

CITY OF MOUNTAIN VIEW
RESOLUTION NO.
SERIES 2017

A RESOLUTION AMENDING THE GENERAL PLAN LAND USE MAP FOR
NORTH BAYSHORE MIXED-USE AND HIGH-INTENSITY OFFICE BOUNDARIES
AND RELATED GENERAL PLAN TEXT

WHEREAS, Government Code Section 65358 permits cities to amend all or part of an adopted General Plan; and

WHEREAS, the City Council, during meetings in 2015 and 2016, directed where the boundaries of residential uses would be located within the North Bayshore Precise Plan area, and which were then included within the Public Draft North Bayshore Precise Plan presented at the November 16, 2016 Environmental Planning Commission and November 29, 2016 City Council meetings; and

WHEREAS, the land use boundaries developed through the North Bayshore Precise Plan update process have formed the boundaries of the proposed General Plan amendment and proposed High-Intensity and North Bayshore Mixed-Use Land Use boundaries, as described in Exhibit A; and

WHEREAS, Government Code Section 65356 requires that the Environmental Planning Commission provide a recommendation to the City Council on any proposed General Plan Amendment; and

WHEREAS, the Environmental Planning Commission considered the proposed General Plan Amendment on November 15, 2017, as described in Exhibit A and in other relevant documents and reports, conducted a public hearing at which public comment was invited, and recommended approval to the City Council of the General Plan Amendment; 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 General Plan Land Use Map Amendment, and has reviewed all associated staff reports, meeting minutes, testimony, and evidence constituting the record of proceedings; and

WHEREAS, pursuant to Government Code Sections 65353, 65355, and 65090, notices of the Environmental Planning Commission and City Council hearings on the

proposed General Plan Amendment were published in the *San Jose Post-Record*, and were also mailed to all property owners in the North Bayshore Change Area;

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

1. Approves the General Plan Amendment, pursuant to the following required findings in Section 36.52.25 of the City Code:

a. The proposed amendments are internally consistent with the General Plan as both residential and high-intensity office land uses in North Bayshore help the City implement several broad General Plan goals, including but not limited to allowing a more diverse and flexible mix of land uses as described by the General Plan's Village Center strategy; and improving sustainability outcomes, such as reducing vehicle miles travelled by locating residential uses in proximity to jobs;

b. The proposed General Plan amendments would not be detrimental to the public interest, health, safety, convenience, or welfare of the City as the land uses and intensities are consistent with the City's vision and goals for North Bayshore which allow areas for high-intensity office and mixed-use residential uses, and also provides land area for needed housing in the community that will be integrated within the area by implementation of the North Bayshore Precise Plan standards, guidelines, and public improvements;

c. The sites are physically suitable for the anticipated land use development in that infrastructure is available to serve these land uses in the area and the parcels are configured and of sufficient size to accommodate the proposed land uses while being compatible with surrounding planned land uses; and

d. The proposed amendment is in compliance with the provisions of the California Environmental Quality Act (CEQA) because an Environmental Impact Report (EIR) has been prepared in conjunction with the requested action and circulated in accordance with CEQA regulations.

