

ORDINANCE NO.

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF MOUNTAIN VIEW FOR THE PROPERTIES AT 401, 620, 630, AND 640 NATIONAL AVENUE FROM THE ML (LIMITED INDUSTRIAL) DISTRICT TO THE P (PLANNED COMMUNITY) 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 is consistent with the High-Intensity Office land use designation of the General Plan of the City of Mountain View.

The Council finds and determines the proposed amendment and plan is consistent with the General Plan because it implements the goals and policies of the East Whisman Change Area and the High-Intensity Office land use designation, including providing appropriate building and site design compatible with adjacent uses, placing the building near the street, improving sidewalks and landscaping along the street, providing a direct connection to the existing pedestrian/bicycle network, placing parking at the side and rear of the project, providing a Transportation Demand Management (TDM) program, and implementing green building standards.

The Council finds the property covered by the proposed Precise Plan is within the Planned Community District.

The Council finds the proposed amendment and plan will not be detrimental to the public interest, health, safety, convenience, or welfare of the City as the project will be consistent with the goals and policies included in the General Plan and the P District; will not impact the continued monitoring and remediation of the project site in the Middlefield-Ellis-Whisman (MEW) Superfund area; and an Initial Study and Mitigated Negative Declaration were completed, compliant with the California Environmental Quality Act (CEQA), determining the project can be mitigated to less-than-significant impact.

The Council finds the proposed plan promotes development of desirable character, harmonious with existing and proposed development in the surrounding area by aligning with the form and character policies of the East Whisman Change Area, including providing appropriate building height transitions, massing, and scale compatible with other development in the area.

The Council finds 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 as the project meets the goals and policies of the General Plan for the East Whisman Area, but exceeds the current zoning standards for the existing Limited Industrial (ML) Zoning District for which future zoning changes are anticipated to allow more intense development with highly sustainable, transit-oriented design and aggressive Transportation Demand Management (TDM) measures as described in the General Plan.

The Council finds the site is physically suitable (including, but not limited to, access, provision of utilities, compatibility with adjoining land uses, and absence of physical constraints) for the requested zoning designation and anticipated land use development, including a new office building and the associated parking structure and on-site amenities, as an environmental analysis has been completed which has identified any upgrades or improvements needed to utilities, infrastructure, or the project site to accommodate the increased development and the use and development is consistent with other office development in the area in terms of building massing, scale, and the location of the parking structure.

The Council finds the proposed amendment is in compliance with the provisions of the California Environmental Quality Act (CEQA) as an Initial Study and Mitigated Negative Declaration were prepared determining the potential impacts related to hazardous materials can be mitigated to a less-than-significant impact.

The Council further finds and determines that the following Zoning Map amendment is in conformity with the procedures 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 401, 620, 630, and 640 National Avenue with Assessor Parcel Nos. 160-54-008, 160-54-009, 160-54-010, and 160-54-011 are hereby rezoned from the ML (Limited Industrial) District to P (Planned Community) District, all as more specifically shown in Exhibit A, attached hereto and incorporated by reference herein.

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 with 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—Permitted and conditional uses identified in Chapter 36, Article VI, Division 2 (Land Uses) for the ML (Limited Industrial) District.

c. Floor Area Ratio (FAR)—0.35 maximum baseline. Proposals for 0.35 FAR projects shall comply with the following: (1) development standards in Chapter 36, Article VI, Division 4 (Limited Industrial (ML) Zoning District Standards) and Chapter 36, Article VI, Division 3 (Standards for Specific Land Uses), (2) the minimum vehicle trip reduction measures required by the adopted Greenhouse Gas Reduction Program, and (3) all other applicable City policies and regulations.

