

CITY OF MOUNTAIN VIEW
RESOLUTION NO.
SERIES 2022

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MOUNTAIN VIEW
AMENDING THE EL CAMINO REAL PRECISE PLAN
TO INCORPORATE THE PROPERTY AT 1873 LATHAM STREET
WITHIN THE PLAN AREA

WHEREAS, an application (Application No. PL-2019-063) was received from Kurt Anderson, on behalf of Escuela Retail Center, for an amendment of the El Camino Real Precise Plan to include the property at 1873 Latham Street into the plan area in order to merge two parcels to accommodate a mixed-use development; and

WHEREAS, procedures set forth in Chapter 36 Article XVI, Division 11 of the Mountain View City Code, whereby the City can amend a Precise Plan, have been executed; and

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

WHEREAS, the Environmental Planning Commission held a duly noticed public hearing on January 5, 2022 and recommended the City Council approve the El Camino Real Precise Plan Amendment; and

WHEREAS, the City Council held a duly noticed public hearing on February 8, 2022 and received and considered all evidence presented at said hearing regarding the El Camino Real Precise Plan Amendment, including the recommendation from the Environmental Planning Commission, City Council report, project materials, testimony, and written materials submitted;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Mountain View that the City Council hereby makes the following findings for amendment of a Precise Plan, pursuant to Section 36.50.95 of the City Code:

a. The proposed Precise Plan amendment is consistent with the General Plan because the project implements the goals and policies of the Mixed-Use Corridor Land Use Designation by proposing a parcel assembly to accommodate a development with complementary commercial and residential uses in a three-story building at a density of 56 dwelling units per acre, which is compatible with the surrounding residential uses;

b. The property covered by the proposed Precise Plan Amendment is within the Planned Community (P) District because the project also includes a requested rezoning from the R3-2.5 Zoning District to the resulting P(38) El Camino Real Precise Plan;

c. The proposed Precise Plan would not be detrimental to the public interest, health, safety, convenience, or welfare of the community because the proposed development is designed to be consistent with the El Camino Precise Plan standards with appropriate height transitions between adjacent properties and privacy by locating outdoor balconies and common areas away from existing residences to the east;

d. The proposed Precise Plan promotes the development of desirable character, harmonious with existing and proposed development in the surrounding area, because the inclusion of the eastern parcel with the larger western parcel allows for higher utilization of the land area to promote additional housing units while activating the prominent Escuela Avenue and Latham Street corner with pedestrian-oriented storefront and pedestrian amenities such as sidewalk improvements and buffered landscaping while providing the appropriate setbacks to the adjacent residential to the east;

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 parcels share ownership and allows for the infill development that is near transit and supports a diversity in uses; and

f. The approval of the proposed Precise Plan Amendment is in compliance with the provisions of the California Environmental Quality Act (CEQA) because an Initial Study and Mitigated Negative Declaration (MND) have been prepared for the project, which identified environmental impacts for air quality that can be mitigated to a less-than-significant impact with incorporation of mitigation measures and standard City conditions of approval and the MND was adopted by the City Council on February 8, 2022, prior to approving this amendment.

BE IT FURTHER RESOLVED by the City Council of the City of Mountain View that the El Camino Real Precise Plan Amendment, as more specifically shown in Exhibit A, attached hereto and incorporated herein by reference, is hereby approved.

