

ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MOUNTAIN VIEW AMENDING CHAPTER 36 (ZONING) OF THE CITY CODE TO IMPLEMENT SUBTASK (B) OF HOUSING ELEMENT PROGRAM 1.2, INCLUDING UPDATES TO SECTION 36.32.50 (REQUIRED NUMBER OF PARKING SPACES) TO ELIMINATE MINIMUM PARKING REQUIREMENTS FOR RESIDENTIAL DEVELOPMENTS IN CERTAIN AREAS, AND MAKING CONFORMING AND CLARIFYING CHANGES TO OTHER SECTIONS OF CHAPTER 36 (ZONING) AND FINDING THE AMENDMENTS TO BE EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO CEQA GUIDELINES SECTION 15061(B)(3), AS RECOMMENDED BY THE ENVIRONMENTAL PLANNING COMMISSION

WHEREAS, on April 11, 2023, the City of Mountain View adopted the 2023-2031 Housing Element, which included Program 1.2, Subtask (b), to update Chapter 36 (Zoning) of the City Code to eliminate minimum parking requirements for residential development in the Moffett Boulevard General Plan Change Area; and

WHEREAS, Housing Element Program 1.2(b) also requires amendments to the P(19) Downtown, P(38) El Camino Real, P(40) San Antonio, and P(41) East Whisman Precise Plans to eliminate minimum parking requirements for residential development within the Precise Plan areas, which are being considered by the City Council in companion Resolutions; and

WHEREAS, the City seeks to amend Chapter 36 (Zoning) of the City Code to eliminate minimum parking requirements for residential development in the Moffett Boulevard General Plan Change Area to implement Housing Element Program 1.2(b) by the December 31, 2024 deadline imposed by the Housing Element; and

WHEREAS, the City has complied with the zoning amendment procedures set forth in Government Code Section 65853 *et seq.* and Chapter 36 (Zoning), Article XVI (Zoning Ordinance Administration), Division 13 (Zoning Amendments), Section 36.52.40 *et seq.* (Zoning Amendments) of the City Code; and

WHEREAS, Chapter 36 (Zoning) of the City Code requires the City's Environmental Planning Commission and City Council each hold duly noticed public hearings regarding any proposed amendments to Chapter 36 (Zoning); and

WHEREAS, the Environmental Planning Commission held a duly noticed public hearing on September 18, 2024 and recommended that the City Council adopt amendments to Chapter 36 (Zoning) to eliminate minimum parking requirements for residential development in the Moffett Boulevard General Plan Change Area; and

WHEREAS, this Ordinance was considered at a duly noticed public hearing of the City Council on November 12, 2024, during which the City Council received and considered all information, documents, and comments presented at said hearing regarding amendment(s) to Chapter 36 (Zoning), including the recommendation from the Environmental Planning Commission, the City Council report, and project materials;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF MOUNTAIN VIEW DOES HEREBY ORDAIN AS FOLLOWS:

Section 1. The City Council hereby makes the following findings to support the text amendments to Chapter 36 (Zoning) pursuant to Section 36.52.70 (Findings) of the City Code:

a. **The proposed amendments are consistent with the General Plan.** The proposed amendments are consistent with the General Plan Housing Element because the project implements Subtask (b) of Policy Program 1.2 identified in the Sixth Cycle 2023-2031 Housing Element. Eliminating minimum off-street parking requirements, which reduces the cost of new housing construction, will help increase housing opportunities, including affordable housing, and reduce constraints on residential developments;

b. **The proposed amendments would not be detrimental to the public interest, health, safety, convenience, or welfare of the City.** The proposed amendments would not be detrimental to the public interest, health, safety, convenience, or welfare of the City because these amendments implement Subtask (b) of Policy Program 1.2 identified in the Sixth Cycle 2023-2031 Housing Element, which will not impact the public health and welfare of the community as it is intended to increase the feasibility and affordability of housing projects, thereby contributing to the overall housing supply and benefiting the community's economic and social well-being;

c. **The proposed amendments are internally consistent with Chapter 36 (Zoning) of the Mountain View City Code.** The proposed amendments are internally consistent with Chapter 36 (Zoning) of the Mountain View City Code because these amendments implement Subtask (b) of Policy Program 1.2 identified in the Sixth Cycle 2023-2031 Housing Element, which aims to reduce constraints on residential developments; and

