

CITY OF MOUNTAIN VIEW
RESOLUTION NO.
SERIES 2022

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MOUNTAIN VIEW
APPROVING A GENERAL PLAN AMENDMENT TO ADD A NEW HIGH-LOW DENSITY RESIDENTIAL
LAND USE DESIGNATION AND MAKING RELATED TEXT AMENDMENTS AND AN AMENDMENT TO
THE GENERAL PLAN LAND USE MAP FOR PROPERTY LOCATED AT 555 WEST MIDDLEFIELD ROAD
FROM MEDIUM-DENSITY RESIDENTIAL TO HIGH-LOW DENSITY RESIDENTIAL

WHEREAS, an application (Application No. PL-2017-004) for a new General Plan Land Use Designation of High-Low Density Residential (36 to 50 dwelling units per acre (du/ac)) and a General Plan Land Use Map Amendment for the property located at 555 West Middlefield Road from Medium-High Density Residential to the new High-Low Density Residential Land Use Designation was submitted; and

WHEREAS, procedures set forth in Chapter 36, Article XVI, Division 12, of the Mountain View City Code, whereby the City can amend the City's General Plan, have been executed; and

WHEREAS, the Environmental Planning Commission held a duly noticed public hearing on January 5, 2022 on said application and recommended the City Council conditionally approve the the Planned Community Permit, Development Review Permit, and Heritage Tree Removal Permit subject to the findings and conditions of approval in the draft resolution attached to the Council report for the February 8, 2022 Council public hearing; and

WHEREAS, the City Council held a public hearing on February 8, 2022 on the application and received and considered all information, documents, and comments presented at said hearing, including the recommendation from the Environmental Planning Commission, project materials, and the Council report. After the close of the public hearing and City Council deliberations, the City Council adopted Resolution No. 18643 certifying the 555 West Middlefield Road Project Final Environmental Impact Report, adopting CEQA findings related to environmental impacts, mitigation measures, and alternatives, and adopting a Statement of Overriding Considerations, mitigation measures, and a Mitigation Monitoring and Reporting Program (MMRP) in accordance with CEQA. The City Council continued further consideration of the project to its meeting on May 10, 2022 and directed the applicant to explore the potential reduction in the project parking to preserve more Heritage trees and staff to bring back a revised multi-modal transportation analysis to reflect any parking changes; and

WHEREAS, the City Council held a public hearing on May 10, 2022 on the proposed project, as modified consistent with the Council's direction, and received and considered all information, documents, and comments presented at the hearing;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Mountain View that the City Council hereby makes the findings for a General Plan Map Amendment, pursuant to Section 36.52.30 of the City Code:

a. The proposed amendment is internally consistent with the General Plan because the proposed High-Low Density Residential (36 to 50 du/ac) land use category introduces an intermediate density category between the Medium-High Density Residential (26 to 35 du/ac) and High-Density Residential (36 to 80 du/ac) land use category within the General Plan. Amendment of the General Plan Land Use Map for the 555 Middlefield Road property to apply the new High-Low Density Residential is consistent with the General Plan because the proposed project implements the goals and policies of the High-Low Density Residential Land Use Designation, which is intended for multi-family housing, such as apartments and condominiums close to transit, shopping, and public facilities. The project promotes a vibrant mix of residential uses close to downtown and a major transit center. At a density of 50 du/acre and a maximum of four stories, the proposed project is in conformance with the requirements of the new High-Low Density Residential General Plan Land Use Designation;

b. The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the City because the proposed map and text changes are consistent with the land use categorizations already existing in the General Plan. The new High-Low Density Residential (36 to 50 du/ac) land use category introduces an intermediate density category between the Medium-High Density Residential (26 to 35 du/ac) and High-Density Residential (36 to 80 du/ac) land use category within the General Plan. The proposed project under the amended General Plan Land Use Designation promotes development that is of desirable character, consistent with the goals and policies included in the General Plan, and compatible with the developments in the area;

c. The site is physically suitable for the requested/anticipated land use development (including, but not limited to, access, provision of utilities, compatibility with adjoining land uses, and absence of physical constraints) because an environmental analysis has been completed for the proposed development with the High-Low Density Residential land use category, including new residential buildings, associated parking structures, and on-site amenities, which has identified any upgrades or improvements needed to utilities, infrastructure, or the project site to accommodate the increased development, and the use and development are consistent with other developments in the area in terms of building massing, scale, site design, and the building locations; and

d. The proposed amendment is in compliance with the provisions of the California Environmental Quality Act (CEQA) because the project's environmental impacts have been reviewed and disclosed in the 555 West Middlefield Road Residential Project Environmental Impact Report (EIR) prepared, certified, and adopted by the City Council, all in accordance with CEQA. An addendum to the EIR was prepared pursuant to CEQA Guidelines Section 15164 describing the project changes related to tree preservation and parking consistent with Council direction and documenting the analysis underlying the determination that the project changes

would not result in new or substantially more severe significant environmental impacts than those disclosed in the previously certified EIR.

