

CITY OF MOUNTAIN VIEW
RESOLUTION NO.
SERIES 2025

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MOUNTAIN VIEW
ADOPTING A GENERAL PLAN AMENDMENT TO UPDATE THE
DOWNTOWN MIXED-USE LAND USE DESIGNATION IN THE LAND USE AND DESIGN CHAPTER
AND MODIFY THE GENERAL PLAN LAND USE MAP TO CHANGE THE LAND USE DESIGNATION
FOR THE FOLLOWING PROPERTIES TO IMPLEMENT HOUSING ELEMENT PROGRAM 1.1(G):
(1) 830, 835, 850, 859, 870, 889, AND 897 LEONG DRIVE AND 3 AND 55 FAIRCHILD DRIVE FROM
NEIGHBORHOOD COMMERCIAL TO GENERAL MIXED-USE;
(2) 1702 AND 1704 MIRAMONTE AVENUE AND 777 CUESTA DRIVE FROM OFFICE TO
NEIGHBORHOOD MIXED-USE; (3) 677-699 CALDERON AVENUE FROM
NEIGHBORHOOD COMMERCIAL TO NEIGHBORHOOD MIXED-USE; AND (4) 1949 GRANT ROAD
FROM LOW-DENSITY RESIDENTIAL TO MEDIUM-HIGH DENSITY RESIDENTIAL,
AS RECOMMENDED BY THE ENVIRONMENTAL PLANNING COMMISSION;
ON JANUARY 24, 2023, THE CITY COUNCIL CERTIFIED THE
2023-2031 HOUSING ELEMENT UPDATE ENVIRONMENTAL IMPACT REPORT
(ADOPTED BY RESOLUTION NO. 18755); PURSUANT TO CEQA GUIDELINES
SECTIONS 15168, 15162, AND 15163, NONE OF THE CIRCUMSTANCES NECESSITATING
FURTHER CEQA REVIEW ARE PRESENT

WHEREAS, on July 10, 2012, the City Council adopted the 2030 General Plan to serve as the guiding document for the City's physical development and preservation. The General Plan Land Use Map shows, through color coding, the land use designation of all properties within the City based on the City's 2030 General Plan; and

WHEREAS, on April 11, 2023, the City Council adopted the City of Mountain View's Sixth Cycle Housing Element, which provides a policy framework and implementation plan for addressing housing needs in Mountain View over the 2023 to 2031 Housing Element planning period; and

WHEREAS, the 2023-2031 Housing Element includes Program 1.1, Subtask (g), to ensure the Zoning Ordinance and General Plan for all sites are consistent with the Housing Element site inventory and pipeline projects. Specifically, Program 1.1(g) of the Housing Element identifies the following properties to be rezoned to increase maximum allowed residential densities to support additional housing opportunities, especially in high-opportunity areas: Leong Drive and Fairchild Drive properties at the west end of the Evandale Precise Plan, 1702 and 1704 Miramonte Avenue, 777 Cuesta Drive, 1949 Grant Road, and 677-699 Calderon Avenue; and

WHEREAS, Program 1.1(g) of the Housing Element also requires text amendments to the Land Use and Design Chapter of the General Plan to modify residential allowances and densities

for the Mountain View Transit Center, located within the Downtown Mixed-Use subarea. Specifically, Program 1.1(g) of the Housing Element identifies increased maximum allowable residential densities for the Mountain View Transit Center to further the City's housing goals; and

WHEREAS, the City seeks to update the Land Use and Design Chapter of the General Plan and General Plan Land Use Map to implement Housing Element Program 1.1(g); and

WHEREAS, the City has complied with the procedures and requirements set forth in Government Code Section 65350, *et seq.*, and Section 36.52, *et seq.* (General plan amendments), of the City Code; and

WHEREAS, the Environmental Planning Commission held a duly noticed public hearing on November 5, 2025 and recommended that the City Council approve the General Plan text and map amendments; and

WHEREAS, the City Council held a public hearing on December 16, 2025 and received and considered all evidence presented at said hearing regarding the General Plan text and map amendments, including the recommendation from the Environmental Planning Commission, the City Council report, and project materials; now, therefore, be it