EY/6/RESO/810-01-05-22r-1

Exhibit: A. Precise Plan Amendment

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

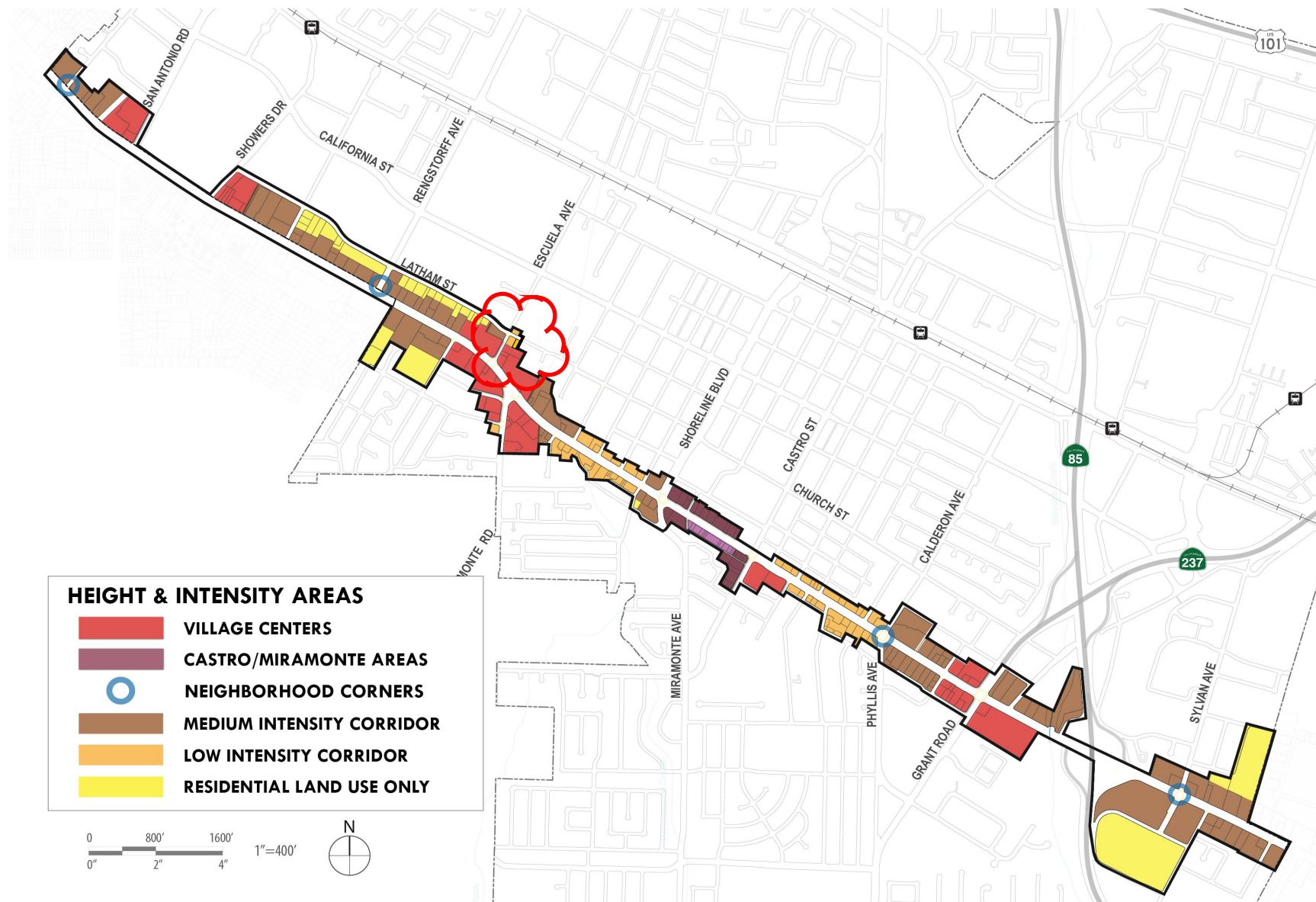