d. **The proposed amendments are in compliance with the provisions of the California Environmental Quality Act (CEQA).** Adoption of the proposed amendments is exempt from environmental review pursuant to CEQA Guidelines Section 15061(b)(3). The activity is covered by the general rule ("common sense" exemption) that exempts activities that can be seen with certainty to have no possibility for causing a significant effect on the environment. The project involves minor amendments to the City's parking requirement policies that would not have the potential to cause a significant physical effect on the environment. The proposed amendments are intended to implement City's adopted Sixth Cycle Housing Element program and to reduce cost burdens on residential developments. No physical development is proposed as part of the

project, and the project would not result in the potential for substantially increased allowed density, areas of new development, or new allowed land uses within the City of Mountain View.

Section 2. Chapter 36 (Zoning), Article X (Parking and Loading), Division 3 (Number of parking spaces required) of the Mountain View City Code is hereby amended to add, delete, or modify Section 36.32.50 (Required number of parking spaces) as set forth below (section titles are shown in **bold** font, deletions are shown by ~~strike through~~, and additions are shown in underline).

**SEC. 36.32.50. - Required number of parking spaces.**

Each land use shall provide the minimum number of off-street parking spaces required by this Section, inclusive of accessible and electric vehicle (EV) charging spaces required per Chapter 8 of the city code.

a. **Uses not listed.** Land uses not specifically listed in subsection c below shall provide parking as required by the zoning administrator. In determining appropriate off-street parking requirements, the zoning administrator shall use the requirements of subsection c below as a general guide in determining the minimum number of off-street parking spaces necessary to avoid undue interference with public use of streets and alleys.

b. **Exemptions.**

1. **Parking requirements near major transit stops.**

~~1.~~(a) No minimum number of parking spaces ~~are~~is required for residential or nonresidential development on properties located within one-half (1/2) mile of a major transit stop as defined in Section 21155 of the Public Resources Code, unless the city makes written findings in accordance with Government Code Section 65863.2 (b).

~~2.~~(b) Subsection ~~1.~~(a) above shall not apply to a project where any portion is designated for use as a hotel (except a residential hotel as defined in Section 50519 of the Health and Safety Code), motel, bed and breakfast inn or other transient lodging (i.e., short-term rentals), which shall instead meet the minimum number of parking spaces required for each applicable use in subsection c- (Parking requirements by land use), below. Notwithstanding subsection ~~1.~~(a), an event center shall provide parking as required for employees and other workers.

~~3.~~(c) Any new development exempt from minimum parking standards per Government Code Section 65863.2~~(f)~~ must provide electric vehicle equipment-installed parking spaces or parking spaces that are accessible to persons with

disabilities that would have otherwise applied to the development ~~if this Section did not apply~~ as required by Government Code Section 65863.2(f).

~~4.~~(d) If parking is provided voluntarily under subsection ~~4(a)~~, the city may impose requirements for car-share vehicles, require spaces for public use or require parking owners to charge for parking.

**2. Moffett Boulevard general plan change area.**

(a) No minimum number of parking spaces is required for the residential component of any development in the Moffett Boulevard general plan change area.

c. **Parking requirements by land use.** The following minimum number of parking spaces shall be provided for each use:

**REQUIRED PARKING BY LAND USE**

Land Use Type	Vehicle Spaces Required	Bicycle Spaces Required
<b>Manufacturing and General Industrial</b>		
<b>Manufacturing and industrial, general</b>	1 space for each 250 sq. ft. of gross floor area plus 1 space for each vehicle operated in connection with each on-site use	5 percent of vehicle spaces
<b>Recycling facilities</b>	Space shall be provided for the anticipated peak load of customers to circulate, park and deposit recyclable materials. If the facility is open to the public, an on-site parking area shall be provided for a minimum of 10 customers at any one time	None
	1 employee parking space shall be provided on-site for each commercial vehicle operated by the processing center	5 percent of vehicle spaces
<b>Recreation, Education, Public Assembly Uses</b>		
<b>Child day-care centers</b>	1 space for each employee, plus 1 space for every 15 children for visitor parking and drop-off areas	2 percent of vehicle spaces
<b>Churches, mortuaries</b>	1 space for each 170 sq. ft. of gross floor area	5 percent of vehicle spaces for churches; 2 spaces for mortuaries
<b>Indoor recreation and fitness centers</b>		
<b>Arcades</b>	1 space for each 200 sq. ft. of gross floor area	5 percent of vehicle spaces
<b>Bowling alleys</b>	Parking study required	
<b>Dance halls</b>	Parking study required	None
<b>Health/fitness clubs</b>	1 space for each 200 sq. ft. of gross floor area	5 percent of vehicle spaces
<b>Libraries and museums</b>	Parking study required	5 percent of vehicle spaces
<b>Membership organizations</b>	1 space for every 3.5 fixed seats	5 percent of vehicle spaces