RESOLVED: that the City Council of the City of Mountain View hereby makes the following findings for the General Plan text and map amendments pursuant to Section 36.52.30 (Findings) of the City Code:

a. **The proposed amendments are internally consistent with the General Plan.** The proposed amendments to the Land Use and Design Chapter and General Plan Land Use Map are internally consistent with the General Plan because the amendments implement Subtask (g) of Program 1.1 in the Sixth Cycle 2023-2031 Housing Element and ensure internal consistency between the Housing Element and the Land Use and Design Chapter. The project would increase opportunities for housing at the minimum densities prescribed in the Housing Element program. The amendments are consistent with other policies in the General Plan, such as policies related to land use and access to services, such as LUD 3.5 (Diversity) as the changes allow mixed-use residential development, which supports encouraging residential developments serving a range of diverse households and incomes, and LUD 5.2 (Village center uses and character) as the amendments promote a type of land use that includes a mix of residential, commercial, or other neighborhood-serving uses in village centers with active ground-floor uses and public space to create an inviting pedestrian environment;

b. **The proposed amendments would not be detrimental to the public interest, health, safety, convenience, or welfare of the community.** The proposed amendments would not be detrimental to the public interest, health, safety, convenience, or welfare of the community because these amendments implement Subtask (g) of Program 1.1 identified in the Sixth Cycle Housing Element, which increases the maximum allowed residential densities to support additional housing opportunities, especially in high-opportunity areas. The amendments are

intended to create opportunities for higher-density residential development in areas that are near services and goods, which are areas well-suited for new housing opportunities;

c. **The sites are physically suitable for the requested/anticipated land use development(s), (including, but not limited to, access, provision of utilities, compatibility with adjoining land uses, and absence of physical constraints).** The sites are physically suitable for the requested/anticipated land use developments (including, but not limited to, access, provision of utilities, compatibility with adjoining land uses, and absence of physical constraints) because the intent of the land use designation change is to facilitate new residential development in areas with existing goods and services which would benefit from increased housing. Sites that have existing commercial uses are proposed to be designated with a mixed-use land use designation type to preserve the commercial integrity of the neighborhood. One site (1949 Grant Road) is proposed to be a multi-family residential land use designation to reflect the more residential character of the neighborhood; and

d. **The approval of the proposed amendment complies with the provisions of the California Environmental Quality Act (CEQA).** The proposed amendments to the General Plan fall within the scope of the City's Housing Element Update Program Environmental Impact Report (State Clearinghouse No. 2022020129) (Housing Element EIR), which the City Council certified on January 24, 2023 in compliance with the provisions of the California Environmental Quality Act (CEQA), Public Resources Code Section 21000, *et seq.*, and the Guidelines for Implementation of the California Environmental Quality Act (14 Cal. Code Regs., Section 15000, *et seq.*) (CEQA Guidelines). Pursuant to CEQA Guidelines Section 15168, a project can be covered by the Program EIR if the subsequent activity is determined to be in the scope of the prior EIR and no new or more severe impacts not previously analyzed in the Program EIR are identified. The proposed amendments are within the scope of the Housing Element EIR as it studied environmental effects associated with increasing residential capacity on the identified sites and densities in Program 1.1(g). The amendments would not result in new significant environmental effects or a substantial increase in the severity of previously identified impacts as determined in the Program EIR Conformance Analysis. In addition, pursuant to CEQA Guidelines Sections 15162 and 15163, none of the circumstances necessitating further CEQA review or preparation of a new EIR are present with respect to the Housing Element EIR. Adoption of amendments to the General Plan, City Code, and Precise Plans to implement the policies and goals of the Housing Element of the General Plan would not require major revisions to the Housing Element EIR due to new significant impacts or due to a substantial increase in the severity of the significant environmental effects. There have been no substantial changes with respect to the circumstances under which the project would be undertaken that would require major revisions of the Housing Element EIR due to new or substantially increased significant environmental effects. Further, there has been no discovery of new information of substantial importance that would trigger or require major revisions of the Housing Element EIR due to new or substantially increased significant environmental effects. Therefore, no further environmental review with respect to the Housing Element EIR is required under CEQA; and be it

FURTHER RESOLVED: that the City Council hereby adopts a General Plan Amendment to modify the General Plan Land Use Map to change the land use designation for the following properties:

1. 830, 835, 850, 859, 870, 889, and 897 Leong Drive (Assessor's Parcel Nos. 153-19-001 to -003 and 160-01-006 to -009) and 3 and 55 Fairchild Drive (Assessor's Parcel Nos. 160-01-022 and 160-01-011) from Neighborhood Commercial to General Mixed-Use, as shown in Exhibit A, attached hereto and incorporated herein by reference;

2. 1702 and 1704 Miramonte Avenue (Assessor's Parcel No. 189-06-017) and 777 Cuesta Drive (Assessor's Parcel Nos. 193-22-067 to -088) from Office to Neighborhood Mixed-Use, as shown in Exhibit B, attached hereto and incorporated herein by reference;

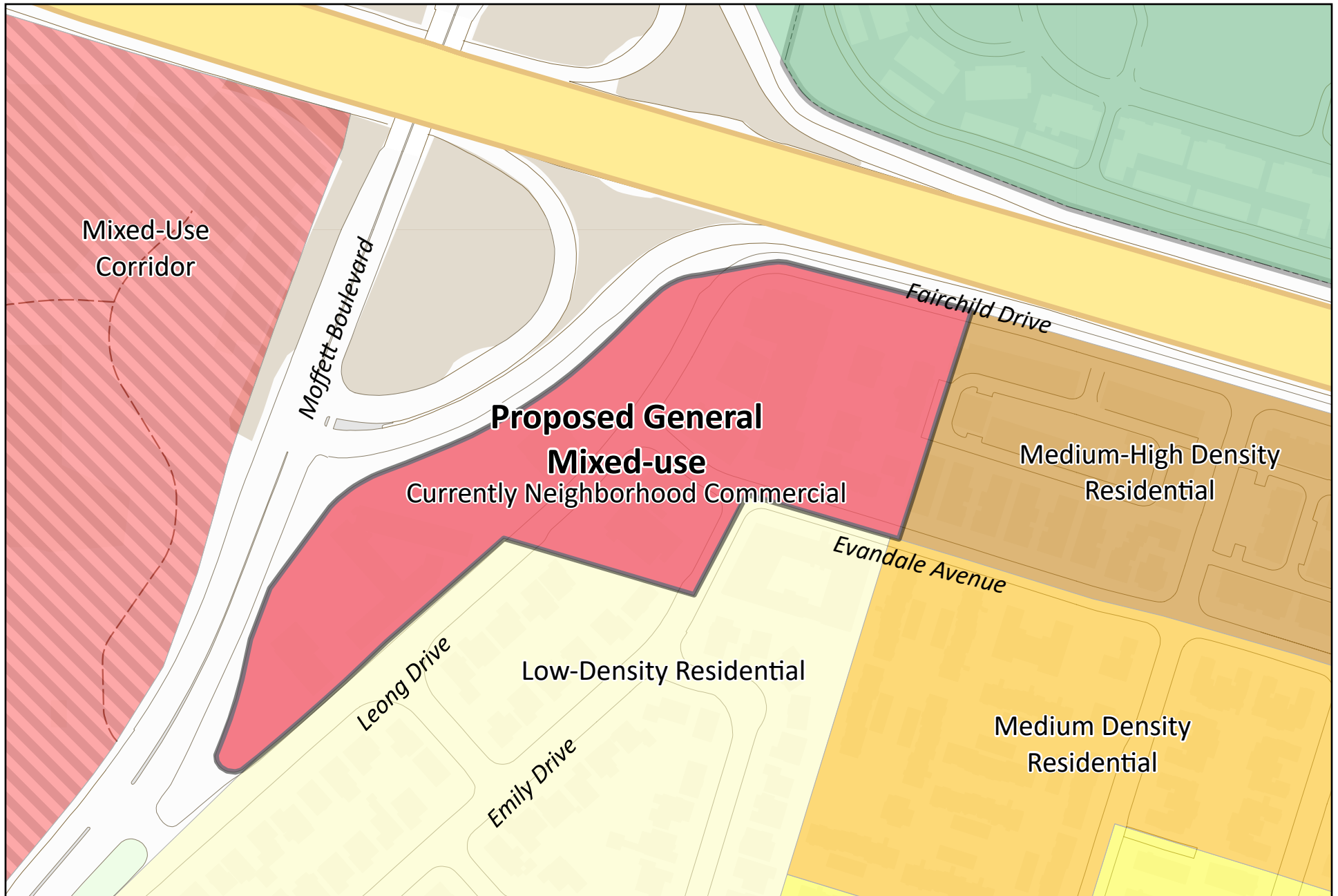
3. 677-699 Calderon Avenue (Assessor's Parcel No. 158-26-013) from Neighborhood Commercial to Neighborhood Mixed-Use, as shown in Exhibit C, attached hereto and incorporated herein by reference; and