Figure 1: Required Ground Floor Commercial Areas

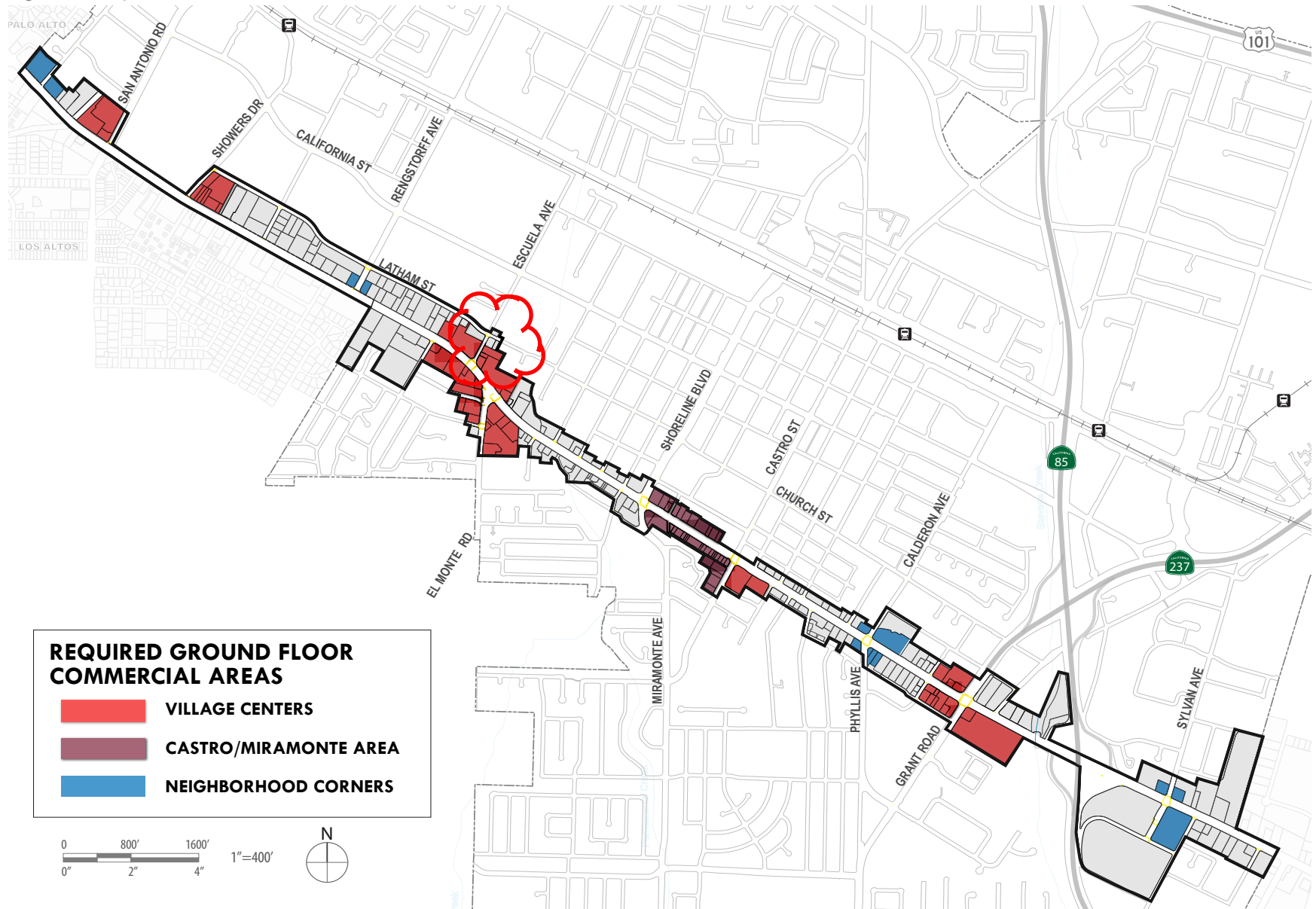


Figure 2: Height and FAR Areas (2700 to 1952 West El Camino Real)

