

CITY OF MOUNTAIN VIEW  
RESOLUTION NO.  
SERIES 2014

A RESOLUTION APPROVING AN AMENDMENT TO THE GENERAL PLAN  
LAND USE MAP TO CHANGE PROPERTIES LOCATED ALONG  
THE SHORELINE BOULEVARD CORRIDOR FROM HIGH-DENSITY  
OFFICE TO NORTH BAYSHORE MIXED-USE; MIXED-USE CENTER;  
AND PARKS, SCHOOL, AND FACILITIES

WHEREAS, Chapter 36 in the Mountain View City Code sets forth a procedure whereby the City can amend the General Plan Land Use Map; 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 General Plan Land Use Map amendment is adopted; and

WHEREAS, on November 19, 2014, the Environmental Planning Commission held a duly noticed public hearing and thereafter forwarded its recommendation to the City Council to amend the General Plan Land Use Map; and

WHEREAS, on November 25, 2014, having given notice as required by Chapter 36 of the Mountain View City Code, the City Council held a public hearing to consider the proposed General Plan Land Use Map amendment;

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

That the findings required for adoption of a General Plan Land Use Map amendment, contained in Section 36.52.25 of the Mountain View City Code, have been made as follows:

1. The proposed amendment, attached hereto as Exhibit A, is internally consistent with the General Plan, because:

a. The North Bayshore Mixed-Use and Mixed-Use Center designations help implement the General Plan's North Bayshore Change Area goals and policies, which apply to the affected parcels; and

b. The North Bayshore Mixed-Use and Mixed-Use Center designations support a mix of higher land use intensities in close proximity to planned public

transportation improvements, consistent with Policy LUD 3.1 (Land use and transportation); and

c. The Parks, School, and Facilities designation supports the public uses associated with the City-owned Charleston Retention Basin property.

2. The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the City, because:

a. The proposed amendment applies to parcels within an identified General Plan Change Area, served by existing and planned public infrastructure and services, and is associated with the North Bayshore Precise Plan, which addresses public interest issues such as transit, bicycle, and pedestrian improvements; habitat protection and enhancement; and small business preservation; and

b. The proposed amendment is associated with the North Bayshore Precise Plan, which, through FAR Bonuses, incentivizes highly sustainable development and public and district-level improvements; includes new development standards in distinct “character areas” to support a greater mix of land uses, improved circulation through new streets and greenways, habitat protection and enhancement, and architectural standards and guidelines that focus on high-quality development focused on shaping and defining public areas.

3. 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 designation and anticipated land use developments or existing uses, because:

a. The proposed amendment applies to parcels within a developed area, served by existing and planned public infrastructure and services with an increase in the diversity of commercial uses, major improvements to transit services, public uses; and

b. The proposed amendment area and surrounding parcels include a range of sizes and conditions in distinct “character areas,” or existing public uses, and future development will implement development standards to address each distinct character area condition; and

c. The affected parcels are associated with the North Bayshore Precise Plan, which provides standards and guidelines for high-intensity office land uses and habitat protection and enhancement, and includes standards and guidelines to aid in making this new development compatible with surrounding habitat areas and the

existing mobile home park, in addition to planned improvements in bicycle and pedestrian circulation and utility upgrades.

4. 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 accordance with CEQA regulations and circulated for public comment for the required 45 days, which ended September 19, 2014. Staff received 46 comment letters on the Draft EIR and Precise Plan and has provided responses to these comments in the Final EIR document.

#### 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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