4. 1949 Grant Road (Assessor's Parcel Nos. 197-38-037 to -038) from Low-Density Residential to Medium-High Density Residential, as shown in Exhibit D, attached hereto and incorporated herein by reference; and be it

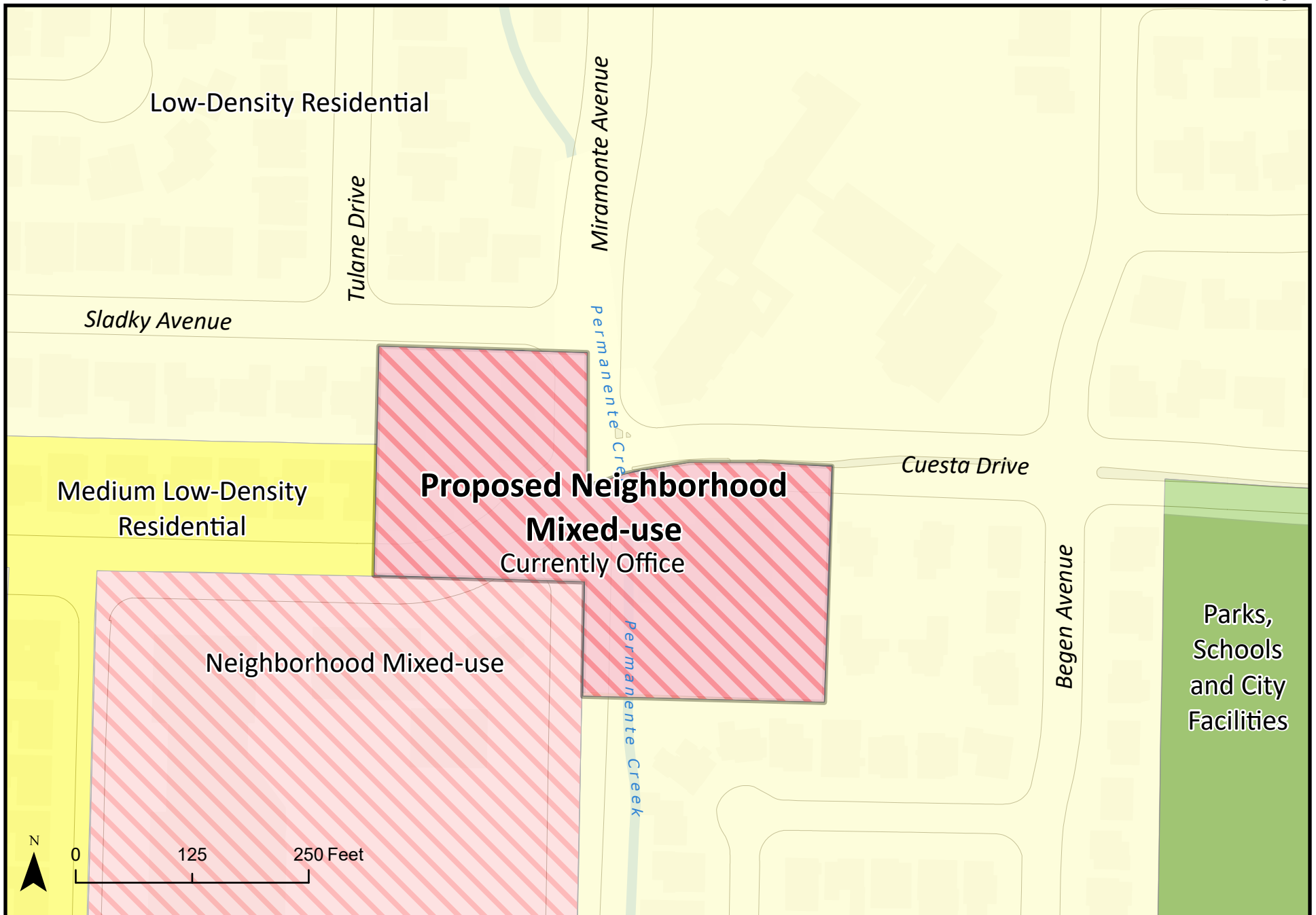
FURTHER RESOLVED: that the City Council hereby adopts a General Plan Amendment to update the Land Use and Design Chapter as set forth in Exhibit E, attached hereto and incorporated herein by reference. Section titles are shown in **bold** font, additions are shown in red underline font, and deletions are shown by ~~strikethrough~~ font. Provisions that are not shown in underline or strikethrough font are not changed.

