

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

A RESOLUTION RECOMMENDING THE CITY COUNCIL APPROVE A ZONING MAP AMENDMENT FOR PARCELS LOCATED IN THE EAST WHISMAN PRECISE PLAN FROM ML (LIMITED INDUSTRIAL), ML-T (LIMITED INDUSTRIAL WITH TRANSIT FLOATING), CN (COMMERCIAL – NEIGHBORHOOD), CO (COMMERCIAL – OFFICE), R3-2 (RESIDENTIAL – MULTIPLE-FAMILY), AND P (PLANNED COMMUNITY) TO P-41 (EAST WHISMAN PRECISE PLAN)

WHEREAS, Chapter 36 in the Mountain View City Code sets forth a procedure whereby the City can amend the City’s Zoning Map; and

WHEREAS, Chapter 36 of the Mountain View City Code requires that both the City’s Environmental Planning Commission and City Council hold a duly noticed public hearing before the City’s Zoning Map is amended; and

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

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

1. That the Environmental Planning Commission hereby recommends the City Council approve a Zoning Map Amendment pursuant to the following required findings in Section 36.52.60 of the City Code:

a. The proposed amendment is consistent with the General Plan because the Planned Community (P) District supports special standards, guidelines, and actions to implement the East Whisman Change Area direction in the General Plan; the P District supports a mix of allowed uses, including residential, commercial, office, lodging, and others, consistent with the East Whisman Mixed-Use General Plan Land Use Designation; and the P District facilitates the creation of special street and sidewalk design standards, consistent with Policy LUD 20.7 (new street standards); and

b. The proposed amendment will 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, 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 (including, but not limited to, access, provision of utilities, compatibility with adjoining land uses, and absence of physical constraints) for the requested zoning designation and 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 proposed project complies with the California Environmental Quality Act 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 Zoning Map Amendment is 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-4

Attachment: A. Zoning Map Amendment