

CITY OF MOUNTAIN VIEW
ENVIRONMENTAL PLANNING COMMISSION
RESOLUTION NO.
SERIES 2019

A RESOLUTION RECOMMENDING THAT THE CITY COUNCIL
APPROVE PRECISE PLAN AMENDMENTS
TO THE P-39 (NORTH BAYSHORE) PRECISE PLAN
RELATED TO SAFE PARKING

WHEREAS, the Environmental Planning Commission held a public hearing on September 4, 2019 on said Precise Plan amendments pursuant to Section 36.50.90 of the City Code;

NOW, THEREFORE, BE IT RESOLVED by the Environmental Planning Commission of the City of Mountain View:

1. That the Environmental Planning Commission hereby recommends the City Council approve the Precise Plan amendments pursuant to the following required findings in Section 36.50.95 of the City Code:

a. The proposed Precise Plan amendments are consistent with the General Plan because they align with the Land Use Mix, Distribution and Intensity (LUD 3.2.1) goal of a flexible mix of land uses where appropriate; and

b. The proposed Precise Plan amendments will not be detrimental to the public interest, health, safety, convenience, or welfare of the City because the proposed safe parking use establishes requirements to ensure health and safety criteria are met and compatibility with surrounding uses; and proposed safe parking uses are subject to review, with exception, through a nondiscretionary Conditional Use Permit and potential for a public hearing upon request to preserve the health, safety, and welfare of the community; and

c. The proposed Precise Plan amendments promote the development of desirable character, harmonious with existing and proposed development in the surrounding area, because safe parking uses have been analyzed for compatibility with the respective Precise Plans and will be further reviewed, when required, through nondiscretionary Conditional Use Permit applications; and

d. The proposed project complies with the California Environmental Quality Act because adoption of the ordinance is exempt from the California

Environmental Quality Act pursuant to Section 15301 of the CEQA Guidelines, which applies to the minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features involving negligible or no expansion of use. Adopting the ordinance to allow the use of existing parking lots for temporary overnight safe parking would not constitute any significant expansion of use. CEQA Guidelines Section 15061(b)(3) also applies to the adoption of the ordinance because it can be seen with certainty that there is no possibility that the activity (parking overnight in existing parking lots) may have a significant effect on the environment. The City considered whether the potential exceptions to the categorical exemption contained in Guidelines Section 15300.2 would apply to this approval and concluded they are not applicable. Use of existing parking lots in the operation of temporary safe parking does not impose a significant cumulative impact over time as the use as a parking lot is generally unchanged; it is not an unusual circumstance for a city to modify the hours of existing facilities and, moreover, there is nothing unusual about the size or location of the existing parking lots at which temporary overnight safe parking could be allowed; the use of existing parking lots for overnight parking does not adversely impact scenic or historical resources; and the overnight parking ordinance does not entail hazardous sites as it relates to existing parking lots and little to no ground disturbance would result from the implementation of the ordinance.