CDD/DP-12-16-25r

- Exhibits:
- A. Leong Drive and Fairchild Drive, General Plan Land Use Map Amendment
 - B. 1702 and 1704 Miramonte Avenue and 777 Cuesta Drive, General Plan Land Use Map Amendment
 - C. 677-699 Calderon Avenue, General Plan Land Use Map Amendment
 - D. 1949 Grant Road, General Plan Land Use Map Amendment
 - E. General Plan Text Amendment: Land Use and Design Chapter (Downtown Mixed-Use Subarea)

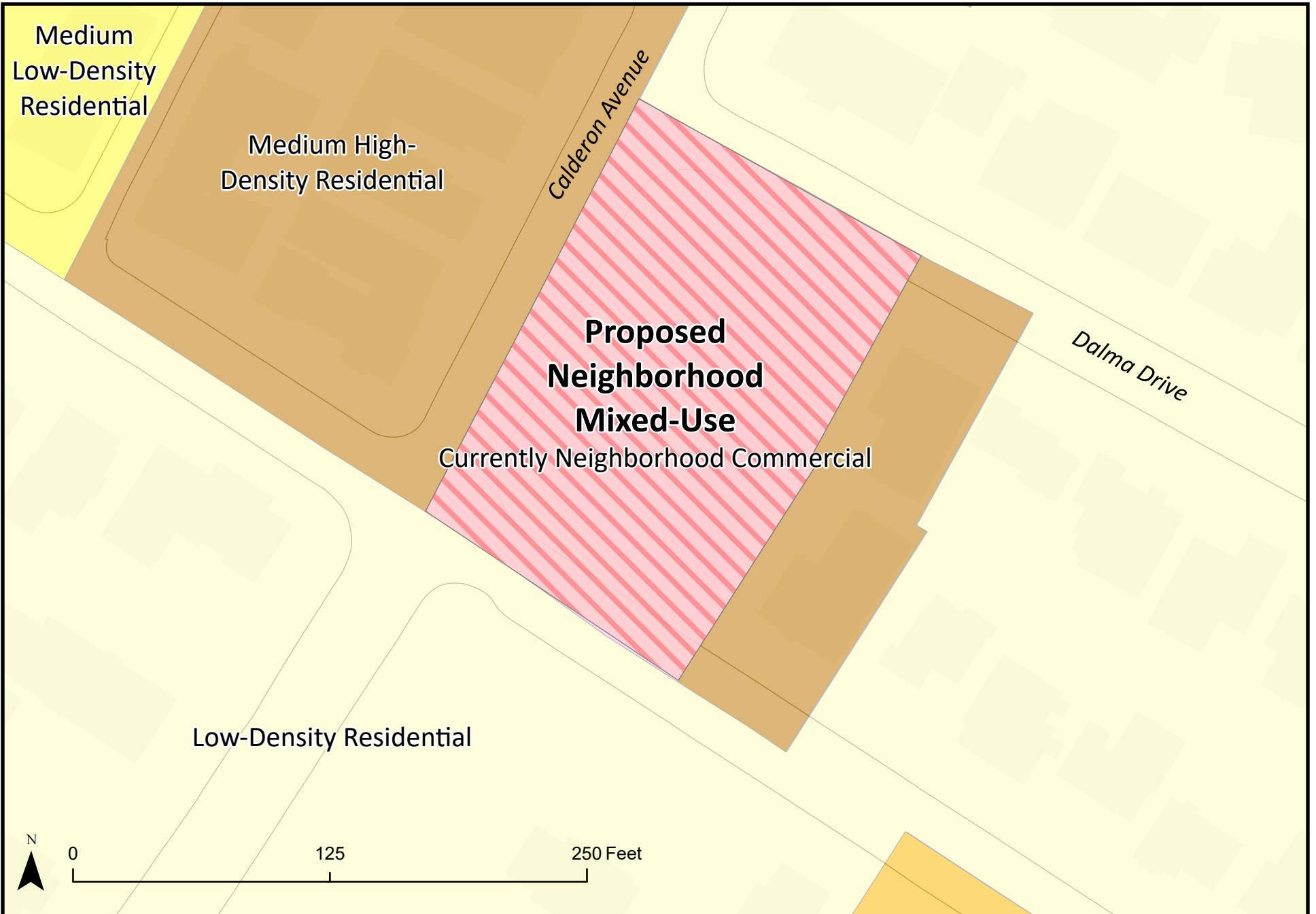


Proposed General Plan Amendment:
Housing Element Program 1.1(g) - Evandale Precise Plan Subarea A