<b>Pool and billiard rooms</b>	2.5 spaces for each table		5 percent of vehicle spaces
<b>Schools</b>	Parking study required		Parking study required
<b>Studios for dance, art, etc.</b>	1 space for each 2 students		5 percent of vehicle spaces
<b>Tennis/racquetball courts</b>	Parking study required		5 percent of vehicle spaces
<b>Theaters and meeting halls</b>	1 space for every 3.5 fixed seats		5 percent of vehicle spaces
<b>Residential Uses</b>			
<b>Accessory dwelling units</b>	1 space per unit, except if compliant with Section 36.12.75		None
<b>Affordable housing development (100% affordable units, excluding manager units)</b>	No minimum required		1 space per unit; and 1 space per 20 units for guests
<b>Dual urban opportunity development</b>	1 covered space per unit, except if compliant with Section 36.13.75.		None
<b>Multi-family dwellings</b>	<b>Studio unit</b>	1.5 spaces per unit, 1 space shall be covered	1 space per unit (refer to Section 36.32.85 a.1)
	<b>1-bedroom unit less than or equal to 650 square feet sq.ft.</b>	1.5 spaces per unit, 1 space shall be covered	
	<b>1-bedroom unit greater than 650 square feet sq.ft.</b>	2 spaces per unit, 1 space shall be covered	
	<b>2 bedrooms or more</b>	2 spaces per unit, 1 space shall be covered	
	<b>Guest</b>	15 percent of the parking spaces required for the project shall be conveniently located for guest parking. The zoning administrator may increase the parking requirement to 2.3 spaces per unit if needed to ensure adequate guest spaces	1 space per 10 units
<b>Rooming and boarding houses</b>	Parking study required		Parking study required
<b>Rowhouse developments</b>	<b>Studio unit</b>	1.5 spaces per unit, 1 space shall be covered	1 space per unit
	<b>1-bedroom or more</b>	2 covered spaces	
	<b>Guest</b>	Guest parking shall equal, in total, an additional 0.3 space for each unit	
<b>Senior congregate care housing</b>	1.15 spaces per unit; half the spaces shall be covered		2 percent of vehicle spaces
<b>Senior care facility</b>	Parking study required		Parking study required

<b>Single-family housing and each dwelling unit in a duplex</b>	2 spaces, 1 of which shall be covered	None
<b>Single-room occupancies</b>	1 space per dwelling unit; plus 1 for every nonresident employee. Reduction of up to 0.50 space per unit may be granted through the conditional use permit process	1 space per 10 units
<b>Small-lot, single-family developments</b>	2 spaces, one of which shall be covered, and 0.50 guest space per unit	None
<b>Townhouse developments</b>	<b>Per unit</b>	2 spaces, one shall be covered
	<b>Guest</b>	Guest parking shall equal in total an additional 0.6 space for each unit, for an aggregate ratio of 2.6 spaces for each unit
<b>Retail Trade</b>		
<b>Auto, mobile home, vehicle and parts sale</b>	1 space for each 450 sq. ft. of gross floor area for showroom and office, plus 1 space for each 2,000 sq. ft. of outdoor display area, plus 1 space for each 500 sq. ft. of gross floor area for vehicle repair, plus 1 space for each 300 sq. ft. of gross floor area for the parts department	5 percent of vehicle spaces
<b>Furniture, furnishings and home equipment stores</b>	1 space for each 600 sq. ft. of gross floor area	5 percent of vehicle spaces
<b>Plant nurseries</b>	Parking study required	Parking study required
<b>Restaurants, Cafés, Bars, Other Eating/Drinking Places</b>		
Take-out only	1 space for each 180 sq. ft. of gross floor area	
Fast food (counter service)	1 space for each 100 sq. ft.; minimum 25 spaces	5 percent of vehicle spaces
Table service	1 space for each 2.5 seats or 1 space for each 100 sq. ft. of gross floor area, whichever is greater	
<b>Outdoor seating</b>	1 space for each 2.5 seats	
<b>Retail Stores</b>		
<b>General merchandise</b>	1 space for each 180 sq. ft. of gross floor area	5 percent of vehicle spaces
<b>Warehouse retail</b>	Parking study required	Parking study required
<b>Service stations</b>	1 space for each 180 sq. ft. of gross floor area	None
<b>Shopping centers</b>	1 space for each 250 sq. ft. of gross floor area	5 percent of vehicle spaces
<b>Service Uses</b>		
<b>Animal service establishment</b>	1 space for each 200 sq. ft. of gross floor area	2 percent of vehicle spaces
<b>Banks and financial services</b>	1 space for each 300 sq. ft. of gross floor area, plus 1 space per ATM	5 percent of vehicle spaces
<b>Hotels and motels</b>	1 space for each guest room, plus 1 space for each 2 employees, plus as required for ancillary uses	2 percent of vehicle spaces
<b>Medical Services</b>		

