

CITY OF MOUNTAIN VIEW
ENVIRONMENTAL PLANNING COMMISSION
RESOLUTION NO.
SERIES 2020

A RESOLUTION OF THE ENVIRONMENTAL PLANNING COMMISSION OF THE CITY OF MOUNTAIN VIEW RECOMMENDING THE CITY COUNCIL APPROVE AMENDMENTS TO THE P-38 (EL CAMINO REAL) PRECISE PLAN TO MODIFY THE CHARACTER AREA FROM RESIDENTIAL-ONLY TO MIXED-USE CORRIDOR AT 615 SOUTH RENGSTORFF AVENUE TO BE CONSISTENT WITH THE GENERAL PLAN LAND USE MAP

WHEREAS, the Environmental Planning Commission held a public hearing on December 2, 2020, on said Precise Plan Amendment pursuant to Section 36.50.90 of the City Code;

NOW, THEREFORE, BE IT RESOLVED by the Environmental Planning Commission of the City of Mountain View:

1. That the Environmental Planning Commission hereby recommends the City Council approve amendments to the P-38 (El Camino Real) Precise Plan pursuant to the following required findings required for amendment of a Precise Plan, contained in Section 36.50.95 of the Mountain View City Code:

a. The proposed Precise Plan Amendments are consistent with the General Plan because the site's General Plan Land Use Designation of Mixed-Use Corridor is consistent with the Mixed-Use Corridor Character Area designation in the Precise Plan, and the site was included in the Residential-Only Character Area in error;

b. The property covered by the proposed Precise Plan is within the Planned Community (P) District;

c. The proposed Precise Plan Amendments would not be detrimental to the public interest, health, safety, convenience, or welfare of the community because the proposed character area is consistent with the site's existing uses, and the General Plan has already considered and approved the density, intensity, and uses in the proposed character area;

d. The proposed Precise Plan Amendments promote development of desirable character and are harmonious with existing and proposed development in the surrounding area because the site is already adjacent to Mixed-Use corridor sites; has

existing commercial uses that are not allowed under the current Precise Plan character area designation for the site; and the General Plan has already considered and approved the density, intensity, and uses in the proposed character area;

e. The site has special conditions of size, shape, land ownership, existing development, or development opportunities that can only be addressed by approval of the proposed Precise Plan Amendment because the site is already located with the El Camino Real Precise Plan and is developed with uses that are consistent with the proposed amendment; and

f. The proposed amendments are in compliance with the provisions of the California Environmental Quality Act (CEQA) because they are 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.

2. That the amendments to the P-38 (El Camino Real) Precise Plan to modify the character area at 615 South Rengstorff Avenue are recommended for approval and incorporated herein by reference in Attachment A.

EA/6/CDD
899-12-02-20epcr-2

Attachment: A. El Camino Real Precise Plan Amendments

Figure 2: Corridor Character Areas (refer to pages 17-19 for full-scale area maps)