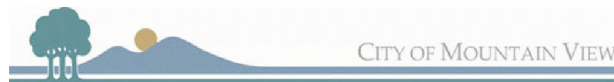
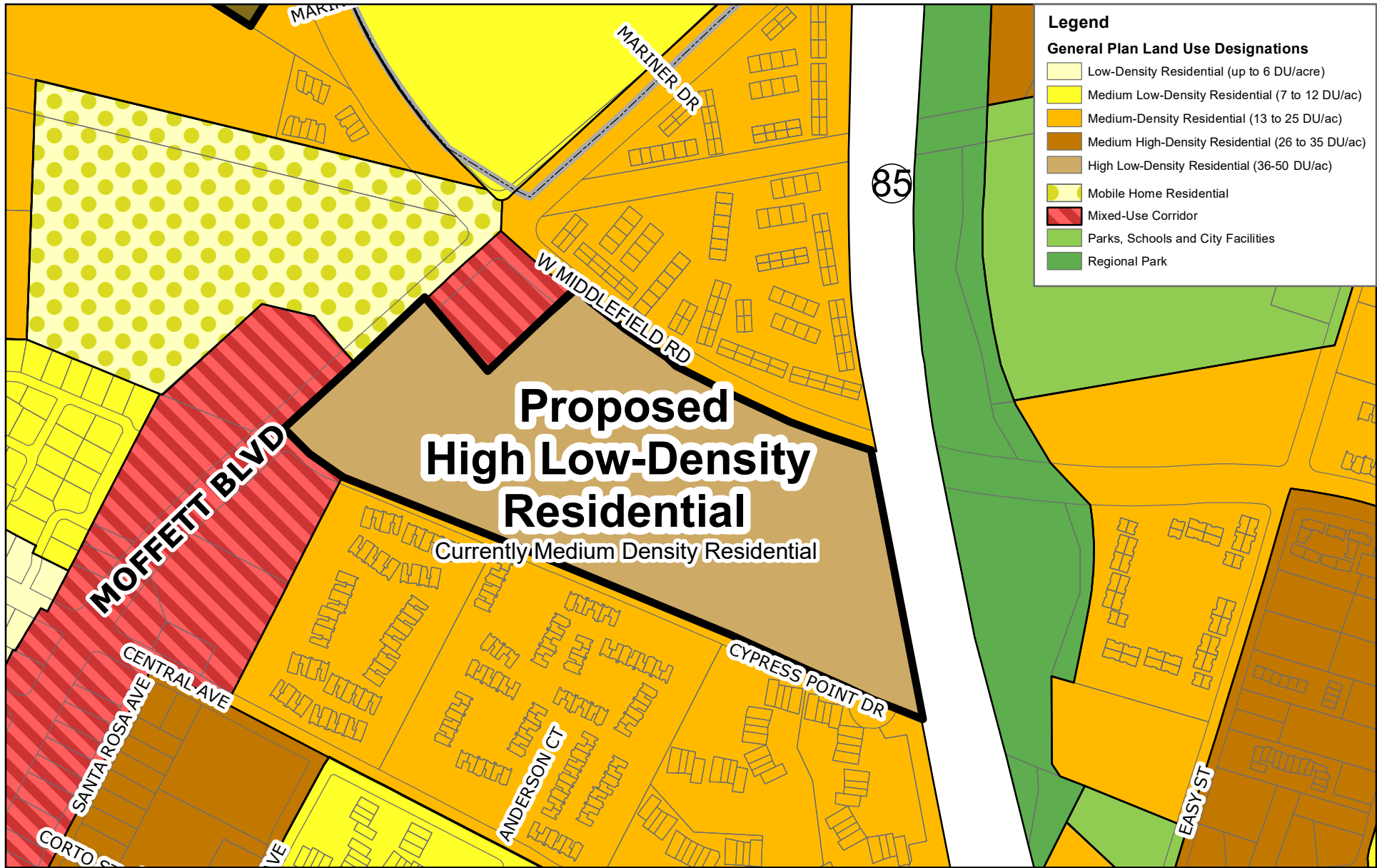
BE IT FURTHER RESOLVED by the City Council of the City of Mountain View that the General Plan Amendments, comprised of the General Plan Land Use Map Amendment as described in Exhibit A and the General Plan Text Amendments as described in Exhibit B, attached hereto and incorporated herein by reference, are hereby approved.

TIME FOR JUDICIAL REVIEW

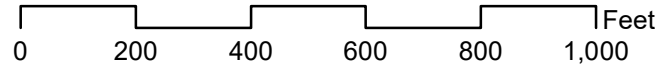
The time within which judicial review of this decision must be sought is governed by California Code of Civil Procedure, Section 1094.6, as established by Resolution No. 13850, adopted by the City Council on August 9, 1983.

DP/4/RESO
807-05-10-22r-2

- Exhibits: A. General Plan Land Use Map Amendment
B. General Plan Text Amendment



CITY OF MOUNTAIN VIEW



Proposed General Plan Amendment: 555 West Middlefield Road

**MOUNTAIN VIEW 2030 GENERAL PLAN
TEXT AMENDMENT
[DATE OF ADOPTION]**

The following General Plan text amendments are proposed:

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Medium-High Density Residential is for multi-family housing such as apartments and condominiums, with shared open space provided for common use.

- Allowed Land Uses: Multi-family residential; parks and open space
- Density: 26 to 35 du/acre, approximately 55 to 74 residents/acre
- Height Guideline: Up to three stories

High-Low Density Residential allows for multi-family housing, such as apartments and condominiums with shared open space provided for common use, close to transit, shopping, and public facilities.

- Allowed Land Uses: Multi-family residential; parks and open space
- Density: 36 to 50 du/acre, approximately 75 to 105 residents/acre
- Height Guideline: Up to five stories

High-Density Residential is intended for multi-family housing, such as apartments and condominiums close to transit, shopping, and public facilities.

- Allowed Land Uses: Multi-family residential; parks and open space
- Density: ~~36~~ 50 to 80 DU/acre, approximately ~~75~~ 105 to 170 residents/acre
- Height Guideline: Up to five stories