

Project Location

The proposed project has two primary components: minor text amendments to the City of Mountain View 2030 General Plan, and minor “clean-up” amendments to the 2030 General Plan Land Use Map, Zoning Map, and El Camino Real Precise Plan. The minor text amendments to the 2030 General Plan would apply citywide. The following properties would be affected by the proposed minor clean-up amendments to the 2030 General Plan Land Use Map, Zoning Map and El Camino Real Precise Plan:

- 1141 West El Camino Real (south side of West El Camino Real immediately east of its intersection with Miramonte Avenue)
- 841 San Veron Avenue (east side of San Veron Avenue between its intersections with San Lucas Avenue and West Middlefield Road)
- 173 Santa Clara Avenue (east side of Santa Clara Avenue at its intersection with Corto Street)
- 2254 Wyandotte Street (Wyandotte Park) (north side of Wyandotte Street across from its intersection with Reinert Avenue)
- 615 South Rengstorff Avenue (east side of South Rengstorff Avenue immediately south of its intersection with Latham Street)
- 250 East Dana Street (north side of East Dana Street immediately east of its intersection with Moorpark Way)
- 300 Moorpark Way (north side of Moorpark Way west of its intersection with Sylvan Avenue)
- 709 Vaquero Drive (east side of Vaquero Drive south of its intersection with Mountain Shadows Drive)

Project Description

Project Purpose

The purpose of the proposed minor clean-up amendments to the 2030 General Plan and Zoning Maps is to enhance consistency between the 2030 General Plan and Zoning maps by updating the relevant 2030 General Plan or zoning designations for those properties.

The purposes of the proposed minor text amendments to the City of Mountain View 2030 General Plan are to 1) clarify various standards related to the 2030 General Plan’s standards for development height and density, and 2) update street typologies consistent with relevant related City planning efforts.

Project Beneficiaries

The City of Mountain View and its citizens and property owners.

Project Description

Clean-Up Amendments to the 2030 General Plan Land Use Maps and Zoning Map

The following tables summarize proposed amendments to the 2030 General Plan Land Use maps and Zoning Map, respectively.

Proposed Amendments to the 2030 General Plan Land Use Maps

Location	Issue	Proposed Action
1141 West El Camino Real – rear part of parcel Existing: Jiffy Lube ~2,000 square feet	2030 General Plan: Medium-Low Density Residential (7-12 dwelling units/acre, no commercial) Zoning: El Camino Real Precise Plan – Castro/Miramonte (up to 1.85 Floor Area Ratio, residential and commercial allowed)	Amend 2030 General Plan to Mixed-Use Corridor - up to 1.85 Floor Area Ratio, residential and commercial allowed
841 San Veron Avenue Existing: 32 Low Income Apartments 2.67 acres	2030 General Plan: Medium-Low Density Residential (7-12 dwelling units/acre) Zoning: R3-3 (allows up to ~37 units)	Amend 2030 General Plan to Medium Density – up to 25 dwelling units/acre
173 Santa Clara Avenue Existing: Duplex ~5,500 square feet	2030 General Plan: Low Density Residential (single family, 1-6 dwelling units/acre) Zoning: R2 (allows duplexes)	Amend 2030 General Plan to Medium Low Density Residential - 7-12 dwelling units/acre

<p>2254 Wyandotte Street (Wyandotte Park)</p> <p>Currently a park, previously industrial</p>	<p>New park (City-owned), where current zoning does not allow residential</p> <p>Zoning/2030 General Plan does not reflect park</p>	<p>Amend 2030 General Plan to Parks</p>
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Proposed Amendments to the Mountain View Zoning Map

<i>Location</i>	<i>Issue</i>	<i>Proposed Action</i>
<p>250 East Dana Street</p> <p>Existing: Child-care center</p> <p>Approximately 1.5 acres</p>	<p>2030 General Plan: Medium Low Density Residential (7-12 dwelling units/acre)</p> <p>Zoning: Agriculture</p>	<p>Amend Zoning to R2</p>
<p>300 Moorpark Way</p> <p>Existing: Private religious school and church</p> <p>Approximately 1.5 acres</p>	<p>2030 General Plan: Medium Low Density Residential (7-12 dwelling units/acre)</p> <p>Zoning: Agriculture</p>	<p>Amend Zoning to R2</p>
<p>709 Vaquero Drive</p> <p>Existing: Duplex</p> <p>10,000 square feet</p>	<p>2030 General Plan: Medium Density Residential (13-25 dwelling units/acre)</p> <p>Zoning: R2</p>	<p>Amend Zoning to R3-3</p>
<p>2254 Wyandotte Street (Wyandotte Park)</p> <p>Currently a park, previously industrial</p>	<p>New park (City-owned), where current zoning does not allow residential</p> <p>Zoning/2030 General Plan does not reflect park</p>	<p>Amend Zoning to PF</p>