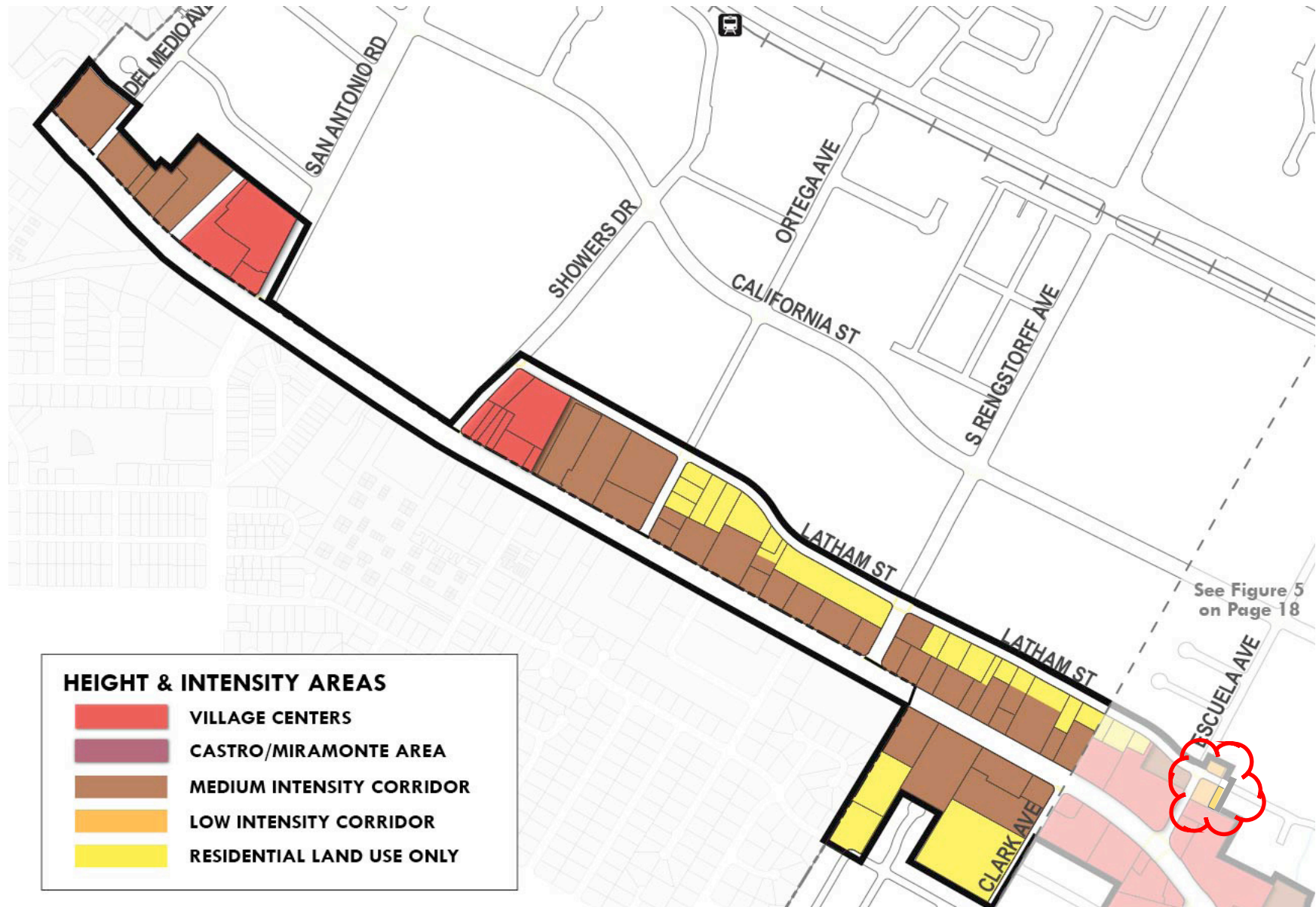
