

CITY OF MOUNTAIN VIEW
RESOLUTION NO.
SERIES 2024

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MOUNTAIN VIEW
AMENDING THE DOWNTOWN P(19) PRECISE PLAN TO UPDATE THE
LAND USE TABLE FOR AREAS D, E, H, I, AND J, AS RECOMMENDED BY THE
ENVIRONMENTAL PLANNING COMMISSION, AND FINDING THAT,
PURSUANT TO CEQA GUIDELINES SECTIONS 15162 AND 15163,
NONE OF THE CIRCUMSTANCES NECESSITATING FURTHER CEQA REVIEW ARE PRESENT

WHEREAS, staff initiated strategic amendments to the Downtown P(19) Precise Plan (Precise Plan) to ensure the City can be responsive to changing retail trends; create immediate opportunities for businesses that complement the existing downtown retail environment; reduce barriers and ensure consistency for key uses along Castro Street and side streets between Evelyn Avenue and El Camino Real within the Precise Plan area; and

WHEREAS, Section 36.50.60, Precise plans, *et seq.*, of the Zoning Code (Chapter 36, Article XVI, Division 11 of the Mountain View City Code) authorizes the City to amend an existing Precise Plan; and

WHEREAS, Section 36.50.90 of the Zoning Code requires the City's Environmental Planning Commission and City Council each to 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 August 21, 2024 and recommended the City Council approve the Downtown Precise Plan Amendments based on the findings set forth below; and

WHEREAS, the City Council held a duly noticed public hearing on September 10, 2024 and received and considered all evidence presented at said hearing regarding the Downtown P(19) Precise Plan Amendments, including the recommendation from the Environmental Planning Commission, City Council report, project materials, testimony, and written materials submitted; now, therefore, be it

RESOLVED: that the City Council of the City of Mountain View hereby makes the findings for amendment of a Precise Plan, pursuant to Section 36.50.95 of the City Code:

1. **The proposed plan is consistent with the General Plan.** The proposed Precise Plan is consistent with the General Plan because it encourages ground-level pedestrian activation consistent with General Plan Goal LUD-7 (A vibrant downtown that serves as the center for Mountain View social and civic life) and policies thereunder; enhances the downtown experience,

consistent with LUD-7.1 (Promote Downtown as a daytime and nighttime center for social, entertainment, cultural, business and government activity); and improves business environments and supports a vibrant revenue-generating mix of land uses in downtown consistent with LUD-7.4 (Encourage neighborhood businesses that provide daily goods and services Downtown) and LUD-12.3 (Encourage land uses that generate City revenue);

2. **The property covered by the proposed Precise Plan or Precise Plan Amendment is within the Planned Community (P) District.** The properties covered by the proposed Precise Plan Amendments are within the Planned Community (P) Zoning District as the amendments are to the text of the existing Precise Plan;

3. **The proposed plan would not be detrimental to the public interest, health, safety, convenience, or welfare of the community.** The proposed Precise Plan Amendments would not be detrimental to the public interest, health, safety, convenience, or welfare of the community because the amendments enhance the downtown experience by supporting a vibrant mix of land uses and access to amenities in the area. Also, the proposed amendments would not result in new significant impacts, and no previously examined significant effects would be substantially more severe than previously disclosed by the approval of the Precise Plan and the subsequent amendments to date;

4. **The proposed plan promotes the development of desirable character, harmonious with existing and proposed development in the surrounding area.** The proposed Precise Plan Amendments promote the development of desirable character, harmonious with existing and proposed development in the surrounding area, because the amendments promote pedestrian activity by encouraging retail and similar activating uses and help achieve General Plan Policy LUD-7.3 (Human-scaled building details);

5. **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 or amendment.** 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 sites are regulated by the Downtown P(19) Precise Plan; and

6. **The approval of the proposed plan complies with the California Environmental Quality Act (CEQA).** The approval of the proposed Precise Plan Amendment is in compliance with the provisions of the CEQA. The City previously certified/adopted the 1999 City of Mountain View Downtown Precise Plan Initial Study/Negative Declaration (IS/ND), the 2004 City of Mountain View Downtown Precise Plan IS/ND, and the 2012 Mountain View 2030 General Plan Environmental Impact Report (collectively called Previous CEQA Documents). None of the circumstances necessitating further CEQA review are present with respect to the Previous CEQA Documents, and no further environmental review is required under CEQA Guidelines Sections 15162 and 15163; and be it

FURTHER RESOLVED, that the Downtown Precise Plan Amendments, as more specifically shown in Exhibit A, attached hereto and incorporated herein by reference, are hereby approved.

DP/6/RESO
807-08-21-24r

Exhibit: A. Precise Plan Amendments

PROPOSED PRECISE PLAN AMENDMENTS

AREA H. HISTORIC RETAIL DISTRICT

[...]

B. USES

[...]

Table H.1: List of Permitted and Provisional Uses in Area H.

Use	Fronting on Castro & Cross Streets**		Other locations	
	Ground Level	Upper Levels	Ground Level	Upper Levels
Retail, not including drive-up or drive-in services	P	P	P	P
Art galleries	P	P	P	P
Personal services	P	P	P	P
Restaurants, including counter service, fast food, table service, and/or take out; including serving of alcoholic beverages clearly ancillary to food service; not including drive-up or drive-in services	P PUP	PUP	P PUP	PUP
Business support services	PUP	P	P	P
Banks and financial institutions	PUP	P	P	P
Medical services	PUP	P	P	P
Hotels	PUP	PUP	PUP	PUP
Theaters	PUP			
Bars, nightclubs, establishments providing entertainment or permitting dancing, and establishments serving alcoholic beverages not ancillary to food service	PUP			
Lodges, clubs, social, or fraternal organizations	PUP	P	P	P
Indoor recreation and fitness centers; with or without the serving of beer and wine clearly ancillary to recreation uses	P PUP	P PUP	P PUP	P PUP
Indoor recreation and fitness centers; serving liquor clearly ancillary to recreation uses	PUP	PUP	PUP	PUP
Offices, not including administrative offices	PUP	P	P	P
Administrative offices	*	PUP	PUP	PUP
Residential, up to 50 units per acre	*	PUP	*	PUP
Other businesses or service establishments which are determined by Zoning Administrator to be of a similar character as listed in this table	PUP	PUP	PUP	PUP

P– Permitted Use; PUP – Provisional Use Permit

* Lobbies and access to upper floors are allowed (See Ground Level Treatment & Façade Articulation, S5).