As described in the 2030 General Plan East Whisman Change Area, the FAR can be allowed up to 1.0 maximum, subject to highly sustainable design, aggressive Transportation Demand Management (TDM) measures, and mobility-related off-site improvements. FAR does not include any above-grade parking structures.

d. The following standards apply to development proposals exceeding the 0.35 maximum baseline FAR:

1. Building Heights—Up to four stories maximum based upon excellent design, articulation, and high-quality materials.

2. Vehicle Parking—The maximum allowed parking is one space for every 333 square feet of gross floor area (equivalent to a 10 percent reduction from the minimum Zoning Ordinance requirement of one space for every 300 square feet of gross floor area), unless a Parking Reserve Plan is approved by the Zoning Administrator. Designated parking spaces for carpools and electric vehicles and a loading zone for shuttles shall be provided in convenient locations, subject to review and approval by the Zoning Administrator and, if located in the public right-of-way, by the City Engineer.

3. Bicycle Parking—The minimum number of bicycle parking spaces required is one space for every 3,000 square feet of gross floor area (equivalent to 10 percent of the required auto parking spaces, which is double that required by the Zoning Ordinance). More bicycle parking is required because the project is required to reduce vehicle trips to the site and bicycles provide an alternative transportation method to achieve this. Eighty percent (80%) of the bicycle parking spaces shall be Class I bicycle parking and twenty percent (20%) shall be Class II/III bicycle parking. Bicycle parking spaces shall be conveniently located within the building or within close proximity to main building entrances.

4. Transportation Demand Management (TDM) – The project must include TDM measures that achieve a minimum peak-hour vehicle trip reduction of twenty percent (20%), which exceeds the minimum nine percent (9%) required by the Greenhouse Gas Reduction Program for projects proposed at 0.35 FAR. The TDM program shall be approved with the project and updated as necessary to ensure compliance. Additionally, the property owner shall be required to participate in the Mountain View Transportation Management Association (TMA), which will likely include shuttle service to the Caltrain and VTA light rail stations. The TDM measures shall be formally accepted by the property owner prior to construction through a legal agreement or recorded document, as determined by the City Attorney, with content to the satisfaction of the Zoning Administrator. An ongoing (annual) review of the TDM program performance shall be submitted by the property owner (or tenant) for review by the City.

5. Off-Site Improvements – Off-site vehicular, pedestrian, and bicycle improvements are required, including, but not limited to, the payment of a contribution to the City of Mountain View in the form of \$4.74 per net new square foot of gross building area for the construction of public improvements in the East Whisman area. This contribution shall be paid upon issuance of a building permit.

This contribution is considered necessary to justify/offset the impacts of the increased development intensity and the fact that the entitlement for the higher intensity is being granted prior to the preparation and adoption of the future zoning district or Precise Plan.

6. Green Building – Projects shall be designed to achieve a minimum LEED Gold standard, based on the standards in place at the time of the building permit issuance. Measures must include strong water and energy consumption (or generation) elements.

7. Site Layout – Projects shall orient buildings and large open areas along public streets, placing parking lots and parking structures back from direct public view and provide large, cohesive common open spaces. Specific setbacks and designs shall be considered on a case-by-case basis through the development review process.

8. Signage – Appropriate signage area as determined by the Zoning Administrator through an administrative development review process.

9. 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 March 3, 2014 in Exhibit B.