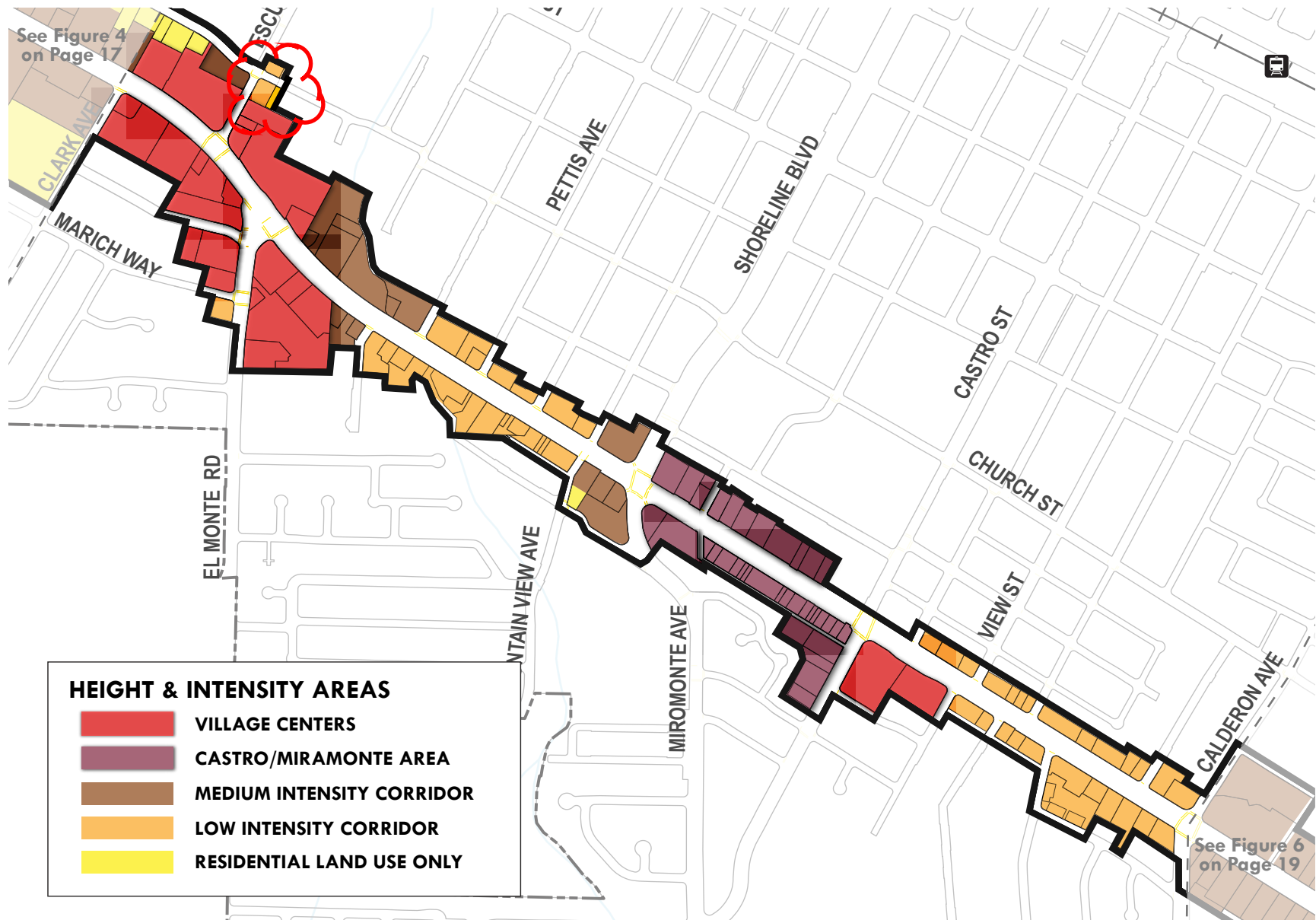


