

ORDINANCE NO.

AN ORDINANCE AMENDING THE ZONING MAP OF THE
CITY OF MOUNTAIN VIEW FOR THE PROPERTIES
LOCATED AT 580 AND 620 CLYDE AVENUE FROM THE
ML (LIMITED INDUSTRIAL) ZONING DISTRICT
TO THE P (PLANNED COMMUNITY) ZONING DISTRICT,
AND ADOPTING P DISTRICT STANDARDS

THE CITY COUNCIL OF THE CITY OF MOUNTAIN VIEW DOES HEREBY
ORDAIN AS FOLLOWS:

Section 1. Council Findings. After a public hearing, the City Council finds and determines that the following Zoning Map Amendment is consistent with the High-Intensity Office Land Use Designation of the General Plan of the City of Mountain View based upon the following findings made pursuant to Section 36.52.60 of the City Code:

a. The Zoning Map Amendment and project are consistent with the General Plan because the High-Intensity Office land use designation allows office development up to 1.0 FAR, and it implements the goals and policies of the East Whisman Change Area, including providing appropriate building and site design compatible with adjacent uses, placing the building near the street, improving sidewalks and landscaping along the street, providing a direct connection to the existing shuttle stop, providing public easements to reduce block size, placing parking at the side and rear of the project, providing a Transportation Demand Management (TDM) program, and implementing green building standards; and

b. The Zoning Map Amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the City because the district's TDM and green building requirements will reduce the environmental and traffic effects of projects in the district, the allowed uses are identical to those on surrounding properties, and site layout requirements will support multi-modal access and provision of high-quality open area; and

c. The site is physically suitable for the requested zoning designation and anticipated development because an environmental analysis identified any upgrades or improvements needed to utilities, infrastructure, or the project site to accommodate the increased development; and the use and development are consistent with other office development in the area in terms of building massing, scale, and the location of the parking structure; and

d. The Zoning Map Amendment is in compliance with the provisions of the California Environmental Quality Act (CEQA) because an Initial Study and Mitigated Negative Declaration (IS/MND) was prepared for the Zoning Map Amendment and development project, which identified environmental impacts for hazardous materials and utilities that can be mitigated to a less-than-significant level. The IS/MND was circulated for public review from March 25, 2016 to April 25, 2016; and

e. The following Zoning Map Amendment is in conformity with the procedures set forth in Chapter 36, Article XVI, Division 13, of the Mountain View City Code whereby the City may amend the City's Zoning Map.

Section 2. Zoning Change. The Zoning Map of the City of Mountain View is hereby amended to indicate as follows: the properties identified as 580 Clyde Avenue and 620 Clyde Avenue with Assessor Parcel Nos. 160-55-015 and 160-55-016, whereby the property is hereby rezoned from the ML (Limited Industrial) Zoning District to the P (Planned Community) Zoning District, all as more specifically shown in Exhibit A, attached hereto and incorporated by reference herein.

Section 3. Development within this P (Planned Community) Zoning District shall comply with the following P District standards:

a. **Compliance with the 2030 General Plan and Zoning Ordinance Required –** Any development proposal within this P District shall require a Planned Community Permit and the standard findings of approval which include, but are not limited to, compliance with the 2030 General Plan and any applicable section of the Zoning Ordinance. This document does not limit in any manner the authority of the City to place conditions of approval on any subsequent development applications in this district.

b. **Uses –** Uses of land are limited to permitted and conditional uses identified in Chapter 36, Article VI, Division 2 (Land Uses) for the ML (Limited Industrial) District.

c. **Projects up to 0.35 Floor Area Ratio (FAR) –** The following standards apply to projects less than or equal to 0.35 FAR, not including above-grade parking structures:

1. Development standards in Chapter 36, Article VI, Division 4 (Limited Industrial (ML) Zoning District Standards) and Chapter 36, Article VI, Division 3 (Standards for Specific Land Uses);

2. The minimum vehicle trip-reduction measures required by the adopted Greenhouse Gas Reduction Program; and

3. All other applicable City policies and regulations.

d. **Projects above 0.35 FAR**—As described in the 2030 General Plan East Whisman Change Area, the FAR can be allowed up to 1.0 maximum, subject to highly sustainable design, aggressive TDM measures, and mobility-related off-site improvements. The following standards apply to development proposals exceeding the 0.35 maximum FAR for base projects, not including above-grade parking structures:

1. **Building Heights**—Up to five stories maximum based upon excellent design, articulation, and high-quality materials.

