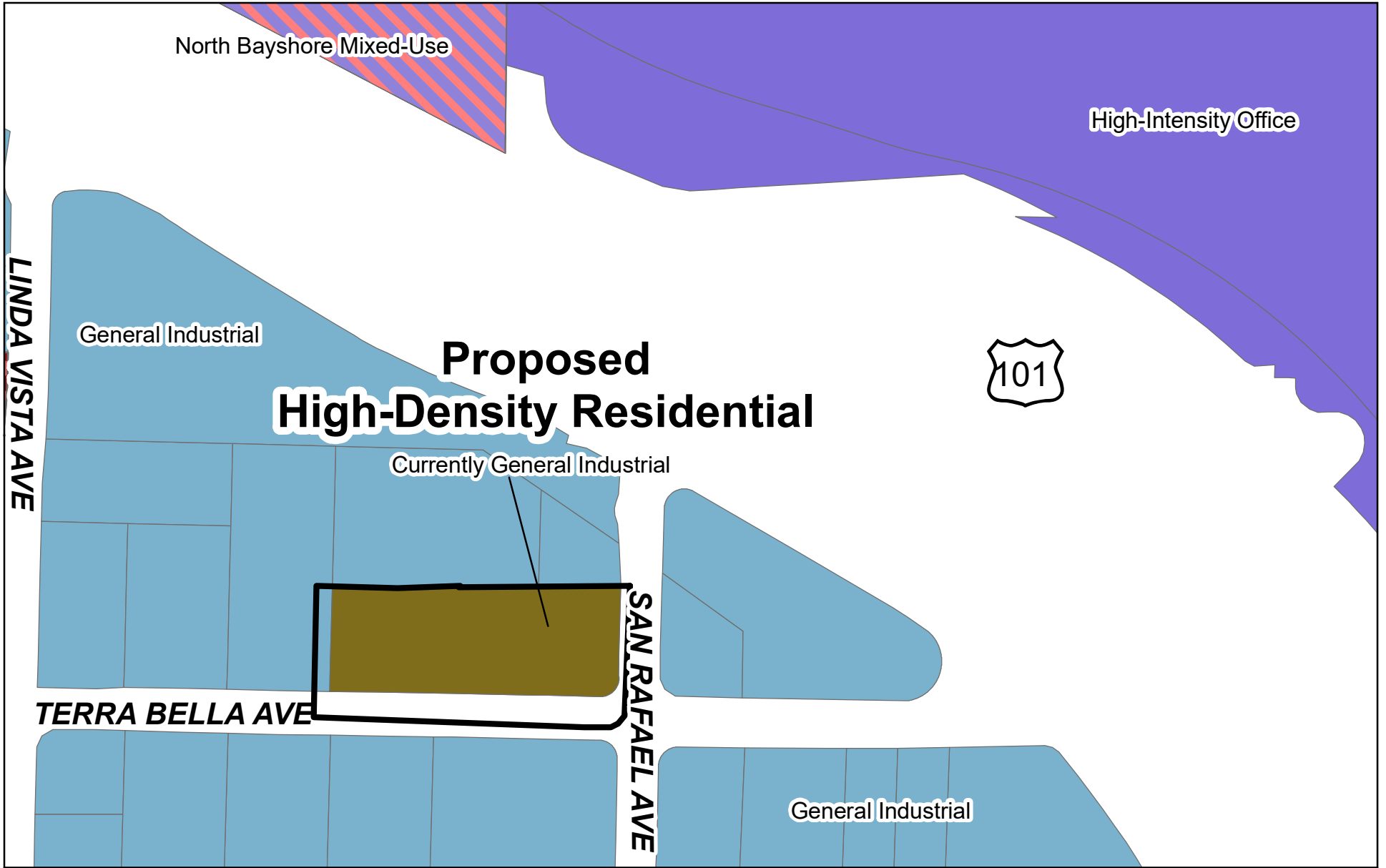
FURTHER RESOLVED: that the General Plan Land Use Map Amendment as described in Exhibit A is hereby approved; and be it

FURTHER RESOLVED: that the General Plan Text Amendment as described in Exhibit B is hereby approved.

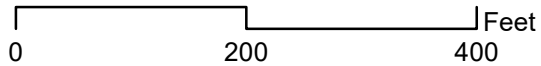
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Exhibits: A. General Plan Land Use Map Amendment
B. General Plan Text Amendment

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City of Mountain View



Proposed General Plan Amendment: 1020 and 1040 Terra Bella Avenue

Industrial/Regional Commercial

accommodates both regional commercial and some continued light manufacturing and research and development uses. It is intended for businesses supplying comparison goods and specialty items that require a broad regional customer base and provide a wider range of merchandise than is available elsewhere in the city. This could include clothing stores, department stores, appliance stores and restaurants, as well as offices and other types of similar uses.

- *Allowed Land Uses:* Commercial with regional retail and supporting uses, office, light industrial
- *Intensity:* 0.50 FAR
- *Height Guideline:* Up to 3 stories

Office/Industrial

Office/Industrial designations are intended for office, research and development, light industrial and manufacturing uses serving regional, national and international interests. For sites with industrial or manufacturing uses, form and character guidance depends largely on the utility needs of the specific uses. Public open spaces and paths, shade trees and landscaping, safe and convenient street crossings and engaging building designs support pedestrian and bicycle access. Building entrances are visible and face the street, or are oriented towards transit. Tallest buildings are appropriate where visual impacts on nearby residential development or parks are minimized. Parking is primarily located to the side or rear of buildings.

Office accommodates businesses, administrative offices, medical offices, financial or real estate services, high-technology industries and scientific facilities and integrates with surrounding neighborhoods.

- *Allowed Land Uses:* Office
- *Intensity:* 0.35 FAR
- *Height Guideline:* Up to 2 stories

General Industrial is intended for the production, storage and wholesale of goods and services to create a broad industrial base.

- *Allowed Land Uses:* Industrial uses, including manufacturing and storage, research and development, administrative offices and ancillary commercial
- *Intensity:* 0.35 FAR ~~0.55 FAR for uses with a limited number of employees and customers, such as~~
- *Intensity (uses with few employees and customers, such as warehouses):* 0.55 FAR; up to 2.50 FAR may be permitted for significant public benefits in support of affordable housing, where allowed through zoning
- *Height Guideline:* Up to 3 stories

High Intensity Office accommodates major corporations, financial and administrative offices, high-technology industries and other scientific facilities, as well as supporting retail and service uses. High-intensity office areas support technological advancement and research and development.

- *Allowed Land Uses:* Office and ancillary commercial; light industrial, light manufacturing, start-up businesses and other commercial and industrial uses as appropriate
- *Density and Intensity:* 0.35 FAR; intensities above 0.35 FAR and up to 1.0 FAR may be permitted with measures for highly sustainable development specified within zoning ordinance or precise plan standards
- *Height Guideline:* Up to 8 stories