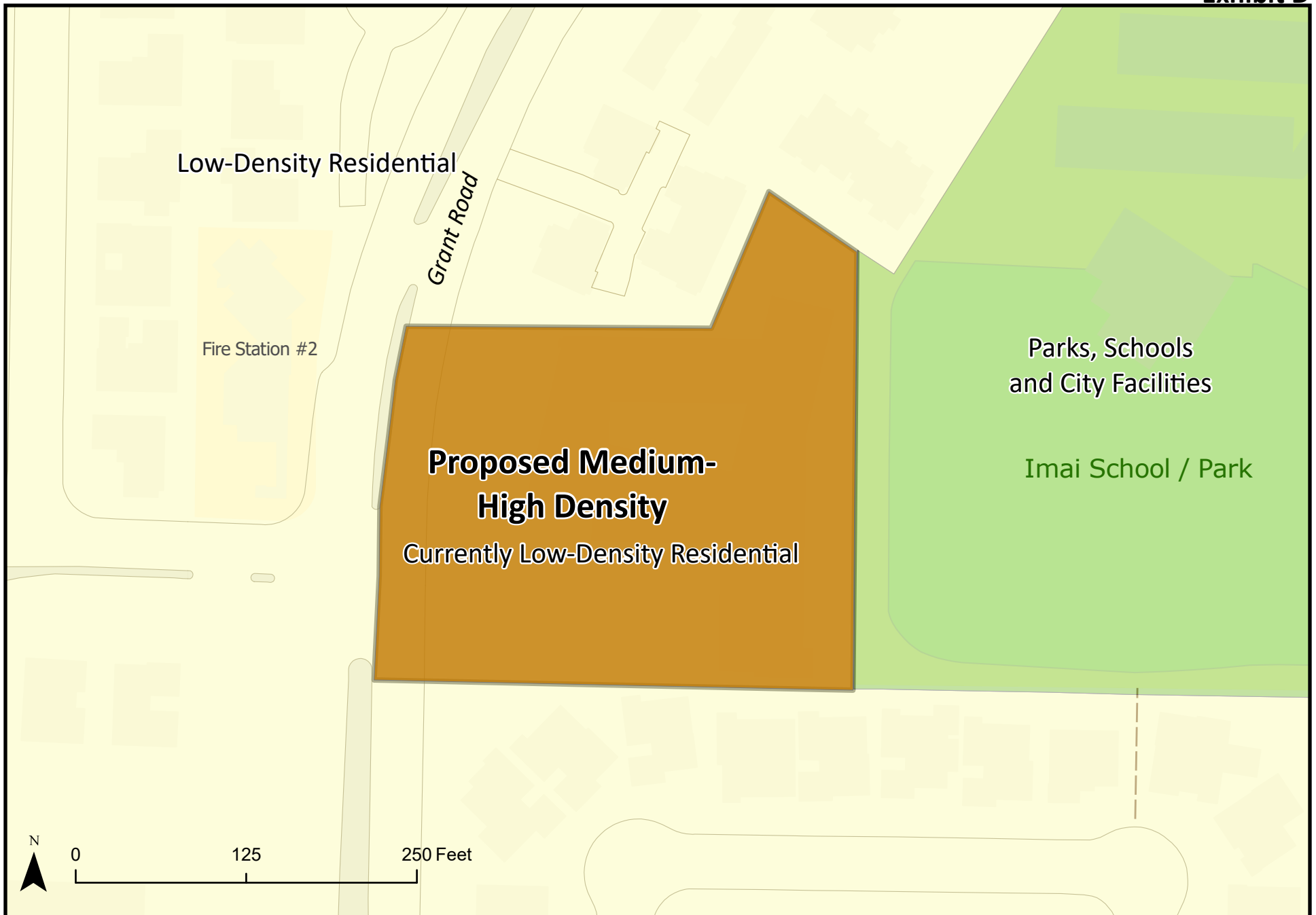


Proposed General Plan Amendment:

Housing Element Program 1.1(g) - 1702 and 1704 Miramonte Avenue and 777 Cuesta Drive



Proposed General Plan Amendment:
Housing Element Program 1.1(g) - 677-699 Calderon Avenue



Proposed General Plan Amendment:
Housing Element Program 1.1(g) - 1949 Grant Road

Mountain View 2030 General Plan

Adopted: July 10, 2012

Amendments

Amended Date	Resolution Number	Type	Summary
November 12, 2013	17815	Map	<u>1984 West El Camino Real</u> : A portion of the site from Medium-High-Density Residential to Mixed-Use Corridor.
November 19, 2013	17817	Map	<u>1951 Colony Street</u> : From General Industrial to Medium-Density Residential.
June 17, 2014	17869	Map	<u>827 North Rengstorff Avenue</u> : From General Industrial to Medium-Density Residential.
November 12, 2014	17909	Map	<u>1101 West El Camino Real</u> : A portion of the site from Medium-Low-Density Residential to Mixed-Use Corridor.
November 25, 2014	17916	Map	<u>North Bayshore Precise Plan</u> : Expansions of the Mixed-Use Center and North Bayshore Mixed-Use areas, consistent with the Gateway and Core areas of the North Bayshore Precise Plan.
December 2, 2014	17922	Map	<u>West Side of San Antonio Road</u> : From General Mixed-Use to Mixed-Use Corridor, consistent with the San Antonio Precise Plan.
June 16, 2015	17969	Text & Map	<u>North Bayshore Residential Uses</u> : Policy and Land Use Designation amendments to allow residential along North Shoreline Boulevard and Plymouth Street.
March 1, 2016	18033	Map	<u>779 East Evelyn Avenue</u> : From General Industrial to High-Density Residential.
October 18, 2016	18097	Map	<u>750 Moffett Boulevard</u> : A portion of the site from undesignated Caltrans right-of-way to Mixed-Use Corridor.
December 12, 2017	18187	Text & Map	<u>North Bayshore Precise Plan Update</u> : Policy and Land Use Designation amendments consistent with the 2017 North Bayshore Precise Plan Update.
April 30, 2019	18315	Map	<u>525-769 East Evelyn Avenue</u> : From General Industrial and Medium-Density Residential to High-Density Residential.
May 21, 2019	18328	Map	<u>777 West Middlefield Road</u> : From Medium-Density Residential to High-Density Residential.