2. **Vehicle Parking**—The maximum allowed parking is one space for every 333 square feet of gross floor area (equivalent to a 10 percent reduction from the minimum Zoning Ordinance requirement of one space for every 300 square feet of gross floor area). Designated parking spaces for carpools and electric vehicles shall be provided in convenient locations, subject to review and approval by the Zoning Administrator and, if located in the public right-of-way, by the City Engineer.

3. **Bicycle Parking**—The minimum number of bicycle parking spaces required is one space for every 2,400 square feet of gross floor area (approximately 2-1/2 times the minimum in the Zoning Ordinance). More bicycle parking is required because the project is required to reduce vehicle trips to the site and bicycles provide an alternative transportation method to achieve this. At least seventy percent (70%) of the required bicycle parking spaces shall be Class I bicycle parking.

4. **Transportation Demand Management (TDM)**—The project must include TDM measures that achieve a minimum peak-hour vehicle trip reduction of twenty percent (20%), which exceeds the minimum nine percent (9%) required by the Greenhouse Gas Reduction Program for projects proposed at 0.35 FAR. The TDM program shall be approved with the project and updated as necessary to ensure compliance. Additionally, the property owner (or a designee representing the full project site) shall be required to participate in the Mountain View Transportation Management Association (TMA). The TDM measures shall be formally accepted by the property owner prior to construction through a legal agreement or recorded document, as determined by the City Attorney, with content to the satisfaction of the Zoning Administrator. An ongoing (annual) review of the TDM program performance shall be submitted by the property owner (or tenant) for review by the City.

5. **Public Benefits**—Public benefits are required, including off-site vehicular, pedestrian, and bicycle improvements. The value of these public benefits

shall be greater than or equal to \$6.25 per net new square foot. This contribution is considered necessary to justify/offset the impacts of the increased development intensity and the fact that the entitlement for the higher intensity is being granted prior to the preparation and adoption of the future zoning district or Precise Plan.

6. Green Building—Projects shall be designed to achieve a minimum LEED Platinum® standard, based on the standards in place at the time of the building permit issuance. Measures must include strong water and energy consumption (or generation) elements.

7. Site Layout—Projects shall locate buildings and large open areas along public streets and orient them towards transit stops. Parking lots and parking structures shall be located behind buildings and well-screened from public view. Projects shall provide large, cohesive common open spaces. Projects shall provide new, publicly accessible pedestrian and bicycle connections across large blocks.

8. Signage—Projects are allowed appropriate signage area as determined by the Zoning Administrator through an administrative development review process.

9. Development Standards—Development standards not discussed in the P District Standards, including, but not limited to, setbacks, landscaping, and FAR, shall be consistent with the project plans prepared for Application No. 181-15-R, by ArcTec, Inc., for Clyde Avenue Joint Venture, LLC, dated April 18, 2016. Minor revisions to the approved plans may be reviewed and approved administratively by the Zoning Administrator. Major revisions to the approved plans, as determined by the Zoning Administrator, shall require a public hearing in accordance with Chapter 36, Article XVI, Division 16 (Applications, Hearings and Appeals), which can be referred to the City Council.

Section 4. The provisions of this ordinance shall be effective thirty (30) days from and after the date of its adoption.

