

ORDINANCE NO.

AN ORDINANCE AMENDING THE ZONING MAP FOR THE PROPERTIES
LOCATED AT 405-425 SAN ANTONIO ROAD, 377 SAN ANTONIO ROAD,
391 SAN ANTONIO ROAD, AND 455 SAN ANTONIO ROAD
(NORTH PARCEL ONLY) FROM THE SAN ANTONIO CENTER
PRECISE PLAN (P(9)) ZONING DISTRICT TO P ZONING DISTRICT

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 (“Zoning Map Amendment”), which applies to the properties located at 405-425 San Antonio Road, 377 San Antonio Road, and 455 San Antonio Road – North Parcel (“Property”), is consistent with the General Plan’s Mixed-Use Center land use designation based upon the following findings made pursuant to Section 36.52.60 of the City Code:

The Zoning Map Amendment implements The Village at San Antonio Center Phase II Project (the “Project”), which is proposed to include retail, restaurant, commercial (which may include uses such as office, professional office, restaurant, or retail), hotel, and cinema uses as well as associated improvements (structured parking, circulation, bicycle improvements, etc.) on the Property subject to the P District Standards set forth in Section 3 below.

The Project, including the Zoning Map Amendment, is consistent with the General Plan and implements the goals and policies of the San Antonio Change Area and the Mixed-Use Center land use designation by placing compatible office, retail, hotel, restaurant, cinema, and commercial uses near existing and complementary residential and commercial uses; providing high-density, mixed-use development near multiple transit uses; and providing convenient vehicular, bicycle, and pedestrian access with the adjacent public street system.

The Property is currently within the Planned Community – San Antonio Precise Plan (P(9)) Zoning District. The following Zoning Map Amendment is in conformance with, and internally consistent with, the procedures set forth in the Zoning Ordinance, including Section 36.52.35, whereby the City may amend the City’s Zoning Map, and Section 36.22, governing Planned Community (P) Districts.

The Property is physically suitable for the Zoning Map Amendment. The Property has appropriate access to adjacent California Street and San Antonio Road, will provide

for adequate utility connections and facilities, and does not include physical constraints to the development of the Project. The Project will result in development of uses on the Property subject to the Zoning Map Amendment that are compatible with the existing surrounding residential and commercial uses.

The Zoning Map Amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the City as the resulting P District and the Project promote development that is of desirable character, is harmonious with existing and proposed development in the surrounding area, and is consistent with objectives, standards, and regulations that reflect community goals and values.

The Project promotes development that is of a desirable character and is harmonious with existing and proposed development in the surrounding area as the P District and the Project align with the policies of the San Antonio Change Area regarding scale and massing with other development in the area.

The Property has special conditions, including the Property's shape, land ownership, and adjacency to other recent mixed-use development as well as unique development opportunities presented by the Project, that can only be addressed by approval of the Zoning Map Amendment and resulting P District. The Project meets the goals and policies of the General Plan for the San Antonio Change Area, but exceeds the current zoning standards set forth in the existing San Antonio Center Precise Plan (P(9) District). While future zoning changes are anticipated as part of the San Antonio Precise Plan to allow more intense development consistent with the Project, to ensure prompt delivery of the substantial community benefits, and harmonious, high-quality development offered by the Project, advancing the Project pursuant to its own P District designation as proposed by the Zoning Map Amendment is required.

The City Council's adoption of this Zoning Map Amendment and approval of the Project complies with the California Environmental Quality Act (CEQA). An Environmental Impact Report (EIR) for The Village at San Antonio Center Phase II Project has been prepared and certified by the City Council. A Draft EIR was circulated for public comment for the required forty-five (45) day period, which ended April 28, 2014. Staff received sixteen (16) comment letters on the Draft EIR and has provided a response to these comments in a Final EIR. All but one significant impact of the Project have been mitigated to less than significant with the incorporation of mitigation measures and standard City conditions of approval. The Project would cause a significant impact to the operation of the San Antonio Road and El Camino Real intersection under the Cumulative plus Project condition, and mitigation (Mitigation Measure TRA-MM-4) is available to reduce the impact to a level of less than significant, but implementation of the mitigation would require the approval of agencies other than the City and, therefore, the impact is significant and potentially unavoidable. The City Council adopted a Statement of Overriding Consideration, finding that the benefits of

the Project outweigh the significant and potentially unavoidable cumulative impact to the San Antonio Road and El Camino Real intersection. The City Council also adopted a Mitigation Monitoring and Reporting Program for the Project.

