

CITY OF MOUNTAIN VIEW
ENVIRONMENTAL PLANNING COMMISSION
RESOLUTION NO.
SERIES 2019

A RESOLUTION RECOMMENDING THE CITY COUNCIL APPROVE A GENERAL PLAN MAP AND TEXT AMENDMENT FOR THE EAST WHISMAN MIXED-USE DESIGNATION, CONSISTENT WITH THE EAST WHISMAN PRECISE PLAN

WHEREAS, Government Code Section 65358 permits cities to amend all or part of an adopted General Plan; and

WHEREAS, the City Council, during meetings in 2017, 2018, and 2019, directed residential uses boundaries within the East Whisman Precise Plan area, and which were then included within the Public Draft East Whisman Precise Plan presented at the April 17, 2019 Environmental Planning Commission and May 7, 2019 City Council meetings; and

WHEREAS, the land use boundaries developed through the East Whisman Precise Plan process have formed the boundaries of the proposed General Plan amendments and proposed East Whisman Mixed-Use Land Use boundaries, as described in Attachment A; and

WHEREAS, Government Code Section 65356 requires that the Environmental Planning Commission provide a recommendation to the City Council on any proposed General Plan Amendment; and

WHEREAS, the Environmental Planning Commission held a duly noticed public hearing on October 2, 2019 on said General Plan amendments and received and considered all evidence presented at said hearing, including staff reports, public testimony, and environmental review on said General Plan amendments;

NOW, THEREFORE, BE IT RESOLVED by the Environmental Planning Commission of the City of Mountain View:

1. That the Environmental Planning Commission hereby recommends that the City Council approve the General Plan Text Amendment and Land Use Map Amendment pursuant to the required findings in Section 36.52.30 of the City Code:

a. The amendment is internally consistent with the General Plan because the East Whisman Mixed-Use designation and East Whisman Precise Plan are

consistent with Village Center policies as they affect the Village Center at Middlefield Road and Whisman Road by creating a mix of uses and encouraging community gathering. The new residential uses further support the General Plan's sustainability and diversity goals by creating opportunities for diverse and affordable housing, shorter commutes, and use of alternative transportation modes; and

b. The amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the City because the highest intensities will be focused near light rail stations and away from existing neighborhoods; needed housing will be integrated with compatible office and employment uses along with open spaces and neighborhood-serving commercial and other civic spaces; and new development will be integrated within the area by implementation of the East Whisman Precise Plan standards, guidelines, and public improvements; and

c. The sites are physically suitable for the anticipated land use development because infrastructure is available to serve these land uses in the area and the parcels are configured and of sufficient size to accommodate the proposed land uses while being compatible with surrounding planned land uses; and

d. The amendment is in compliance with the provisions of the California Environmental Quality Act (CEQA) because an Environmental Impact Report (EIR) has been prepared in conjunction with the requested action and circulated in accordance with CEQA regulations.

2. That the General Plan Text Amendment and Land Use Map Amendment are recommended for approval and incorporated herein by reference in Attachment A.

TIME FOR JUDICIAL REVIEW

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

EA/6/CDD
899-10-02-19epcr-2

Attachment: A. General Plan Land Use Map and Text Amendments