<b>Clinics, offices, labs, under 20,000 square feet</b>	1 space for each 150 sq. ft. of gross floor area	5 percent of vehicle spaces
<b>Clinics, offices, labs, greater than 20,000 square feet</b>	1 space for each 225 sq. ft. of gross floor area	2 percent of vehicle spaces
<b>Extended care</b>	1 space for each 3 beds, plus 1 space for each employee	
<b>Hospitals</b>	1 space for each patient bed	
<b>Offices, administrative, corporate, research and development</b>	1 space for each 300 sq. ft. of gross floor area	5 percent of vehicle spaces
<b>Personal services</b>	1 space for each 180 sq. ft. of gross floor area	5 percent of vehicle spaces
<b>Vehicle washing</b>	Parking study required	None
<b>Repair and Maintenance—Vehicle</b>		
<b>Lube-n-tune</b>	2 spaces per service bay	None
<b>Repair garage</b>	5 spaces, plus 1 space for each 200 sq. ft. of gross floor area	None
<b>Storage, personal storage facilities</b>	1 space for each 2,000 sq. ft. of gross floor area plus 2 spaces for any resident manager	None
<b>Warehousing and data centers</b>	1 space for each 500 sq. ft. of gross floor area plus 1 space for each company vehicle”	5 percent of vehicle spaces

Section 3. Chapter 36 (Zoning), Article X (Parking and Loading), Division 5 (Development standards for off-street loading and parking) of the Mountain View City Code is hereby amended to add, delete, or modify Section 36.32.80 (Development standards for off-street parking) as set forth below (section titles are shown in **bold** font, deletions are shown by ~~strikethrough~~, and additions are shown in underline).

**SEC. 36.32.80. - Development standards for off-street parking.**

When off-street parking is required or voluntarily provided on-site, ~~Off-street parking~~ areas shall be provided in the following manner:

a. **Access.**

1. Parking areas shall provide suitable maneuvering room so that all vehicles may enter an abutting street in a forward direction. Single-family homes and duplexes are exempt from this requirement, and the zoning administrator may approve exceptions for other residential projects; and
2. No parking space back-up area shall occur in the first twenty (20) feet from the street right-of-way and a parking lot entrance or exit.

b. **Commercial vehicle parking.** No commercial vehicle exceeding eight (8) feet in height and/or twenty (20) feet in combined total length, or towed equipment, shall park

between the hours of 6:00 p.m. and 6:00 a.m. on private property (or public rights-of-way within residential zoning districts in compliance with City Code Section 19.79.1 (~~Parking of Certain Commercial Vehicles on Residential Streets Prohibited~~ Parking of certain commercial vehicles on residential streets prohibited). This prohibition shall not apply to construction sites during the construction process or to vehicles in the process of making delivery or pickup.

c. **Dimensional requirements.**

1. **General requirements.** Minimum parking stall dimensions shall be eight and one-half (8.5) feet by eighteen (18) feet except as indicated in the following table and as illustrated by Figure 36.32-1, ~~Parking Space Design and Layout~~ Parking space design and layout:

**Table 36.32-2**

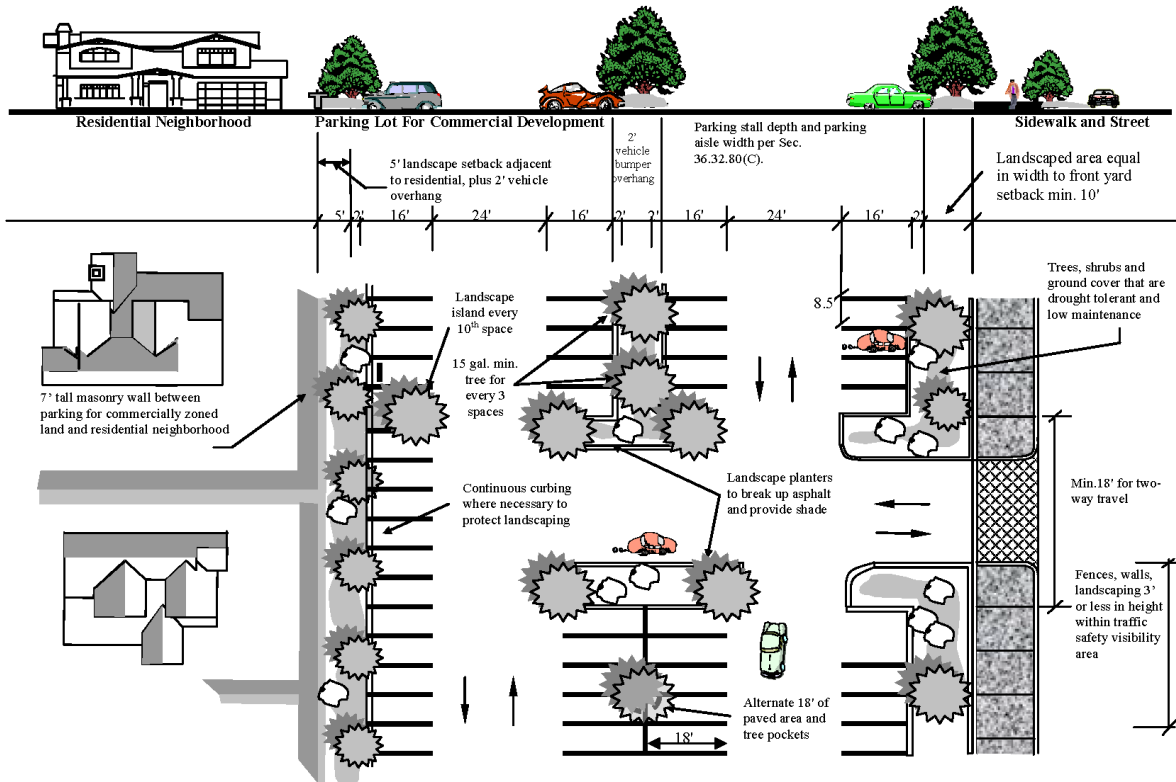
Parking angle (degrees)	Stall depth	Aisle width (travel lane)	Total bay depth
<b>One-Way Traffic and Single-Loaded Aisles</b>			
30	17'	14'	31'
45	19'	14'-6"	33'-6"
60	20'	17'	37'
90	18'	24'	42'
<b>One-Way Traffic and Double-Loaded Aisles</b>			
30	17'	14'	48'
45	19'	14'-6"	52'-6"
60	20'	17'	57'
90	18'	24'	60'
<b>Two-Way Traffic and Double-Loaded Aisles</b>			
30	17'	24'	58'
45	19'	24'	62'
60	20'	24'	64'
90	18'	24'	60'

2. **Dimensions for private garages or carports.** A minimum unobstructed inside dimension of nine (9) feet by twenty (20) feet shall be maintained, for a private one (1) car garage or carport and shall be increased nine (9) feet in width for each additional parking space. The minimum unobstructed ceiling height shall be seven (7) feet ~~and~~ six (6) inches; and
  3. **Parallel parking spaces.** For a parallel space, the minimum width shall be eight (8) feet, and the minimum length shall be twenty-four (24) feet.
- d. **Drainage.** All required off-street parking/loading areas shall be designed so that surface water will not drain over any sidewalk, or adjacent parcels.