2. That the Precise Plan amendments are recommended for approval and incorporated herein by reference in Attachment 1.

KB/2/CDD
679-09-04-19epcr-1

Attachment: 1. Precise Plan Amendments

Table 3: Allowed Land Use Table

USE AND REQUIRED PERMIT	GATEWAY	CORE	GENERAL	EDGE
INDUSTRIAL				
Food products (Food and Beverage)	-	PUP	PUP	PUP
Printing and publishing	-	PUP	PUP	PUP
Wholesaling and distribution (commercial products only)	-	PUP	PUP	PUP
Manufacture, assembly or packaging of products from previously prepared	-	-	PUP	PUP
Manufacture of electric and electronic instruments and devices	-	-	PUP	PUP
Data centers	-	PUP	PUP	PUP
RECREATION, EDUCATION, PUBLIC ASSEMBLY				
Child day-care facilities	PUP	PUP	PUP	PUP
Community assembly	PUP	PUP	PUP	PUP
Community center	PUP	PUP	PUP	PUP
Indoor recreation and fitness centers	P	P	PUP	PUP
Libraries and museums	PUP	PUP	PUP	PUP
Outdoor commercial recreation	-	PUP	PUP	PUP
Parks and open spaces	P	P	PUP	PUP
Private schools	PUP	PUP	PUP	PUP
Schools	PUP	PUP	PUP	PUP
Schools—specialized education and training	PUP	PUP	PUP	PUP
Studios for dance, art, music, photography, martial arts, etc.	PUP	PUP	PUP	PUP
Theaters	PUP	PUP	PUP	PUP
RETAIL TRADE				
Accessory retail uses	P	P	PUP	PUP
Bars and drinking places	PUP	PUP	PUP	-
Certified farmer's markets	P	P	PUP	-
Grocery stores	PUP	PUP	PUP	-
Liquor stores	PUP	PUP	-	-
Outdoor merchandise and activities	PUP	PUP	-	-
Restaurants serving liquor, with entertainment	PUP	PUP	PUP	-
Restaurants serving liquor, without entertainment	PUP	PUP	PUP	-
Restaurants with or without beer and wine	P	P	PUP	-
Restaurants, take-out	P	P	PUP	-
Retail stores, general merchandise	P	P	PUP	-
Shopping centers	P	PUP	PUP	-
TRANSPORTATION AND COMMUNICATIONS				
Pipelines and utility lines	P	P	P	P
Transit stations and terminals	PUP	PUP	PUP	PUP

USE AND REQUIRED PERMIT	GATEWAY	CORE	GENERAL	EDGE
Renewable energy or other energy facility	PUP	P	P	P
RESIDENTIAL				
Live/work residential	PUP	PUP	PUP	PUP
Multiple-family residential	P	P	P	P
Rooftop amenities	PUP	PUP	PUP	PUP
Residential accessory uses and structures	P	P	P	P
Safe parking	PUP	PUP	PUP	PUP
Senior care residential facility	PUP	PUP	PUP	PUP
Supportive and transitional residential	P	P	P	P
SERVICES				
Automatic teller machines (ATMs)	P	P	P	P
Banks and financial services	P	P	P	PUP
Business support services	P	P	P	PUP
Dry cleaning services	P	P	P	PUP
Cannabis business, nonstorefront retail	-	PUP	PUP	PUP
Commercial parking lots	PUP	PUP	PUP	PUP
Bicycle or pedestrian accessible services	P	P	P	PUP
Child care facilities	-	-	-	-
Medical services—less than 10,000 square feet	P	P	P	P
Medical services—3,000 to 20,000 SF	PUP	PUP	PUP	PUP
Offices	P	P	P	P
Offices—administrative and executive	P	P	P	P
Personal services	P	P	P	P
Public safety and utility facilities	PUP	P	P	P
Repair and maintenance—consumer products	P	P	P	P
Research and development/light testing and assembly	P	P	P	P
Storage, accessory	P	P	P	P
Warehousing	-	PUP	PUP	PUP
OTHER USES				

Key to Land Use Permit Requirements	Symbol
Permitted uses, zoning compliance, and Development Review required	P
Provisional use, Provisional Use Permit Required	PUP
Use not allowed	-

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Community center	PUP	PUP	PUP	PUP
Indoor recreation and fitness centers	P	P	PUP	PUP
Libraries and museums	PUP	PUP	PUP	PUP
Outdoor commercial recreation	-	PUP	PUP	PUP
Parks and open spaces	P	-	P	PUP
Private schools	PUP	PUP	P	PUP
Schools	PUP	PUP	P	PUP
Schools—specialized education and training	PUP	PUP	P	PUP
Studios for dance, art, music, photography, martial arts, etc.	PUP	PUP	P	PUP
Theaters	PUP	PUP	P	PUP
RETAIL TRADE				
Accessory retail uses	P	P	PUP	PUP
Bars and drinking places	PUP	PUP	PUP	-
Certified farmer's markets	P	P	PUP	-
Grocery stores	PUP	PUP	PUP	-
Liquor stores	PUP	PUP	-	-
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Medical services—less than 100 square feet	P	P	P	P
Medical services—3,000 to 20,000 SF	PUP	PUP	PUP	PUP
Offices	P	P	P	P
Offices—administrative and executive	P	P	P	P
Personal services	P	P	P	P
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