Amended Date	Resolution Number	Type	Summary
June 4, 2019	18341	Map	<u>1696-1758 Villa Street</u> : From Medium- Density Residential and Low-Density Residential to High-Density Residential.
November 5, 2019	18396	Text & Map	<u>East Whisman Precise Plan</u> : Policy and Land Use Designation amendments consistent with the East Whisman Precise Plan.
January 14, 2020	18417	Map	<u>51-853 Sierra Vista Avenue</u> : From General Industrial to Medium-Density Residential.
June 30, 2020	18486	Text & Map	<u>1001 North Shoreline Boulevard</u> : From General Industrial to Mixed-Use Center and amendment to Mixed-Use Center designation.
April 13, 2021	18549	Text & Map	<u>Minor Amendments</u> : Clarifying language related to densities and intensities; updates to street typologies; and Map amendments at 1141 West El Camino Real and 173-175 Santa Clara Avenue to be consistent with the Zoning Map, and 2254 Wyandotte Street to recognize a new park.
February 8, 2022	18644	Map	<u>1873 Latham Street</u> : From Medium-Density Residential to Mixed-Use Corridor.
January 24, 2023	18756	Text & Map	<u>67/87 East Evelyn Avenue</u> : From High-Intensity Office to High-Density Residential. <u>1110 Terra Bella Avenue/1112 Linda Vista Avenue</u> : From General Industrial to High-Density Residential. <u>Minor Amendments</u> : Clarifying language related to neighborhood commercial FAR exemptions.
<u>Xxx, 2025</u>	<u>xxxxx</u>	<u>Map</u>	<u>Leong Drive and Fairchild Drive (Area A of Evandale Precise Plan)</u> : From Neighborhood Commercial to General Mixed-Use
		<u>Map</u>	<u>1702 Miramonte/777 Cuesta Drive</u> : From Office to Neighborhood Mixed-Use
		<u>Map</u>	<u>1949 Grant Road</u> : From Low-Density Residential to Medium-High Density Residential

Map 677-679 Calderon Avenue: From
Neighborhood Commercial to Neighborhood
Mixed-Use

Text Mountain View Transit Center: Allow residential
densities up to 75 DU/acre in the Downtown
Mixed-Use Corridor

between 1.0 FAR and up to 2.35 FAR may be permitted with measures for highly sustainable development and public benefits defined within zoning ordinance or precise plan standards.

- *Intensity (residential)*: 1.0 FAR (approximately 40 DU/ac or 40–80 residents per acre).
- *Intensity (lodging)*: 1.85 FAR.
- *Intensity (mixed-use)*: Mixed-use intensities are defined within precise plan or zoning ordinance standards.
- *Height Guideline*: Up to 8 stories for office and lodging; up to 15 stories for residential.

Downtown Mixed-Use applies to Downtown, the area along and surrounding Castro Street. It includes an active mix and concentration of uses and public spaces in a main street setting, including restaurants, offices, government services, housing, entertainment and neighborhood-serving commercial uses.

- *Allowed Land Uses*: Multi-family residential, office, commercial with a focus on retail and personal services
- *Density and Intensity*: Ranges from 1.1 FAR, to approximately 4.0 FAR, as determined by the Downtown Precise Plan; 0.75 FAR, as determined by the Evelyn Corridor Precise Plan, or 75 DU/ac (approximately 65–165 residents/acre) at the Transit Services Area of the Evelyn Avenue Corridor Precise Plan
- *Height Guideline*: Ranges from up to 3 to 8 stories, as determined by the Downtown and Evelyn Corridor Precise Plans

Public/Institutional

Public/Institutional designations support uses related to government activities such as schools and parks, and major organizations serving the public such as hospitals. These areas should be

compatible with the characteristics, scale and design of surrounding neighborhoods and open space. Convenient pedestrian and bicycle connections to parks and facilities are a priority for these areas.

The General Plan does not specify height standards for Public/Institutional designations, as these uses typically have a range of unique needs. Specific height standards for these designations may be specified by applicable zoning or precise plan standards.

Parks, Schools and City Facilities includes smaller City-owned parks and gardens, public schools, facilities owned and operated by the City of Mountain View, and other public open space or educational uses compatible with surrounding neighborhoods.

- *Allowed Land Uses*: City facilities, schools and school facilities, parks and open spaces
- *Intensity*: 0.10 FAR for parks; 1.0 FAR for schools and city facilities

Regional Park includes land for larger open space and recreational uses that draws visitors from a wide area and preserve natural resources and features. It includes Shoreline at Mountain View Regional Park as well as Stevens Creek Trail open space.

- *Allowed Land Uses*: Parks and open spaces, utilities associated with the Stevens Creek corridor, agriculture
- *Intensity*: 0.10 FAR

Institutional supports public and quasi/public uses serving an essential regional and/or local function. These include uses such as El Camino Hospital, private high schools, NASA Ames and facilities owned by state, federal or county governments.

- *Allowed Land Uses*: Civic, public/quasi-public, parks and open spaces
- *Intensity*: 1.25 FAR