

CITY OF MOUNTAIN VIEW
RESOLUTION NO.
SERIES 2022

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

WHEREAS, an application was received from Avalon Bay Communities Inc. for a General Plan Amendment to add 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; and

WHEREAS, the proposed General Plan text amendments, including the description of the new land use designation, is shown in Exhibit A, and the General Plan Land Use Map Amendment is shown in Exhibit B, both exhibits attached hereto and incorporated herein and referred collectively herein as the “General Plan Amendments”; and

WHEREAS, the Environmental Planning Commission held a duly noticed public hearing on January 5, 2022 on the proposed General Plan Amendments and recommended the City Council approve the General Plan Amendments; and

WHEREAS, the City Council held a duly noticed public hearing on _____, 2022 on the proposed General Plan Amendments and received and considered all evidence presented at said hearing, including project materials, staff reports, public testimony, and environmental review on said General Plan Amendments;

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Mountain View hereby makes the required findings in Section 36.52.30 of the City Code to approve the General Plan Amendments, as follows:

a. The General Plan Text Amendments are 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 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; and

b. The General Plan Amendments 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 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; and

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 General Plan Amendments are in compliance with the provisions of the California Environmental Quality Act (CEQA) because they were described and evaluated in the Environmental Impact Report (EIR) for the 555 Middlefield Road Residential Project, which was prepared, publicly reviewed, and certified and adopted by the City Council, all in accordance with CEQA, prior to Council action on these amendments. The Draft EIR was circulated for public comment for the required 45 days, which ended on June 28, 2021. The EIR studied the proposed development project, including the new General Plan Land Use Map for the project site and text amendments, adding the new Land Use Designation to the General Plan. The Final EIR considered by the City Council includes responses to all 22 comment letters received on the Draft EIR. All significant impacts of the project have been mitigated to be less than significant with the incorporation of mitigation measures and standard City conditions of approval— with the exception of a significant unavoidable air quality impact exposing existing

on-site sensitive receptors to substantial pollutant concentrations of PM 2.5 during construction only, for which a Statement of Overriding Considerations was adopted by Council. The City Council also adopted a Mitigation, Monitoring, and Reporting Program (MMRP) as required by CEQA.

NOW, THEREFORE, 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, are hereby approved.

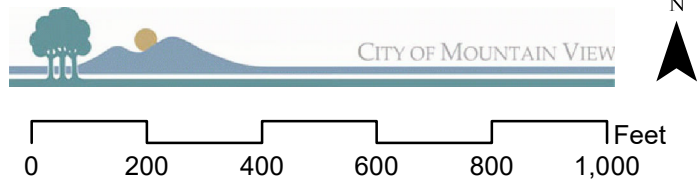
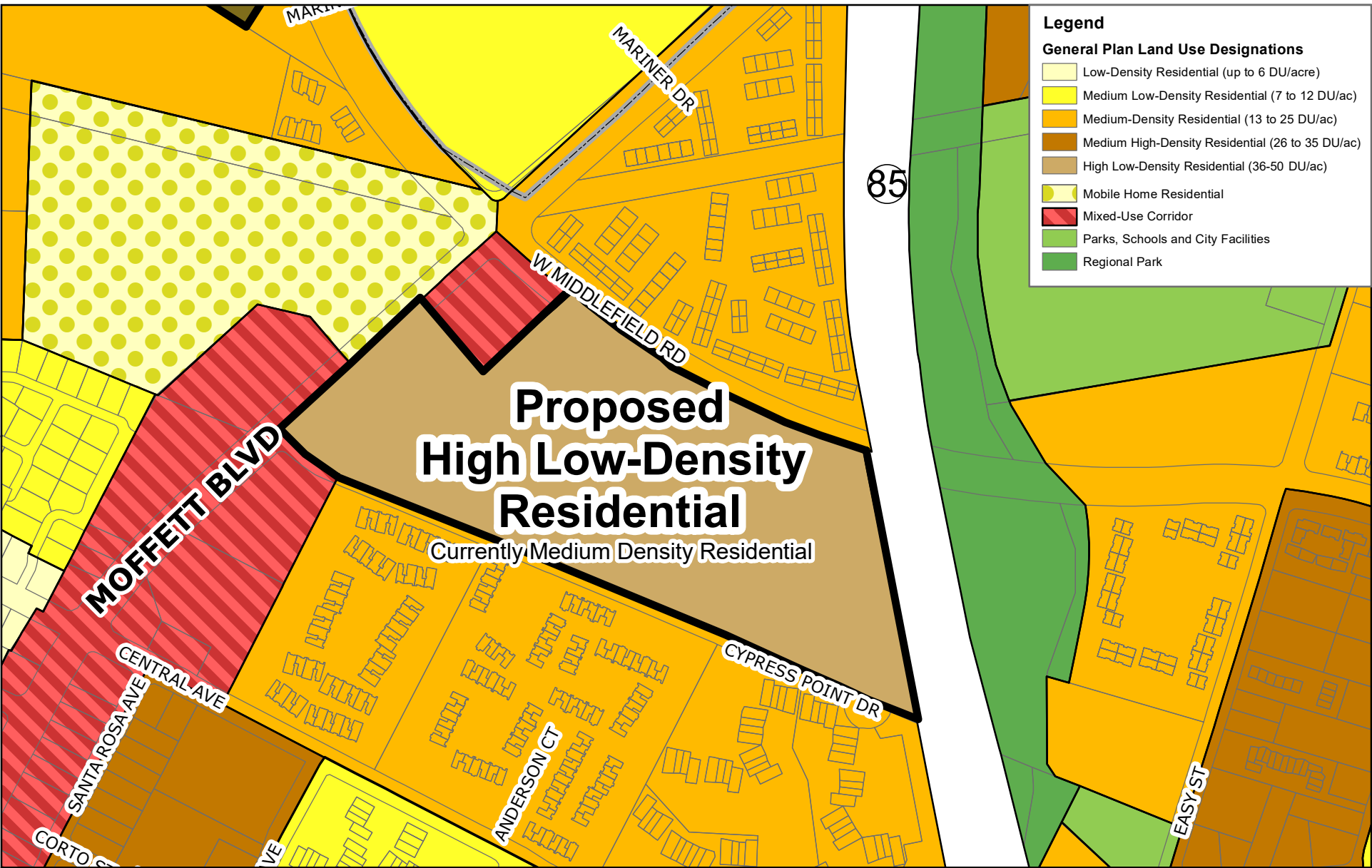
TIME FOR JUDICIAL REVIEW

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/1/RESO
807-01-05-22r-1

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

DRAFT



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: 26–35 DU/acre, approximately 55–74 residents/acre
- Height Guideline: Up to 3 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: 36–50 DU/acre, approximately 75–105 residents/acre
- Height Guideline: Up to 5 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~~ 51–80 DU/acre, approximately ~~75~~ 106–170 residents/acre
- Height Guideline: Up to 5 stories