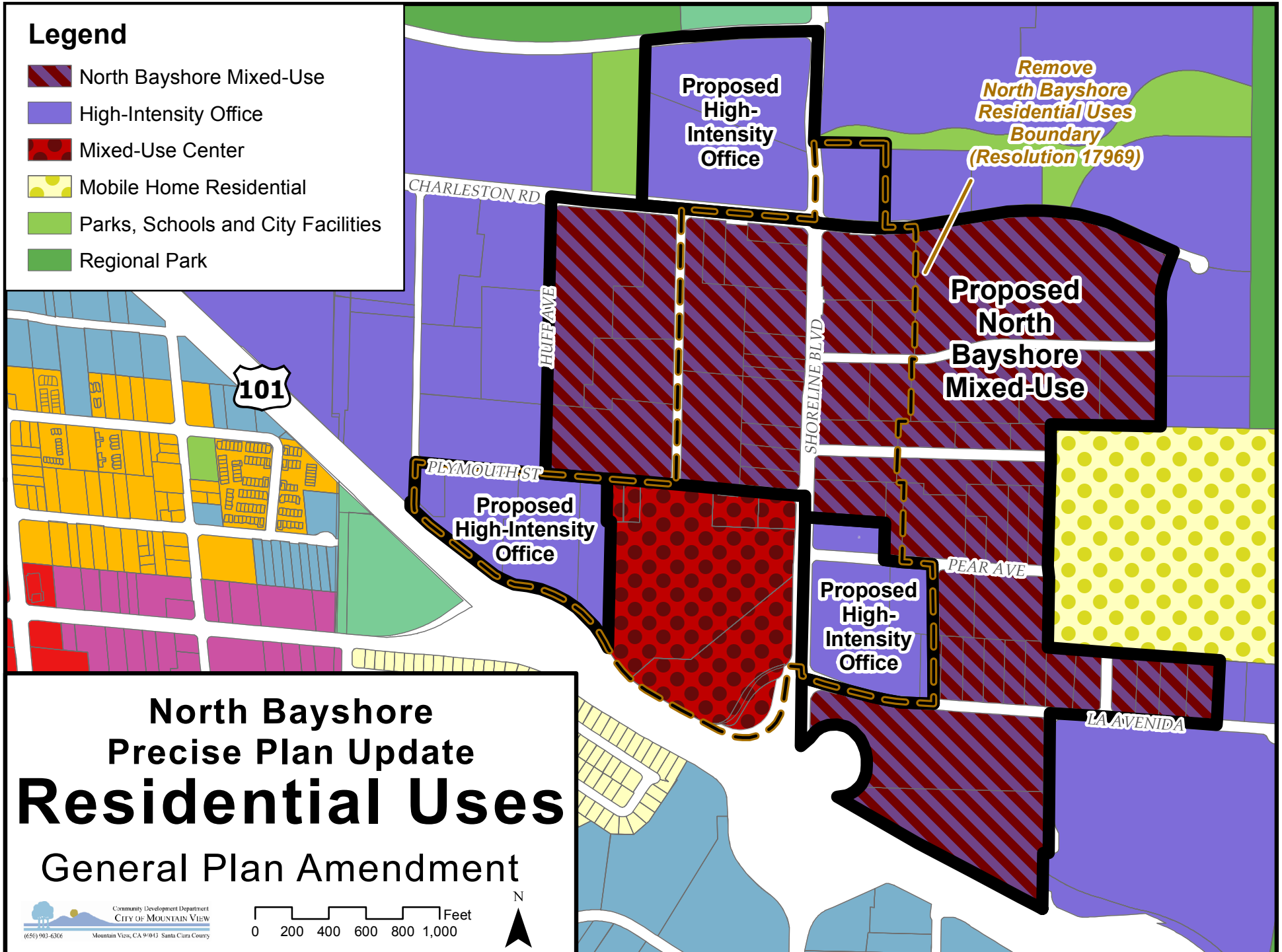
TIME FOR JUDICIAL REVIEW

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.

Exhibit A. General Plan Map and Text Amendments

Legend

- North Bayshore Mixed-Use
- High-Intensity Office
- Mixed-Use Center
- Mobile Home Residential
- Parks, Schools and City Facilities
- Regional Park



North Bayshore Precise Plan Update **Residential Uses** General Plan Amendment



MOUNTAIN VIEW 2030 GENERAL PLAN

TEXT AMENDMENT

North Bayshore Precise Plan Update

[DATE OF ADOPTION]

The following General Plan text amendments are proposed:

On Page 40:

Planning Area	Population		Jobs	
	2009	2030	2009	2030
San Antonio	12,320	16,130	2,680	3,780
Moffett/Whisman	13,740	16,560	13,860	19,190
Central Neighborhoods/Downtown	11,400	12,440	6,510	7,400
Monta Loma/Farley/Rock	13,790	15,060	6,920	7,670
Miramonte/Springer	9,540	10,250	4,830	4,900
Grant/Sylvan Park	10,610	10,820	2,470	3,250
North Bayshore	760	2,960 17,998	17,480	28,080
El Camino Real	1,700	4,350	5,710	6,550

On Page 59:

~~LUD 15.5: Residential Development: Allow residential development along the North Shoreline Boulevard corridor and other areas identified in the 2030 General Plan Land Use Map.~~

~~LUD 16.2: Mix of Uses: Create and promote~~ Promote the North ~~Shoreline Boulevard corridor~~ Bayshore Area as a vibrant mix of residential, commercial, service and entertainment uses through the North Bayshore Precise Plan.