Figure 3: Height and FAR Areas (1952 to 200 West El Camino Real)



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 11: Residential-Only Areas

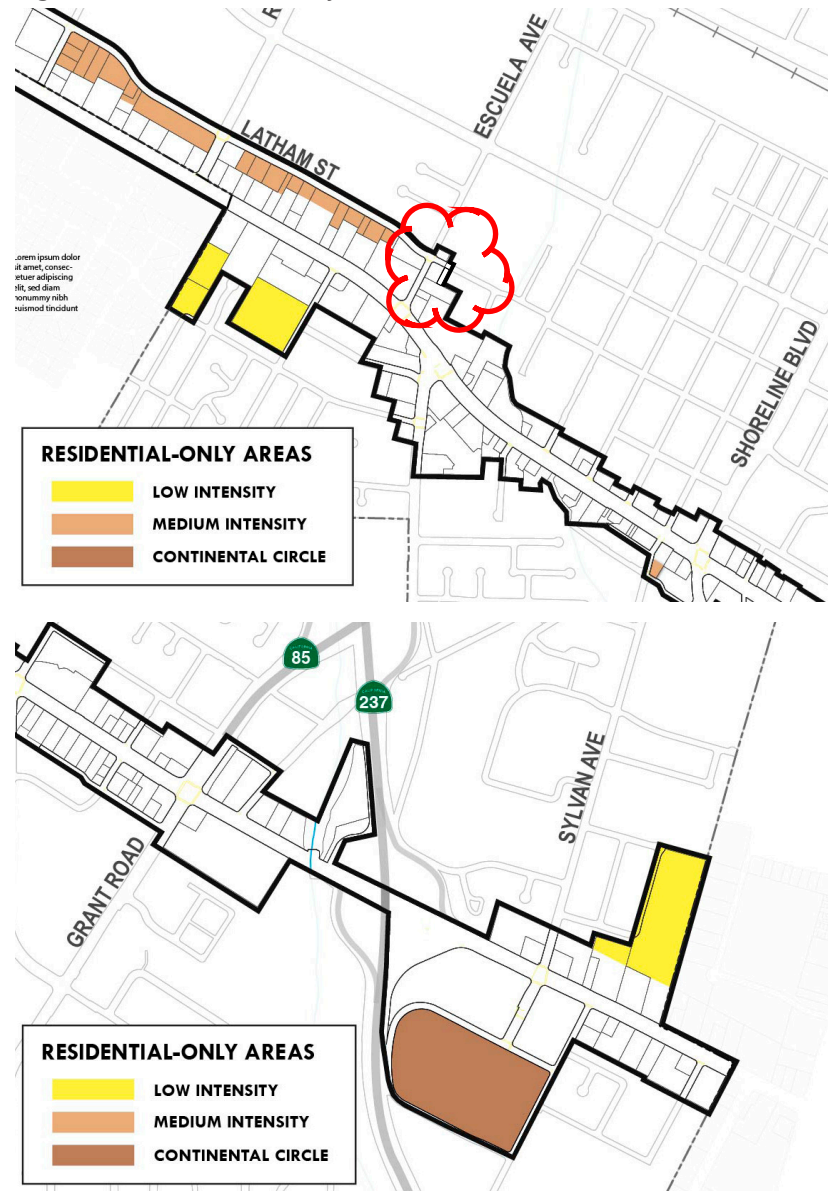


Figure 22: Pedestrian Network Priorities Map

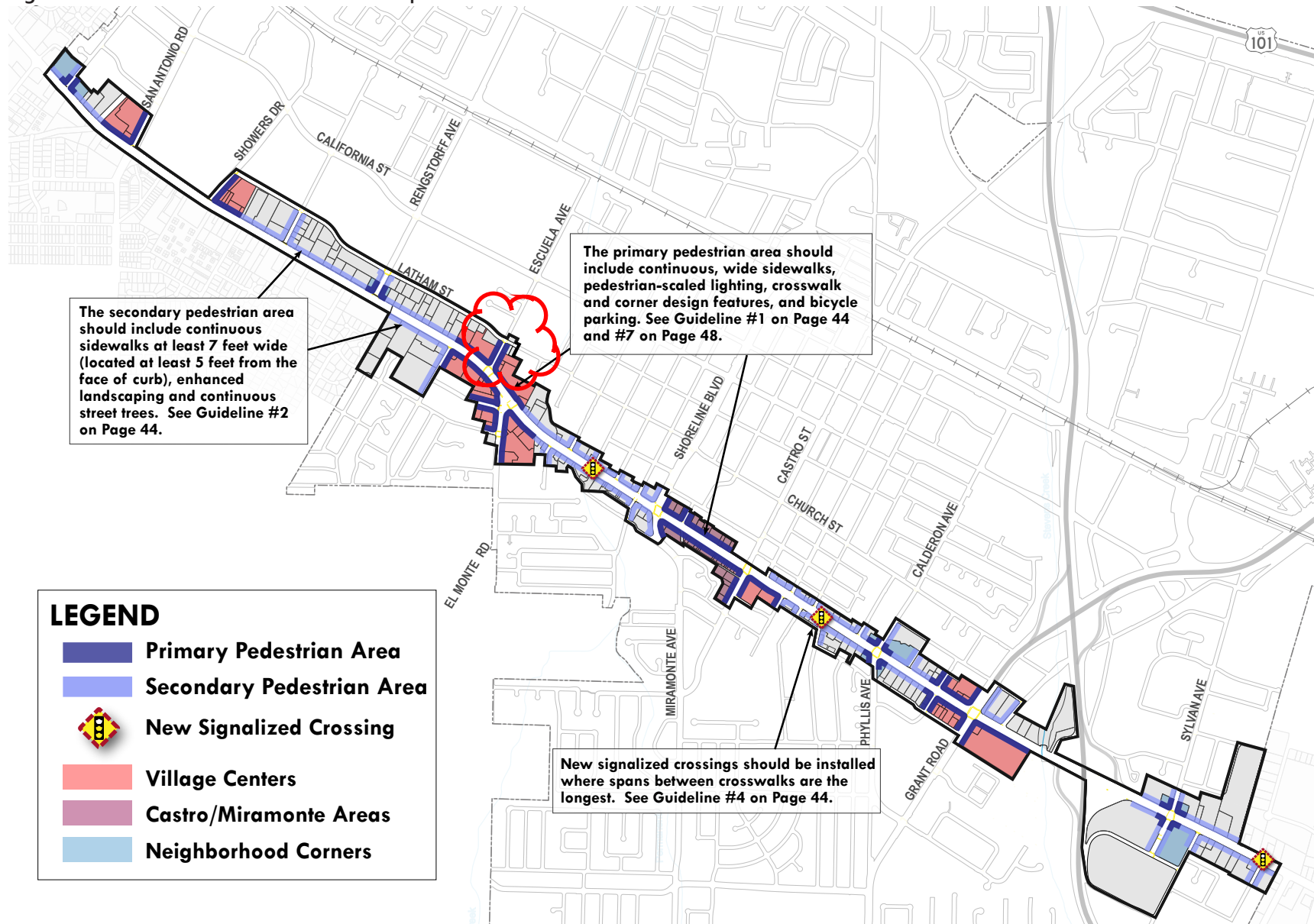
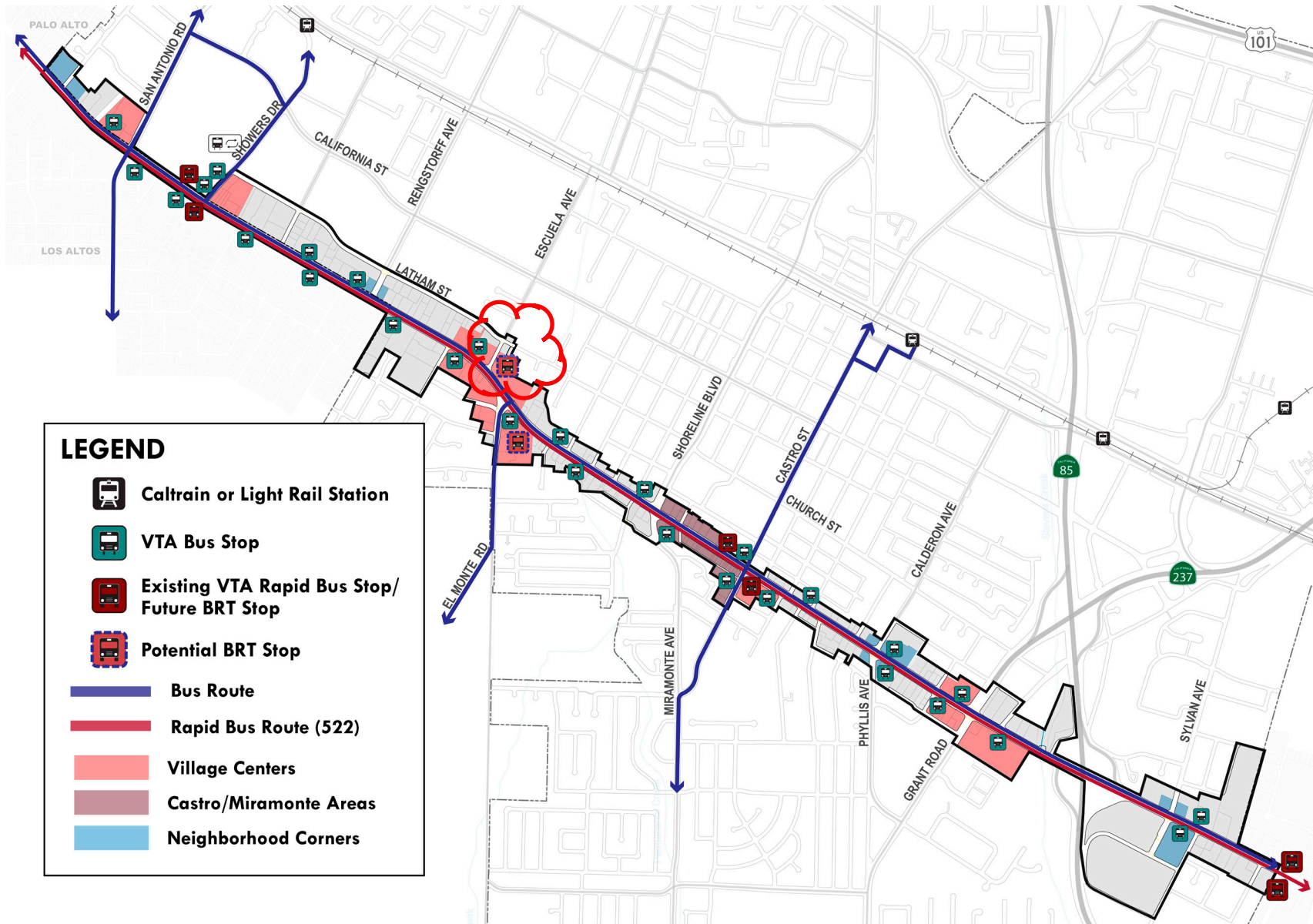