- e. **Driveways.** Driveways providing ingress and egress to off-street parking spaces shall be designed, constructed and maintained as follows:
  - 1. **R1 and R2 zoning districts.** See Section 36.10.25 (~~R1 Development Standards-R1 zone development standards~~) and 36.10.50 (~~R2 Zone Development Standards-R2 zone development standards~~) for details.
  - 2. **Other zoning districts.** Driveways shall be a minimum width of twelve (12) feet for a one (1) way driveway and eighteen (18) feet for a two (2) way driveway; and
  - 3. **Obstructions.** The driveway width shall be maintained free and clear of all obstructions.
  
- f. **Landscaping.** Required landscaping within the parking area(s) shall be provided as follows, unless otherwise specified in this chapter:
  - 1. Where parking areas with more than ten (10) spaces adjoin a public right-of-way, a landscaped planting strip with an average width of ten (10) feet and no less than five (5) feet shall be established and continuously maintained between the public right-of-way and parking area(s). Any planting, sign, or other structures near a driveway shall not exceed thirty-six (36) inches in height;
  - 2. Parking areas shall have at least one (1) fifteen (15) gallon tree for every three (3) spaces, with some appropriate clustering of trees permitted, and six (6) foot by eighteen (18) foot projecting landscaped islands generally every ten (10) parking spaces (see Figure 36.32-1). Whenever possible, interior parking spaces should have a continuous planter strip six (6) feet wide between rows of parking. Where appropriate, provisions shall be made to ensure that adequate pedestrian paths are provided throughout the landscaped areas;

**Figure 36.32-1  
PARKING SPACE DESIGN AND LAYOUT  
(For Reference Only)**



3. Areas in a parking lot not used for driveways, maneuvering areas, parking spaces, or walks, shall be permanently landscaped with suitable materials and permanently maintained, in compliance with a program submitted by the applicant and approved by the zoning administrator;
  4. All landscaped areas shall be bordered by a concrete curb that is at least six (6) inches high and six (6) inches wide; and
  5. To increase the parking lot landscaped area, a maximum of two (2) feet of the parking stall depth may be landscaped with low-growth, hearty materials in lieu of asphalt, allowing a bumper overhang while maintaining the required parking dimensions.
- g. **Lighting.** Parking areas shall have lighting capable of providing adequate illumination for security and safety. Lighting standards shall be energy-efficient and in scale with the height and use of the on-site structure(s). Any illumination, including security lighting,

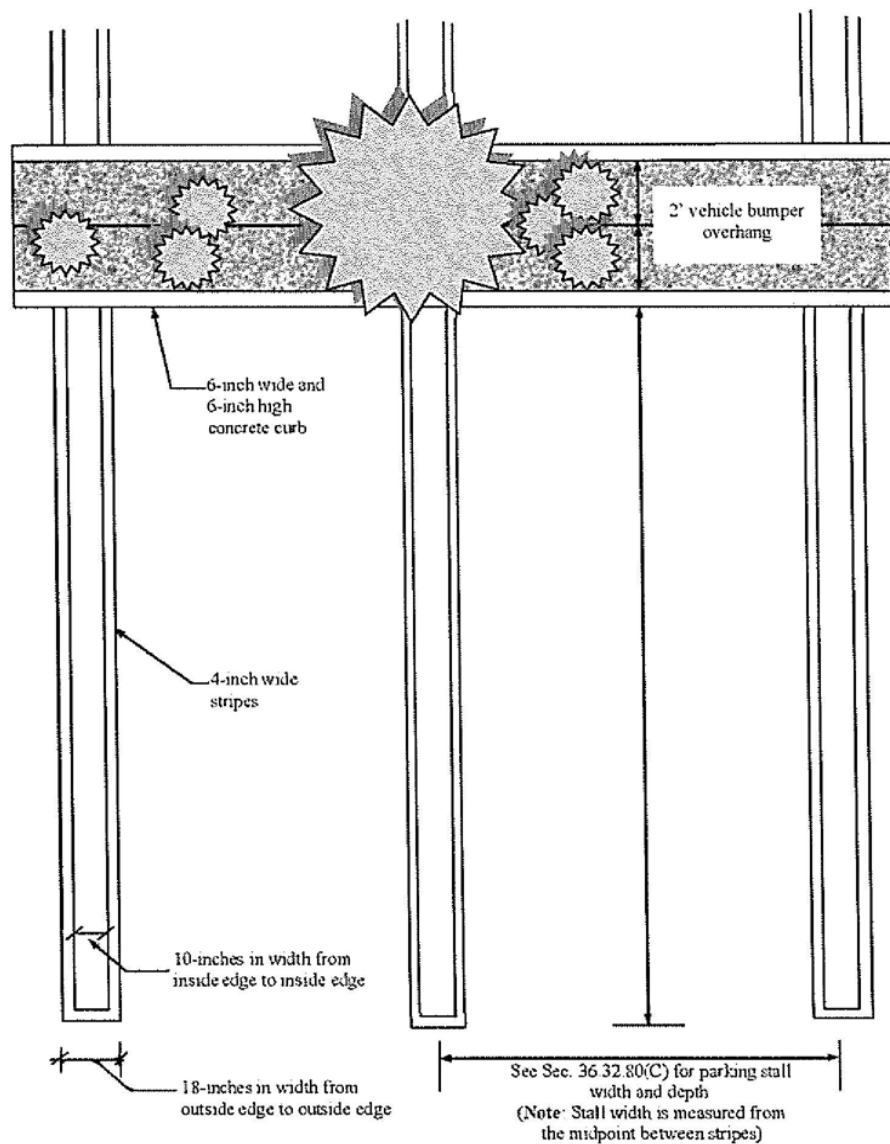
shall be directed away from adjoining properties and public rights-of-way in compliance with City Code Sections 8.242 and 8.252.