Proposed Amendments to the El Camino Real Precise Plan (Zoning)

<i>Location</i>	<i>Issue</i>	<i>Proposed Action</i>
<p>615 South Rengstorff Avenue</p> <p>Existing: Small strip retail</p> <p>26,000 square feet</p>	<p>2030 General Plan: Mixed-Use Corridor (up to 1.85 Floor Area Ratio, residential and commercial allowed)</p> <p>Zoning: El Camino Real Precise Plan - Residential Land Use only</p>	<p>Amend Precise Plan to Medium Intensity Corridor - up to 1.85 Floor Area Ratio, residential and commercial allowed</p>

Minor Text and Map Amendments to the 2030 General Plan

Proposed deleted text is shown in ~~strikeout~~ format and proposed added text is shown underlined.

The following text amendments to Page 80 of the existing adopted 2030 General Plan are proposed.

“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.”

The following text amendment to page 106 of the existing adopted 2030 General Plan is proposed.

“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.

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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.”

The following text amendment to page 107 of the existing adopted 2030 General Plan is proposed.

“Flexible Street

Street in area of potential transition

Bicycle: to

Transit: to

Pedestrian:

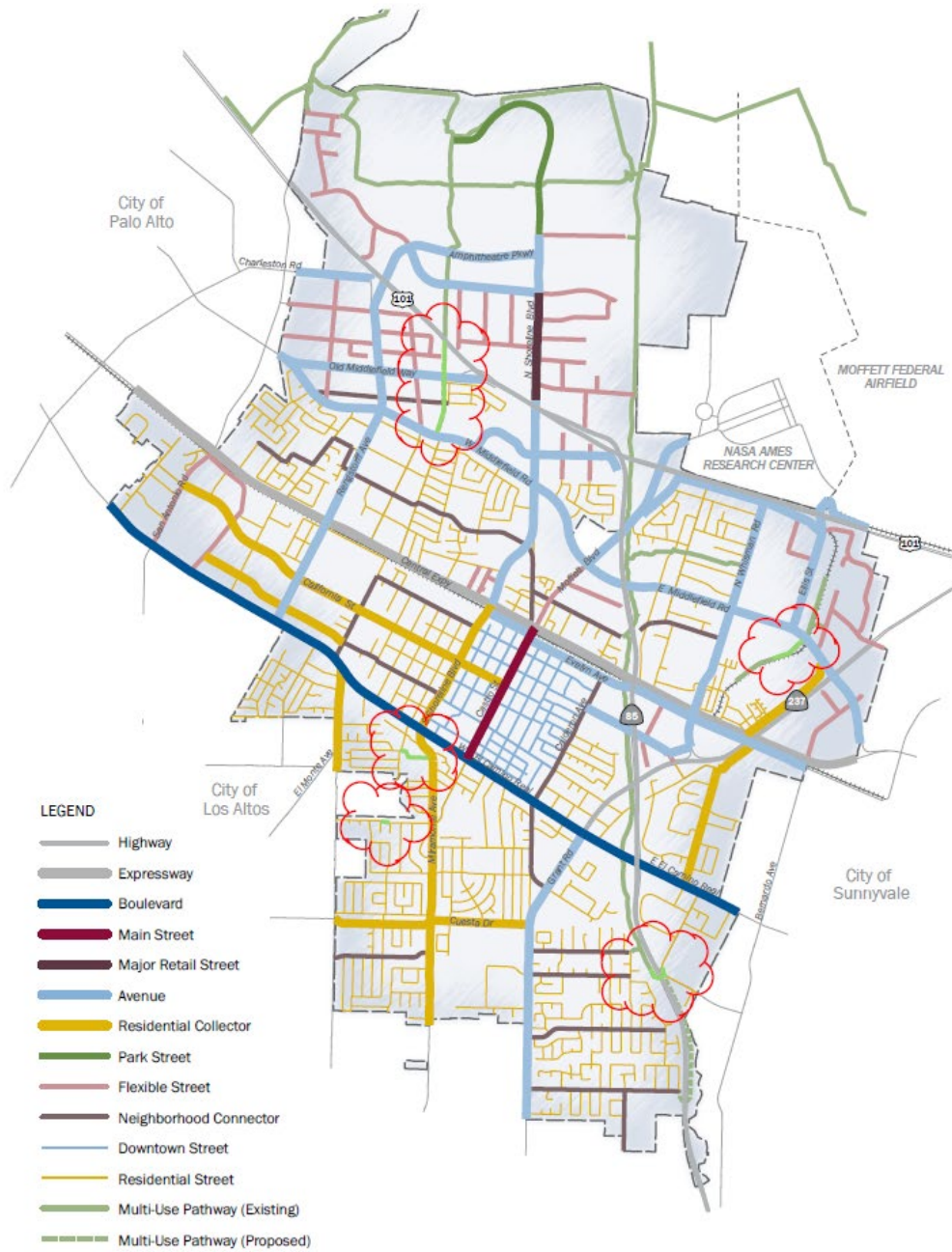
Vehicle:

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.”

The following changes to the map on page 108 of the existing adopted 2030 General Plan is proposed.

City of Mountain View
 Minor General Plan and General Plan/Zoning Map Clean-Up Project

Figure 4.4: Street Typology



Reasons for Exemption

The proposed project is 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. As discussed further in the information provided below, there is no possibility that the project would cause a significant effect on the environment.

State CEQA Guidelines Sections 15300.2(a) through (f) list specific exceptions that dictate when a CE may not be used. There is no substantial evidence that any of the exceptions to the exemption would occur with this project. The six exceptions and an explanation of why none of the exceptions apply and why no significant impacts would occur with the project are provided in the following discussion.

- a) **Location. Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located – a project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. Therefore, these classes are considered to apply in all instances, except where the project may impact an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.**

No physical development is proposed as part of this project. The potential for the proposed amendments to result in physical changes to the environment is discussed below.

All parcels affected by the proposed Land Use and Zoning map amendments are currently zoned or designated for development (or, in one case, park uses that would not change), such that the potential for ground disturbance, and thus potential to affect an environmental resource of hazardous or critical concern, would be generally the same under the existing or proposed designations; only the type or density of development would be adjusted to provide consistency between the 2030 General Plan and the zoning classification. In addition, a screening analysis was performed for properties proposed for land use or zoning designation amendments. Based on this preliminary screening, none of the properties listed for land use or zoning designation amendments appears to contain designated critical habitat, and none appear on the state databases of hazardous sites (<https://geotracker.waterboards.ca.gov>, accessed September 8, 2020).

Similar to the map amendments, the proposed text amendments would clarify how the City’s density or intensity standards are interpreted and would not affect the potential for ground disturbance on affected parcels. If a future project were proposed based on the proposed amendments, standard City review procedures and application of standard conditions of approval, as well as compliance with CEQA where required, would identify whether a site contains, or a project could affect, an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies. In that event, potential impacts would be evaluated and addressed through the City’s development review process.

Minor General Plan and General Plan/Zoning Map Clean-Up Project

The proposed amendments to the 2030 General Plan's street typologies map would not change allowable development or ground disturbance, as their purpose is to update the map to reflect existing conditions.

b) Cumulative Impact. All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.

No physical development is proposed as part of this project. The 2030 General Plan and zoning map amendments would not substantially contribute to a significant cumulative impact. As discussed under a) above, all parcels affected by the proposed Land Use and Zoning map amendments are currently zoned or designated for development (or, in one case, park uses that would not change), such that the potential for ground disturbance would be generally the same under the existing or proposed designations; only the type or density of development would be adjusted to provide consistency between the 2030 General Plan and the zoning classification. Similar to the map amendments, the proposed text amendments would clarify how the City's density or intensity standards are interpreted and would not affect the potential for ground disturbance on affected parcels. If a future project were proposed based on the proposed amendments, standard City review procedures and application of standard conditions of approval, as well as compliance with CEQA where required, would identify whether a significant cumulative impact would occur. In that event, potential impacts would be evaluated and addressed through the City's development review process. However, the proposed changes to allowed densities and uses would be minimal and consistent with other development policy documents and/or regulations, as shown in the tables under Project Description in Exhibit B, particularly in a citywide context. Therefore, considerable contributions to a cumulative impact are not expected.