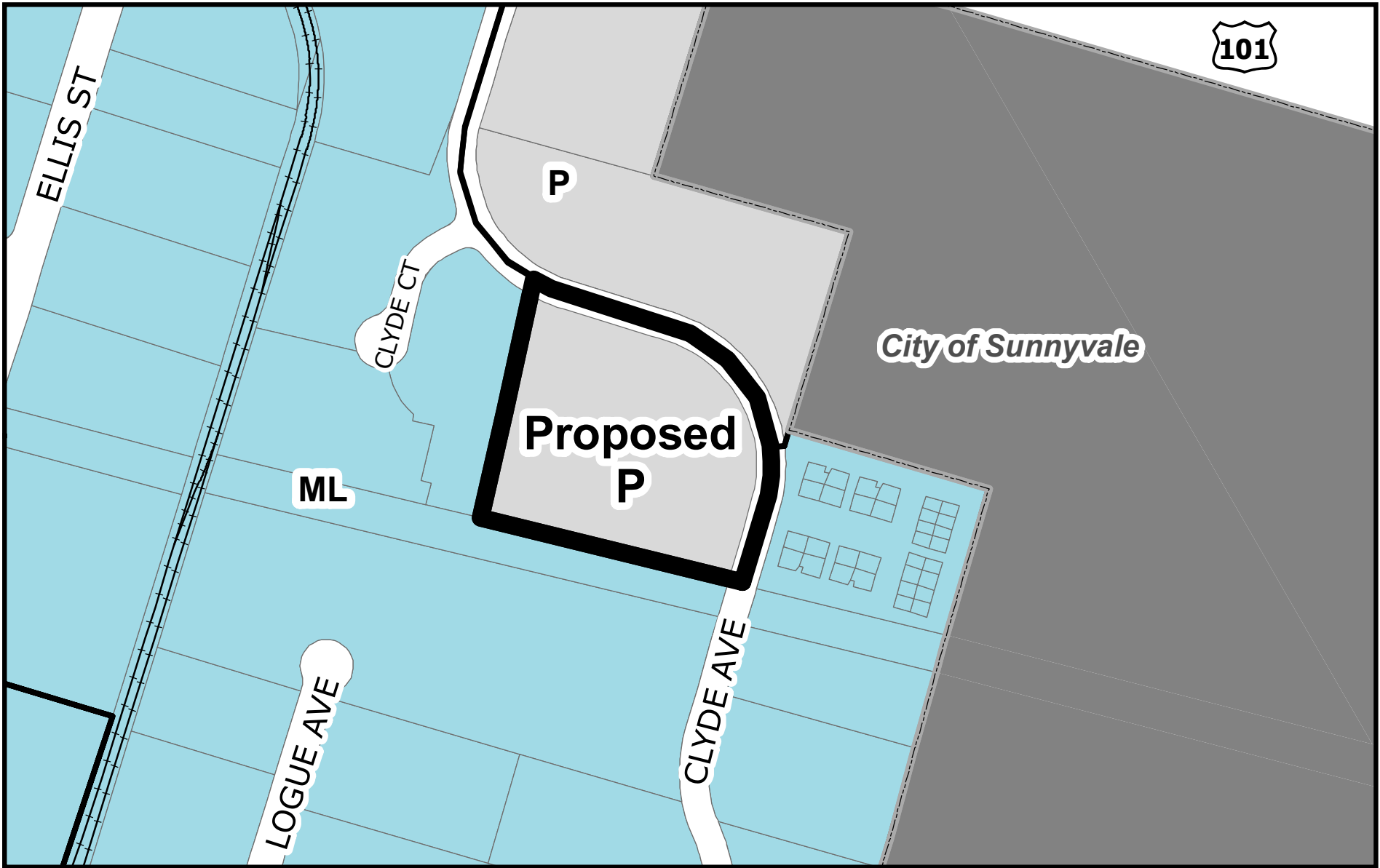
Section 5. If any section, subsection, sentence, clause, or phrase of this ordinance is for any reason held to be unconstitutional, such decision shall not affect the validity of the other remaining portions of this ordinance. The City Council hereby declares that it would have passed this ordinance and each section, subsection, sentence, clause, or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases be declared unconstitutional.

Section 6. Pursuant to Section 522 of the Mountain View City Charter, it is ordered that copies of the foregoing proposed ordinance be posted at least two (2) days prior to its adoption in three (3) prominent places in the City and that a single publication be made to the official newspaper of the City of a notice setting forth the title of the

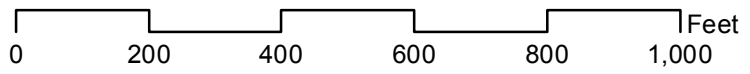
ordinance, the date of its introduction, and a list of the places where copies of the proposed ordinance are posted.

EA/2/ORD
899-06-07-16o-E

Exhibit: A. Map



CITY OF MOUNTAIN VIEW



Proposed Rezoning: 580 & 620 Clyde Avenue