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Table 3.4 Acreage of Land Use Designations	
Land Use Designation	Acres
RESIDENTIAL	<u>2,910</u> 2,908
Low Density Residential	1,409
Medium-Low Density Residential	217
Medium-Density Residential	810
Medium-High Density Residential	345
High Density Residential	<u>22</u> 20
Mobile Home Park Residential	107
COMMERCIAL	122
Neighborhood Commercial	20
General Commercial	58
Industrial/Regional Commercial	44
OFFICE/INDUSTRIAL	<u>1,071</u> 1,088
Office	20
General Industrial	<u>216</u> 218
High Intensity Office	<u>835</u> 850
MIXED-USE	<u>586</u> 571
Neighborhood Mixed-Use	17
General Mixed-Use	14
Mixed-Use Corridor	242
North Bayshore Mixed-Use	<u>140</u> 125
Mixed-Use Center	98
Downtown Mixed-Use	75
PUBLIC/INSTITUTIONAL	1,703
Parks, Schools and City Facilities	335
Regional Park	1,012
Institutional	356
TOTAL	6,392

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The 2030 General Plan’s *North Bayshore Mixed-Use* land use designation would also be amended with adoption of the proposed General Plan amendment. The allowed land uses, floor area ratios, densities, and building heights within this designation would be amended as follows:

North Bayshore Mixed-Use promotes a vibrant mix of retail, including restaurants and services, along with residential, offices, lodging, entertainment and small businesses along

the North Shoreline Boulevard corridor. Pedestrian and bike paths connect this area to surrounding office campuses and other areas.

- ~~*Allowed Land Uses:* Office, commercial, lodging, entertainment, and residential allowed east of North Shoreline Boulevard between La Avenida and the flood retention basin, between North Shoreline Boulevard and Joaquin Road, and south of Plymouth Street, as shown on the General Plan Land Use Map.~~
- ~~*Intensity (office):* 0.35 FAR office 0.45 FAR; intensities above 0.35 FAR and up to 0.65 and 1.50 FAR may be permitted with measures for highly sustainable development and public benefits specified within zoning ordinance or precise plan standards; residential and lodging intensities up to 1.85 FAR permitted, inclusive of other uses in mixed-use projects (approximately 70 DU/ac or 60 – 150 residents per acre)~~
- *Intensity (residential):* 1.0 FAR (approximately 40 DU/ac or 40 – 80 residents per acre). FAR greater than 1.0 may be allowed if consistent with the North Bayshore Precise Plan affordable housing strategies.
- *Intensity (lodging):* 1.85 FAR
- *Intensity (mixed-use):* Mixed use intensities are defined within Precise Plan or zoning ordinance standards
- *Height Guideline:* Up to 8 stories for office and lodging; up to 15 stories for residential

The 2030 General Plan's *Mixed-Use Center* land use designation would also be amended with adoption of the proposed General Plan amendment. The allowed land uses, floor area ratios, densities, and building heights within this designation would be amended to be consistent with the proposed revisions to the North Bayshore Precise Plan. The proposed amendments to the *Mixed-Use Center* designation are as follows:

Mixed-Use Center promotes pedestrian-oriented mixed-use centers with integrated, complementary uses such as entertainment, restaurants, residential, department stores and other retail, office, hotels, convention/assembly and/or civic uses and public spaces that draw visitors from surrounding neighborhoods and the region.

San Antonio

- *Allowed Land Uses:* Office, retail and personal services, multi-family residential, lodging, entertainment, parks and plazas

- *Intensity*: 2.35 FAR (approximately 70 DU/acre or 60 - 150 residents/acre), of which up to 0.75 FAR can be office or commercial.
- *Height Guideline*: Up to 8 stories

North Bayshore

- *Allowed Land Uses*: Office, retail and personal services, multi-family residential, lodging, entertainment, parks and plazas
- *Intensity (office)*: 1.0 FAR; intensities between 1.0 FAR and up to 2.35 FAR may be permitted with measures for highly sustainable development and public benefits specified defined within zoning ordinance or precise plan standards
- *Intensity (residential)*: 1.0 FAR (approximately 40 DU/ac or 40 – 80 residents per acre)
- *Intensity (lodging)*: 1.85 FAR
- *Intensity (mixed-use)*: Mixed use intensities are defined within Precise Plan or zoning ordinance standards
- *Height Guideline*: Up to 8 stories for office and lodging; up to 15 stories for residential