The Council further finds and determines that the following Zoning Map Amendment is in conformity with the procedures and findings 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 405-425 San Antonio Road, 377 San Antonio Road, 391 San Antonio Road, and 455 San Antonio Road (North Parcel Only) with Assessor Parcel Nos. 148-22-002, 148-22-003, 148-22-004, and 148-22-008 are hereby rezoned from the San Antonio Center Precise Plan (P(9)) Zoning District to the P (Planned Community) District, all as more specifically shown in Exhibit A, attached hereto and incorporated by reference herein. At a future date, the City Council of the City of Mountain View may consider the adoption of the San Antonio Center Precise Plan. If adopted, the boundaries of the Precise Plan may include this property, in its entirety, and may change its zoning designation.

Section 3. P District Standards. The project site shall comply with the following P District standards:

a. Any development proposal within this P District shall require a Planned Community Permit and comply with the standard findings of approval, which include, but are not limited to, compliance of 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 subsequent development applications in this district.

b. Uses—Retail, restaurant, commercial (which may include uses such as office, professional office, restaurant, or retail), hotel, and cinema uses are permitted. Structured parking, park and open space improvements, internal circulation networks, bicycle and pedestrian paths, utility infrastructure, and all other improvements necessary to support these uses are also permitted.

Commercial Uses in Building One and Building Two:

Office use (ground floor Building One): The allowed uses for the ground floor of Building One are retail/restaurant uses. Office uses are prohibited on the ground floor except for small lobby areas for the office uses occupying the upper floors as shown in the plans.

Office use (ground floor Building Two): The allowed uses for the ground floor of Building Two are retail and restaurant uses. Personal-service uses and banks and financial services as defined in the City of Mountain View Zoning Code are provisional uses subject to City review. These personal-service uses and banks and financial services shall be limited to space facing San Antonio Road. In no event shall office (other than associated lobbies) be allowed to occupy ground-floor space facing the plaza.

c. Floor Area Ratio (FAR)—The FAR can be allowed up to a 1.84, which is the FAR of Phase I and Phase II of The Village at San Antonio Center combined and includes above-grade parking structures.

d. Access—Safe and efficient pedestrian, bicycle, and vehicular access; pedestrian routes throughout the interior and perimeter of the site. Vehicle access should be from San Antonio Road, California Street, and Pacchetti Way. There shall be clear pedestrian and bicycle access points and connections into the P District.

e. Building Heights—Seven (7) stories and up to ninety-four feet (94') for buildings. Eight (8) stories (one (1) subterranean and seven (7) above grade) and up to seventy-four feet (74') for structured parking. Additional height beyond these limits up to twelve feet (12') is allowed for architectural details (turrets, etc.), HVAC, telecommunications or utility components, solar panels, rooftop amenities, and similar components. These height limits are measured to adjacent grade.

f. Office Vehicle Parking—A ten percent (10%) reduction from the minimum Zoning Ordinance requirement of one space for every three hundred (300) square feet of gross floor office area is allowed. The reduction is necessary because the Project is required to reduce vehicle trips to the Property site; therefore, standard parking requirements do not apply. Designated parking spaces for carpools and electric vehicles and a loading zone for shuttles shall be provided in convenient locations, subject to the review and approval by the Zoning Administrator and, if located in the public right-of-way, by the City Engineer.

g. Bicycle Parking—The minimum number of bicycle parking spaces is equivalent to ten percent (10%) of the standard number of required auto parking spaces, which is double that required by the Zoning Ordinance. More bicycle parking is required to reduce vehicle trips to the Property and bicycles provide an alternative mode of transportation to achieve this. Bicycle parking spaces shall be conveniently located within the building or within close proximity to main building entrances.

h. Transportation Demand Management (TDM)—The Project shall maintain a TDM program for the life of the Project which will achieve a thirty percent (30%) reduction in net new peak-hour office-use vehicle trips from the average vehicle

trip rates per square foot established by the Institute of Transportation Engineers (ITE) *Trip Generation Manual*, 9th Edition (2012) for a general office building land use (ITE land use Code 220) which results in a trip cap of five hundred seventy-one (571) a.m. peak-hour trips and eight hundred thirty-nine (839) p.m. peak-hour trips generated by occupants of both buildings. The applicant shall prepare an annual TDM report and submit it to the City to document the effectiveness of the TDM program in achieving the goal of thirty percent (30%) peak-hour trip reduction by office employees within the Project. The specific TDM measures to be used in the program can be any combination of measures which achieve the thirty percent (30%) peak-hour office trip reduction and trip-cap numbers.

i. Green Building—The project shall be designed to achieve a minimum LEED Gold standard, based on the standards in place at the time of the building permit issuance.

j. Signage—Appropriate signage area may be approved as determined by the Zoning Administrator through an administrative development review process.

k. Development Standards—Development Standards not discussed in the P District Standards, including, but not limited to, setbacks, landscaping, and lot coverage, shall be consistent with the Project plans dated June 9, 2014.

l. Minor revisions to the approved plans may be reviewed and approved 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.