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

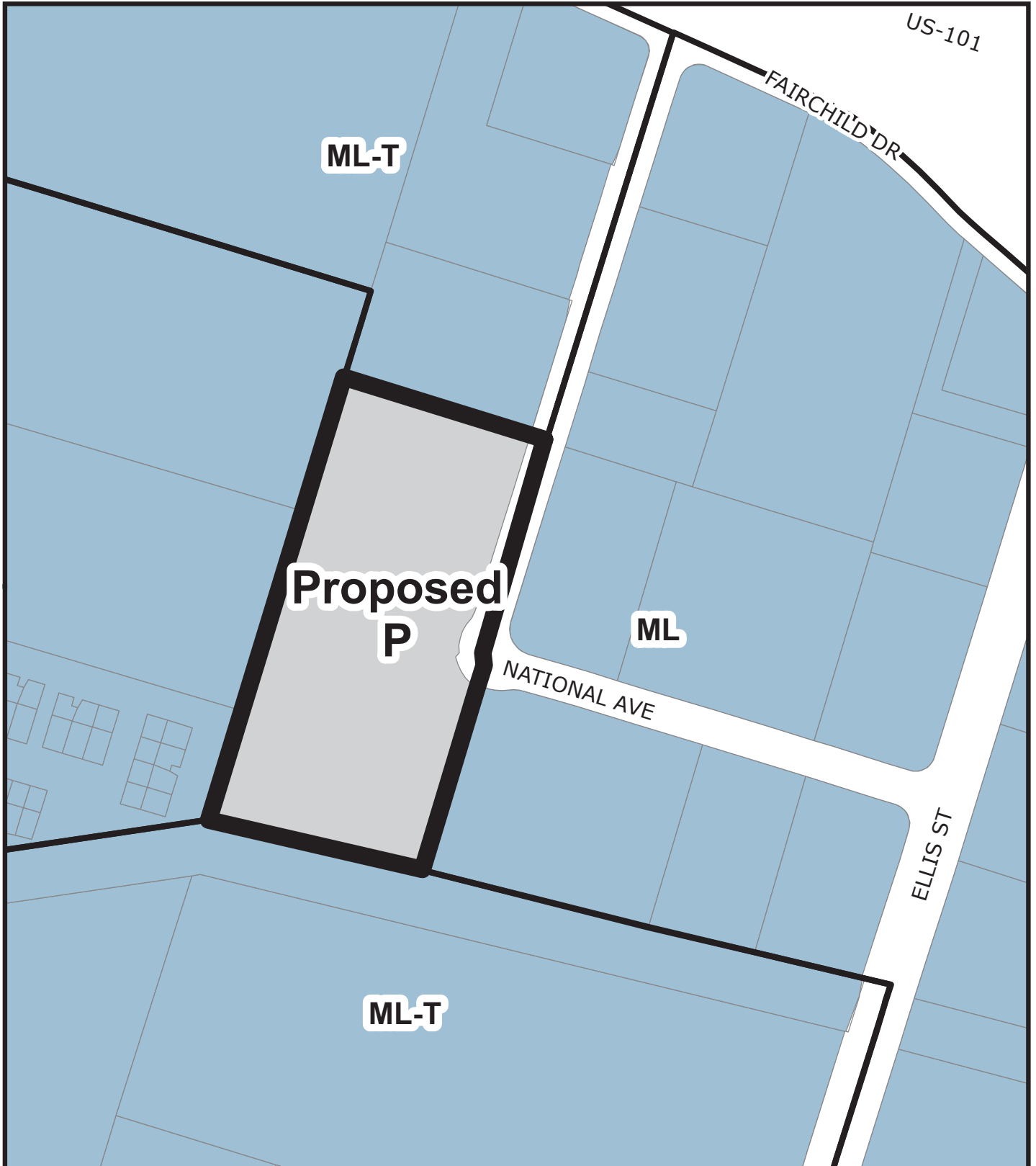
Section 4. The provisions of this ordinance shall be effective thirty (30) days from and after the date of its adoption.

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 or more sections, subsections, sentences, clauses, or phrases be declared unconstitutional.

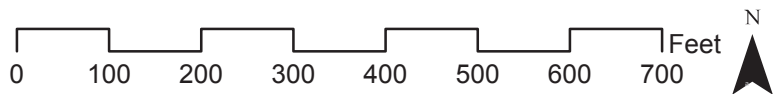
Section 6. Pursuant to Section 522 of the Mountain View City Charter, it is ordered that copies of the foregoing proposed ordinance be posted at least two (2) days prior to its adoption in three (3) prominent places in the City and that a single publication be made to the official newspaper of the City 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.

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LH/3/ORD  
823-05-27-14o-E



  
Community Development Department  
**CITY OF MOUNTAIN VIEW**  
(650) 903-6306 Mountain View, CA 94043 Santa Clara County



# Proposed Rezoning: 600 National Avenue