The proposed amendments to the 2030 General Plan's street typologies map would not change allowable development or ground disturbance, as their purpose is to update the map to reflect existing conditions.

c) Significant Effect. A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.

As noted above, a screening analysis was performed for properties proposed for land use or zoning designation amendments. Based on this preliminary screening, none of the properties listed for land use or zoning designation amendments appears to contain designated critical habitat, and none appear on the state databases of hazardous sites. Unusual circumstances are not known to occur on these properties and are not present on the vast majority of parcels in Mountain View. As discussed under a) above, all parcels affected by the proposed Land Use and Zoning map amendments are currently zoned or designated for development (or, in one case, park uses that would not change), such that the potential for ground disturbance would be generally the same under the existing or proposed designations; only the type or density of development would be adjusted to provide consistency between the 2030 General Plan and the zoning or precise plan classification. Similar to the map amendments, the proposed text amendments would clarify how the City's density or intensity standards are interpreted and would not affect the potential for ground disturbance on affected parcels. If a future project were proposed based on the proposed amendments, standard City review procedures and application of standard conditions of approval, as well as compliance with CEQA where required, would identify whether unusual circumstances exist. In that event, potential impacts

would be evaluated and addressed through the City's development review process. Therefore, there is not a reasonable possibility that the project would have a significant effect on the environment due to unusual circumstances.

The proposed amendments to the 2030 General Plan's street typologies map would not change allowable development or ground disturbance, as their purpose is to update the map to reflect existing conditions.

- d) Scenic Highways. A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway. This does not apply to improvements which are required as mitigation by an adopted negative declaration or certified EIR.**

The potential for a project to result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway would not change on any property or citywide with implementation of the proposed project. As discussed under a) above, all parcels affected by the proposed Land Use and Zoning map amendments are currently zoned or designated for development (or, in one case, park uses that would not change), such that the potential for ground disturbance would be generally the same under the existing or proposed designations; only the type or density of development would be adjusted to provide consistency between the 2030 General Plan and the zoning classification. Similar to the map amendments, the proposed text amendments would clarify how the City's density or intensity standards are interpreted and would not substantially affect the potential for damage to scenic resources. If a future project were proposed based on the proposed amendments, standard City review procedures and application of standard conditions of approval, as well as compliance with CEQA where required, would identify whether scenic resources could be affected. In that event, potential impacts would be evaluated and addressed through the City's development review process.

- e) Hazardous Waste Sites. A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code.**

As discussed under a) above, a screening analysis was performed for properties proposed for land use or zoning designation amendments. Based on this preliminary screening, none of the properties listed for land use or zoning designation amendments appears on the state databases of hazardous sites (<https://geotracker.waterboards.ca.gov>, accessed September 8, 2020).

Similar to the map amendments, the proposed text amendments would clarify how the City's density or intensity standards are interpreted and would not affect the potential for ground disturbance on affected parcels. If a future project were proposed based on the proposed amendments, standard City review procedures and application of standard conditions of approval, as well as compliance with CEQA where required, would identify whether a site is included on any list compiled pursuant to Section 65962.5 of the Government Code. In that event, potential impacts would be evaluated and addressed through the City's development review process.

The proposed amendments to the 2030 General Plan's street typologies map would not change allowable development or ground disturbance, as their purpose is to update the map to reflect existing conditions.

f) Historical Resources. A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource.

As discussed under a) above, no physical development is proposed as part of this project. All parcels affected by the proposed Land Use and Zoning map amendments are currently zoned or designated for development (or, in one case, park uses that would not change), such that the potential for impacts on historic resources would be generally the same under the existing or proposed designations; only the type or density of development would be adjusted to provide consistency between the 2030 General Plan and the zoning classification. Similar to the map amendments, the proposed text amendments would clarify how the City's density or intensity standards are interpreted and would not affect the potential for demolition of or alteration to existing buildings on affected parcels. If a future project were proposed based on the proposed amendments, standard City review procedures and application of standard conditions of approval, as well as compliance with CEQA where required, would identify whether historic resources could be affected. In that event, potential impacts would be evaluated and addressed through the City's development review process. Therefore, the project would not cause a substantial adverse change in the significance of a historical resource.

The proposed amendments to the 2030 General Plan's street typologies map would not change allowable development or ground disturbance, as their purpose is to update the map to reflect existing conditions.

No exceptions to the application of an exemption apply to this project.