

CITY OF MOUNTAIN VIEW  
RESOLUTION NO.  
SERIES 2017

A RESOLUTION AMENDING THE NORTH BAYSHORE PRECISE PLAN

WHEREAS, Chapter 36 in the Mountain View City Code sets forth a procedure whereby the City can adopt a new Precise Plan; and

WHEREAS, said Chapter 36 of the Mountain View City Code requires that both the City's Environmental Planning Commission and City Council hold a duly noticed public hearing before a Precise Plan is amended; and

WHEREAS, on November 15, 2017, the Environmental Planning Commission held a duly noticed public hearing and recommended that the City Council amend the North Bayshore Precise Plan (Plan); and

WHEREAS, on December 12, 2017, the City Council held a duly noticed public hearing to consider the Environmental Planning Commission's recommendation and the proposed Plan amendments, and has reviewed all associated staff reports, meeting minutes, testimony, and evidence constituting the record of proceedings;

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Mountain View hereby:

1. Amends the Plan pursuant to the findings required for adoption of a Precise Plan contained in Section 36.50.95 of the Mountain View City Code as follows:

a. The Plan as amended is consistent with the General Plan, because:

(i) It is consistent with the General Plan goals and underlying policies for the North Bayshore Change Area (LUD 15.5, LUD-15, LUD-16, LUD-17, and LUD-18) relating to residential development, highly sustainable development, a diverse area of complementary land uses and open space resources, a sustainable and efficient multimodal transportation system, and a comprehensive strategy for mitigating impacts from future sea level rise; and

(ii) It is consistent with the General Plan land use designations proposed or amended as part of this project, including North Bayshore Mixed Use; and High-Intensity Office; and

(iii) The amended Plan's development standards and guidelines are consistent with the General Plan's form and character guidance for North Bayshore regarding improvements to the pedestrian and bicycle environment and facilities; improving and linking new public plazas and open areas; and shaping and defining the streetscape.

b. The properties covered by the Plan amendment are within the Planned Community (PC) District.

c. The Plan as amended would not be detrimental to the public interest, health, safety, convenience, or welfare of the community, because:

(i) New development within the Plan as amended over 0.45 FAR which request FAR Bonuses will result in community benefits and improvements to transportation facilities, open space resources, habitat restoration and enhancement, highly sustainable development, and other elements serving the public interest. New residential development will help improve the area's jobs/housing balance, providing affordable housing opportunities, and reducing the area's VMT (Vehicle Miles Travelled) per capita; and

(ii) Retail and service uses will be concentrated along the North Shoreline Boulevard Corridor to support a variety of commercial uses providing convenient access to surrounding employees and residents; and

(iii) The amended Plan's proposed pedestrian, bicycle, and transit improvements will provide additional mobility options for these travel modes, benefitting the environment through reduced auto vehicle trips.

d. The Plan as amended promotes development of desirable character, harmonious with existing and proposed development in the surrounding area, because:

(i) The Plan as amended includes development standards and guidelines that create distinct "character areas" with complementary land uses, and which provide guidance on appropriate and well-designed integration with adjacent land uses, transportation facilities, and habitat and open space areas; and

(ii) Development standards and guidelines for the Plan as amended support high-quality development, open space, circulation, and landscaping; and

(iii) The Plan as amended includes circulation plans and improvements to sidewalks and streetscapes to support pedestrian and bicycle activity and an improved connection along the North Shoreline Boulevard Corridor.

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 Plan amendment, because:

(i) The Plan area has special development opportunities since it contains large underutilized parcels and blocks that can support additional residential and commercial intensity, new street connections, and other physical transportation improvements; and

(ii) It includes multiple parcels that require coordination of physical improvements across property lines to realize the development potential of properties and implement necessary multimodal improvements; and

(iii) The Plan area is separated from the rest of the City by Highway 101, which requires specific physical improvement and funding strategies to improve accessibility across this barrier.

f. The approval of the proposed Plan amendment complies with the California Environmental Quality Act (CEQA) because an Environmental Impact Report (EIR) has been prepared in accordance with CEQA regulations and circulated in accordance with CEQA.

2. Adopts the Plan as amended, attached hereto as Exhibit A. The Community Development Director is hereby authorized to make corrections to the Plan following its adoption that address typographical or grammatical errors or technical clarifications.

3. Establishes a policy goal that any permit or entitlement in the Plan area not used within one year of approval shall become void and that this entitlement period be incorporated into the conditions of approval for such projects and further that if a permittee has made a good-faith effort to comply with the conditions of the permit during the initial one-year time limit, the permittee may bequest two (2) one-year extensions as provided for in Mountain View City Code Section 36.56.65(b).

4. Adopts the policy that any small business with fifty (50) or fewer employees within the Plan area shall be exempt from trip cap standards for additions up to 2,500 square feet.

TIME FOR JUDICIAL REVIEW

The time within which judicial review of this document must be sought is governed by California Code of Procedure Section 1094.6 as established by Resolution No. 13850 adopted by the City Council on August 9, 1983.

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Exhibit: A. Amended North Bayshore Precise Plan

The following is a link to the  
**FINAL DRAFT NORTH BAYSHORE PRECISE PLAN**

<http://www.mountainview.gov/civicax/filebank/blobdload.aspx?BlobID=24429>