- h. **Location of required parking spaces.** All parking spaces shall be located on the same parcel as the primary structure or use, unless approved otherwise by the zoning administrator. The zoning administrator may approve a portion or all of the required off-street spaces to be located on a parcel that adjoins the parcel containing the primary structure or use. This approval shall be based on accessibility to the primary structure or use and the use and development of the adjacent parcel. The applicant shall provide evidence, to the satisfaction of the zoning administrator, that a suitable long-term lease or other legal agreement can be executed and recorded which would guarantee that the parcel containing the primary structure or use has the irrevocable right to utilize the adjacent parcel for parking. The zoning administrator may allow parking spaces located along a new public street dedicated as part of the project to be counted towards guest parking requirements as part of a planned unit development permit or planned community permit, but only for sites proposing a new public street(s) internal to the original project site area.
- i. **Maintenance.** All required parking facilities shall be permanently maintained, free of litter and debris, potholes, obstructions and stored material.
- j. **Recreational vehicle parking—Residential.** Recreational vehicle parking shall be in compliance with City Code Section 19.111 (~~Regulation of Storage or Parking of Vehicles in Residential Areas~~ Regulation of storage or parking of vehicles in residential areas).
- k. **Screening.** Commercial/industrial and public parking areas abutting residentially zoned parcels shall have an acoustically designed seven (7) foot high wood or decorative masonry wall, to properly screen the parking area(s), subject to approval by the zoning administrator, who may waive or modify this requirement to protect the views of adjacent residences. All wall treatments shall occur on both sides.
- l. **Security.** All parking facilities shall be designed, constructed and maintained with security as a priority to protect the safety of the users.
- m. **Striping.** Parking stalls shall be identified by four (4) inch wide stripes of paint, or other durable striping material approved by the zoning administrator, on the parking lot surface. All parking stalls shall be clearly outlined with double stripes (see Figure 36.32-2, ~~Parking Stall Striping~~ Parking stall striping), except parallel spaces which may be marked with single lines.
- n. **Tandem parking.** Tandem parking shall not be permitted to satisfy off-street parking requirements except where appropriate for developments of single- or two (2) family units, and then only when the tandem space is behind the covered space serving the

same unit, and per the Townhouse Guidelines, Rowhouse Guidelines and the R4 Standards and Guidelines, subject to the approval of the zoning administrator.

- o. **Wheel stops/curbing.** Continuous concrete curbing at least six (6) inches high and six (6) inches wide shall be provided for all parking spaces located adjacent to walls, fences, property lines and structures and be located at least two (2) feet from those structures. All parking lots shall have continuous curbing at least six (6) inches high and six (6) inches wide around all parking areas and aisle planters.

**Figure 36.32-2  
PARKING STALL STRIPING  
(For Reference Only)**



Section 4. Severability. 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 5. Publication. 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.

Section 6. Effective Date. Pursuant to Mountain View Charter Section 519, this Ordinance shall be effective thirty (30) days from and after the date of its adoption.

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