Figure 23: Existing Transit Network



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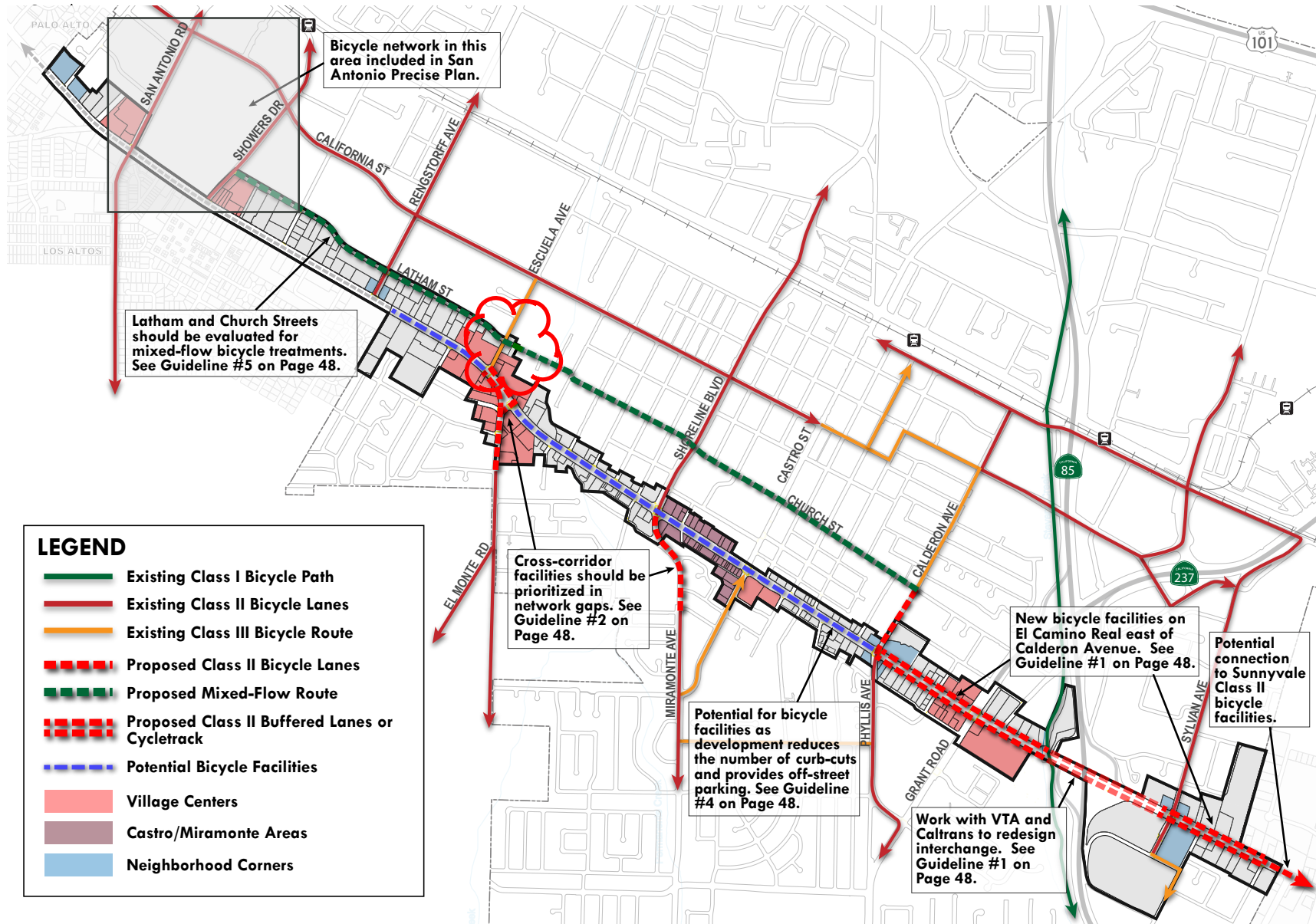
-  Caltrain or Light Rail Station
-  VTA Bus Stop
-  Existing VTA Rapid Bus Stop/
Future BRT Stop
-  Potential BRT Stop
-  Bus Route
-  Rapid Bus Route (522)
-  Village Centers
-  Castro/Miramonte Areas
-  Neighborhood Corners

Figure 24: Existing and Planned Bicycle Network



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- Existing Class I Bicycle Path
- Existing Class II Bicycle Lanes
- Existing Class III Bicycle Route
- - - Proposed Class II Bicycle Lanes
- - - Proposed Mixed-Flow Route
- - - Proposed Class II Buffered Lanes or Cycletrack
- - - Potential Bicycle Facilities
- Village Centers
- Castro/Miramonte Areas
- Neighborhood Corners