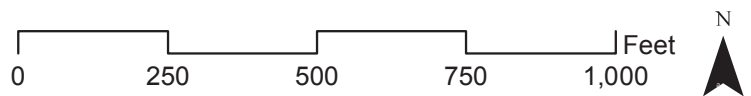
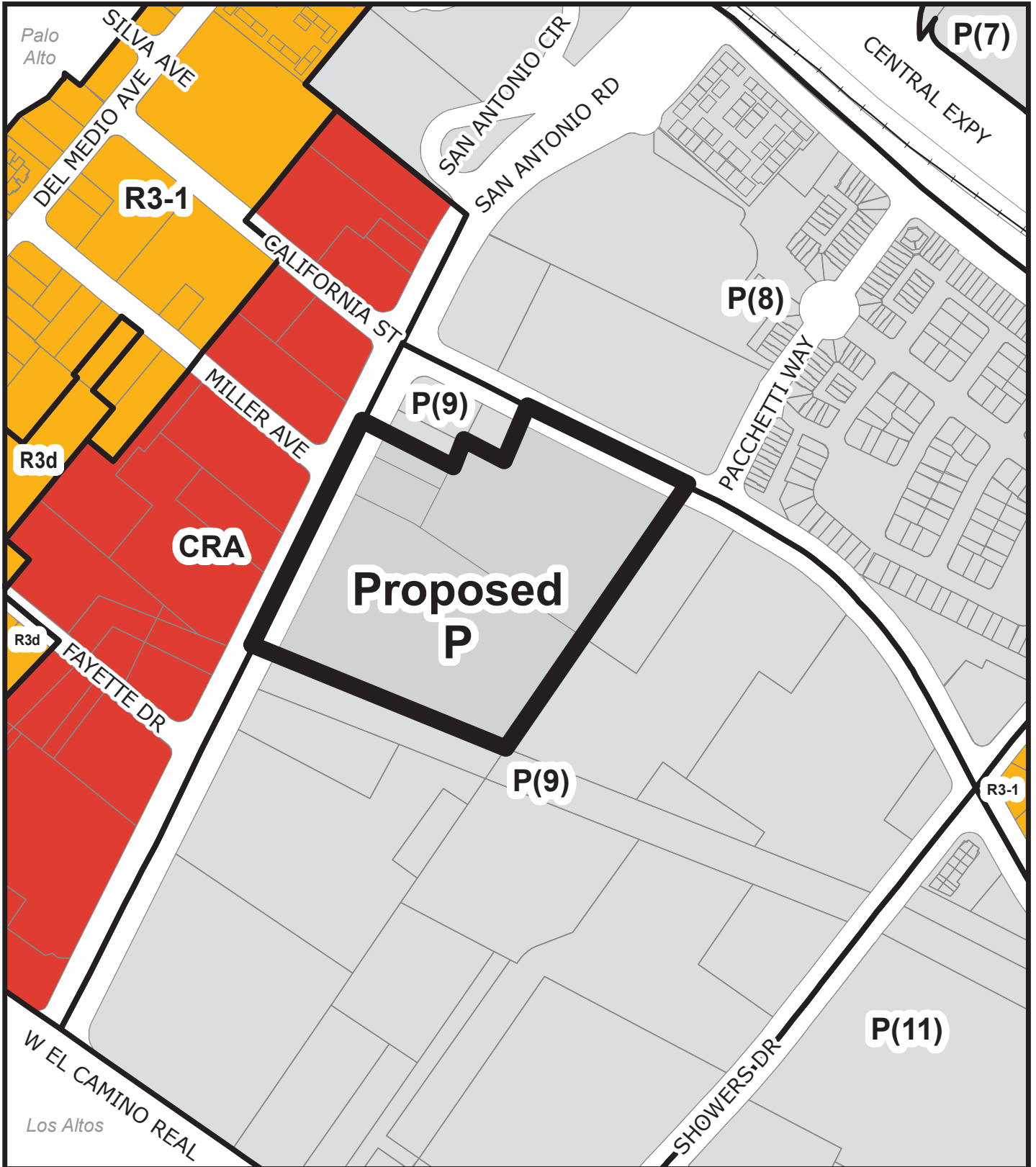
Section 4. The provisions of this ordinance shall be effective thirty (30) days from and after the date of its adoption.

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 (1) 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.

NM/3/ORD
819-12-02-14o-E



Proposed Rezoning: 405 San Antonio Road