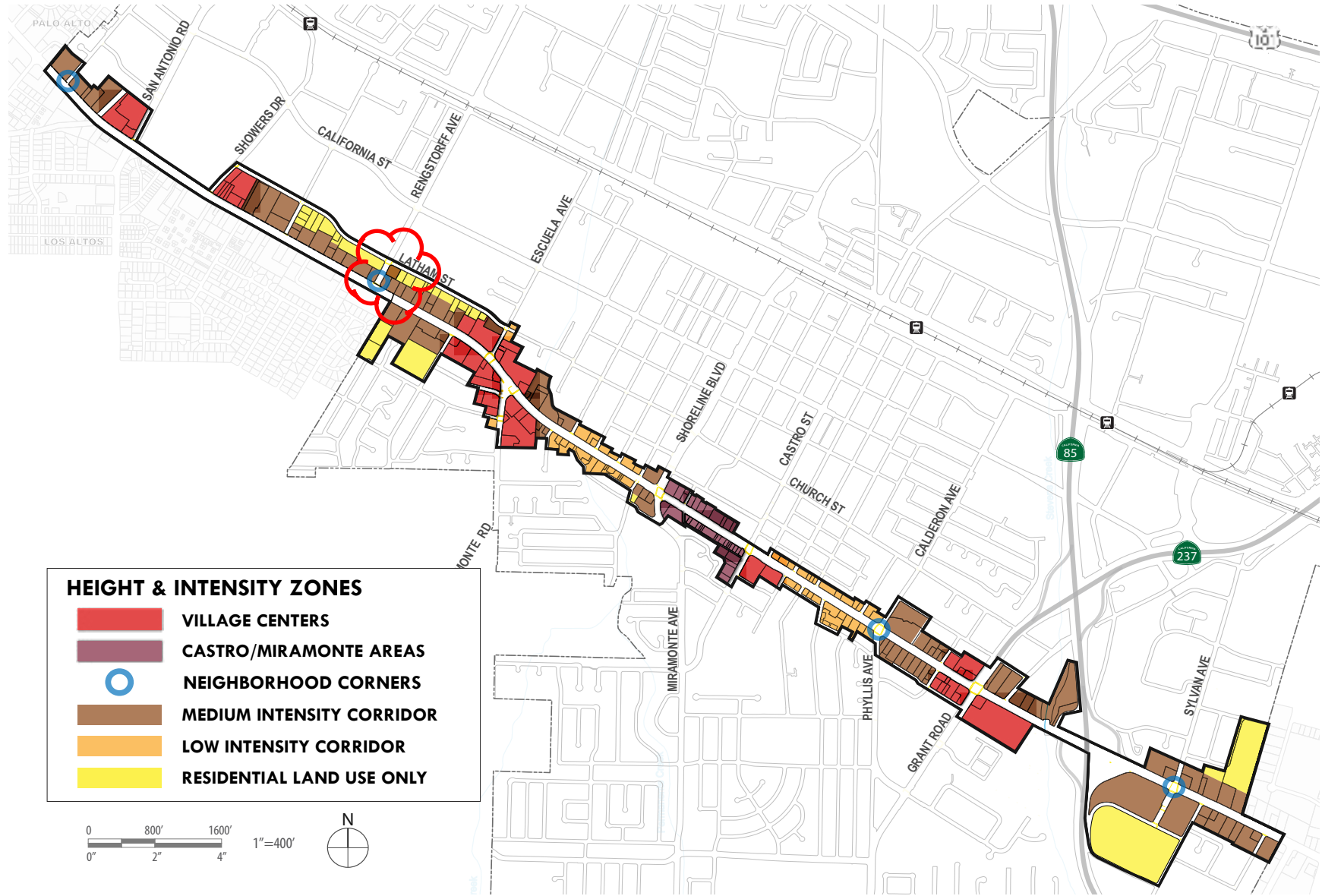
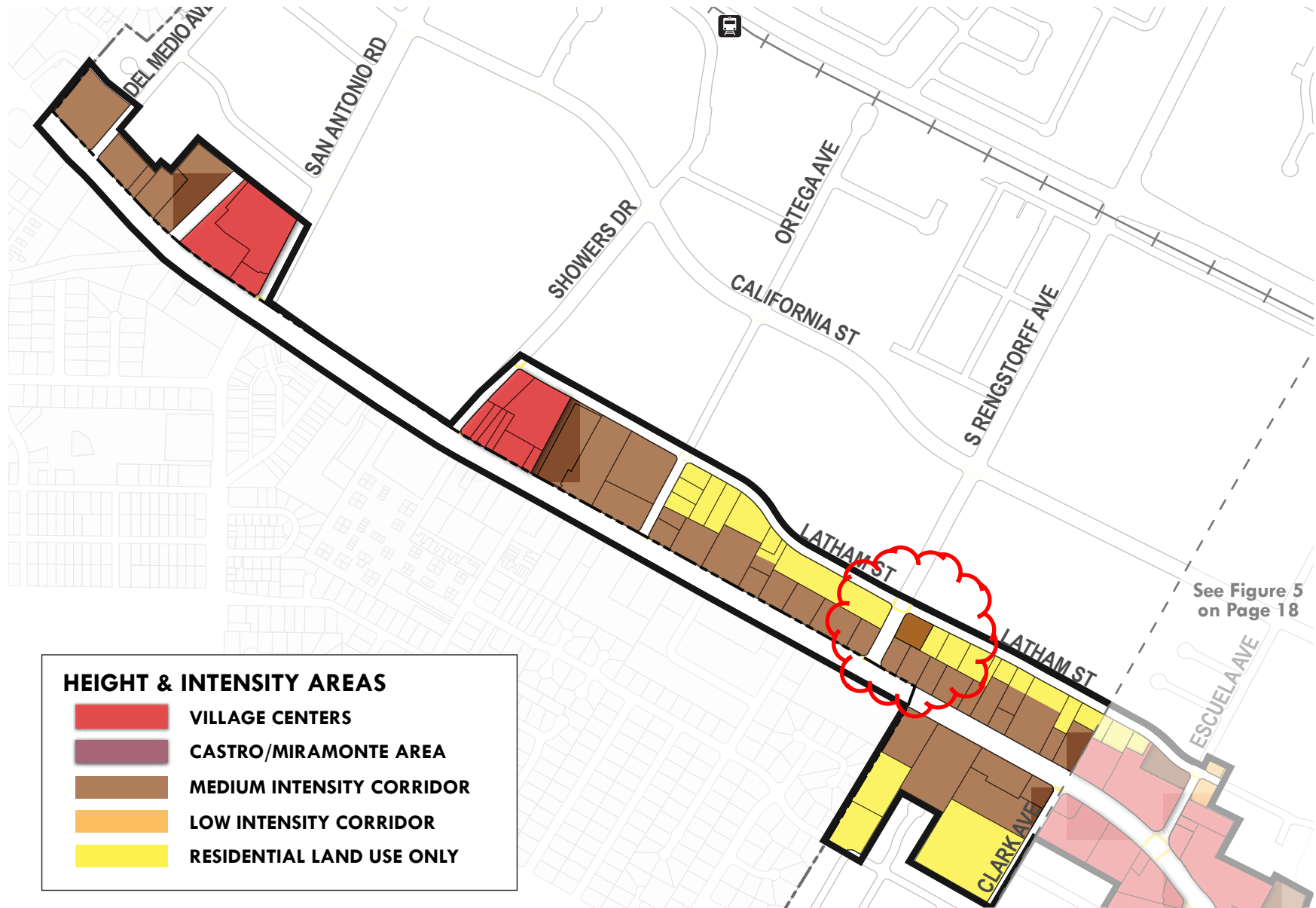


Figure 4: Height and FAR Areas (2700 to 1952 West El Camino Real)



Residential-Only Areas

Areas shown in Figure 13 allow only residential uses. These areas are either existing residential properties in close proximity to neighborhoods, or they have a residential General Plan land use designation.

Additional Standards

- 1. Low Intensity, Residential-Only.** For the Low Intensity areas shown in Figure 13, the standards, uses, and densities of the R3-2 zone shall apply. See the City's Zoning Ordinance for more information.
- 2. Medium Intensity, Residential-Only.** For the Medium Intensity areas shown in Figure 13, the standards, uses, and densities of the R3-1 zone apply. See the City's Zoning Ordinance for more information.
- 3. Continental Circle.** The Americana Apartments, located at 707 Continental Circle, were constructed under the Americana Center Precise Plan, which had a different maximum height and minimum open area than the R3 zone. To maintain its existing zoning, this area shall use the standards, uses and densities of the R3-1 zone, with the following exceptions:
 - ◆ Maximum Height: 48 ft
 - ◆ Minimum Open Area: 45%

See the City's Zoning Ordinance for more information.

Figure 13: Residential-Only Areas