** Does not apply to the frontage along West Evelyn Avenue between Bryant Street and Castro Street.

[...]

AREA D. CASTRO CENTRAL WEST

[...]

B. DEVELOPMENT STANDARDS

1. Permitted and Provisional Uses

Principally Permitted Uses

- a. Retail, not including drive-up or drive-in services;
- b. Offices on the upper floors (second to eighth floors); ~~and~~
- c. Restaurants on the ground level, including serving of alcoholic beverages clearly ancillary to food service; not including drive-up or drive-in services; ~~and~~
- d. **Indoor recreation and fitness centers, with or without the serving of beer and wine clearly ancillary to recreation use.**

[...]

AREA E. CASTRO CENTRAL EAST

[...]

B. DEVELOPMENT STANDARDS

1. Permitted and Provisional Uses

Castro Street Half-Block Permitted Uses

- a. Retail, not including drive-up or drive-in services;
- b. Personal services;
- c. Art galleries; ~~and~~
- d. Offices on the upper levels (second to fifth floors); ~~and~~

- e. Restaurant, including serving of alcoholic beverages clearly ancillary to food service; not including drive-up or drive-in services; and
- f. Indoor recreation and fitness centers, with or without the serving of beer and wine clearly ancillary to recreation use.

Castro Street Half-Block Provisional Uses

The following provisional uses will be allowed if they can sufficiently demonstrate that they will generate pedestrian activity and streetside interest compatible with the goal of maintaining continuous storefronts and the vital retail district on Castro Street. The criterion of generating pedestrian traffic is most critical for establishments fronting Castro Street.

- a. Business services on the ground floor;
- ~~b. Restaurant, including serving of alcoholic beverages clearly ancillary to food service; not including drive-up or drive-in services;~~
- eb. Office on the ground floor;
- ec. Banks and financial institutions;
- ~~e. Indoor recreation use;~~
- fd. Theaters;
- ge. Hotels;
- hf. Child-care centers;
- ig. Residential uses on the upper levels (second to fifth floors) at densities of up to 50 units per acre;
- jh. Bars, nightclubs, establishments providing entertainment or permitting dancing, and/or establishments serving alcoholic beverages not ancillary to food services; and
- ki. Any other business or service establishments that are determined by the Zoning Administrator to be of the same general character as listed above.

AREA I. CIVIC CENTER/EAGLE SQUARE/GATEWAY BLOCK

[...]

B. DEVELOPMENT REQUIREMENTS

1. Permitted and Provisional Uses

[...]

Permitted Uses (Castro Street Frontage of Eagle Square Block)

- a. Retail;
- b. Business support services;
- c. Personal services;
- d. Offices, including banks and financial institutions and administrative offices, on upper floors;
- e. Residential at up to 50 units per acre; ~~and~~
- f. Restaurants, including serving of alcoholic beverages and clearly ancillary to food service; not including drive-up or drive-in services; ~~and~~
- g. Indoor recreation and fitness centers, with or without the serving of beer and wine clearly ancillary to recreation use.

[...]

Permitted Uses (Gateway Block)

- a. Offices, including banks and financial institutions and administrative offices;
- b. Retail;
- c. Personal services;
- d. Restaurants, including serving of alcoholic beverages and clearly ancillary to food service; not including drive-up and drive-in services;
- e. Art galleries; ~~and~~

- f. Theaters; and
- g. Indoor recreation and fitness centers, with or without the serving of beer and wine clearly ancillary to recreation use.

Provisional Uses (Gateway Block)

- a. Business support services;
- b. Medical services;
- c. Bars, nightclubs, establishments providing entertainment or permitting dancing, and establishments serving alcoholic beverages not ancillary to food service; and
- ~~d. Indoor recreation uses; and~~
- ed. Any other business or service establishments which are determined by the Zoning Administrator to be of the same general character as listed hereinabove.

[...]

AREA J. EAST OF CASTRO STREET FRONTAGE

B. DEVELOPMENT STANDARDS

1. Permitted and Provisional Uses

Permitted Uses (Castro Street Frontage)

- a. Retail, not including drive-up or drive-in services;
- b. Restaurant, including serving of alcoholic beverages clearly ancillary to food service; not including drive-up or drive-in services;
- c. Art galleries;
- d. Theaters;
- e. Business support and personal services; and
- f. Medical services; and
- g. Indoor recreation and fitness centers, with or without the serving of beer and wine clearly ancillary to recreation use.

Provisional Uses (Castro Street Frontage)

a. Bars, nightclubs, establishments providing entertainment or permitting dancing, and/or establishments serving alcoholic beverages not ancillary to food service;

~~b. Indoor recreation uses;~~

~~eb.~~ Offices;

~~ec.~~ Hotels;

~~ed.~~ Residential on upper levels only at up to 50 units per acre; and

~~fe.~~ Any other business or service establishments which are determined by the Zoning Administrator to be of the same general character as listed hereinabove.