

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

A RESOLUTION RECOMMENDING THAT THE CITY COUNCIL APPROVE A GENERAL PLAN LAND USE MAP AMENDMENT FOR THE PROPERTIES LOCATED AT 851 SIERRA VISTA AVENUE FROM GENERAL INDUSTRIAL TO MEDIUM INTENSITY RESIDENTIAL LAND USE DESIGNATION

WHEREAS, an application was received from Colony Sierra Homes, LLC for a General Plan Land Use Map Amendment for the properties located at 851 Sierra Vista Avenue from the General Industrial to Medium Density Residential Land Use Designation; and

WHEREAS, the Environmental Planning Commission held a public hearing on December 04, 2019 on said application ; and

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

1. That the Environmental Planning Commission here by recommends the City Council approve a General Plan land use Map Amendment pursuant to the following required findings in Section 36.52.30 of the City Code:

a. The proposed amendment is consistent with the General Plan because the project implements the goals and policies of the Medium Density Residential Land Use Designation, including a project with a density of 16 Dwelling units per acre and that has a maximum of three stories in conformance with the requirements of the General Plan Land Use Designation and a medium-density residential use, which is compatible with the surrounding residential uses; and

b. The proposed amendment will not be detrimental to the public interest, health, safety, convenience, or welfare of the City because the proposed Medium-Density residential Land Use Designation and the proposed project promote development that is of desirable character, and the project will be consistent with the goals and policies included in the General Plan, and the design of the proposed buildings and the medium density residential use are compatible with the surrounding medium-intensity residential developments; and

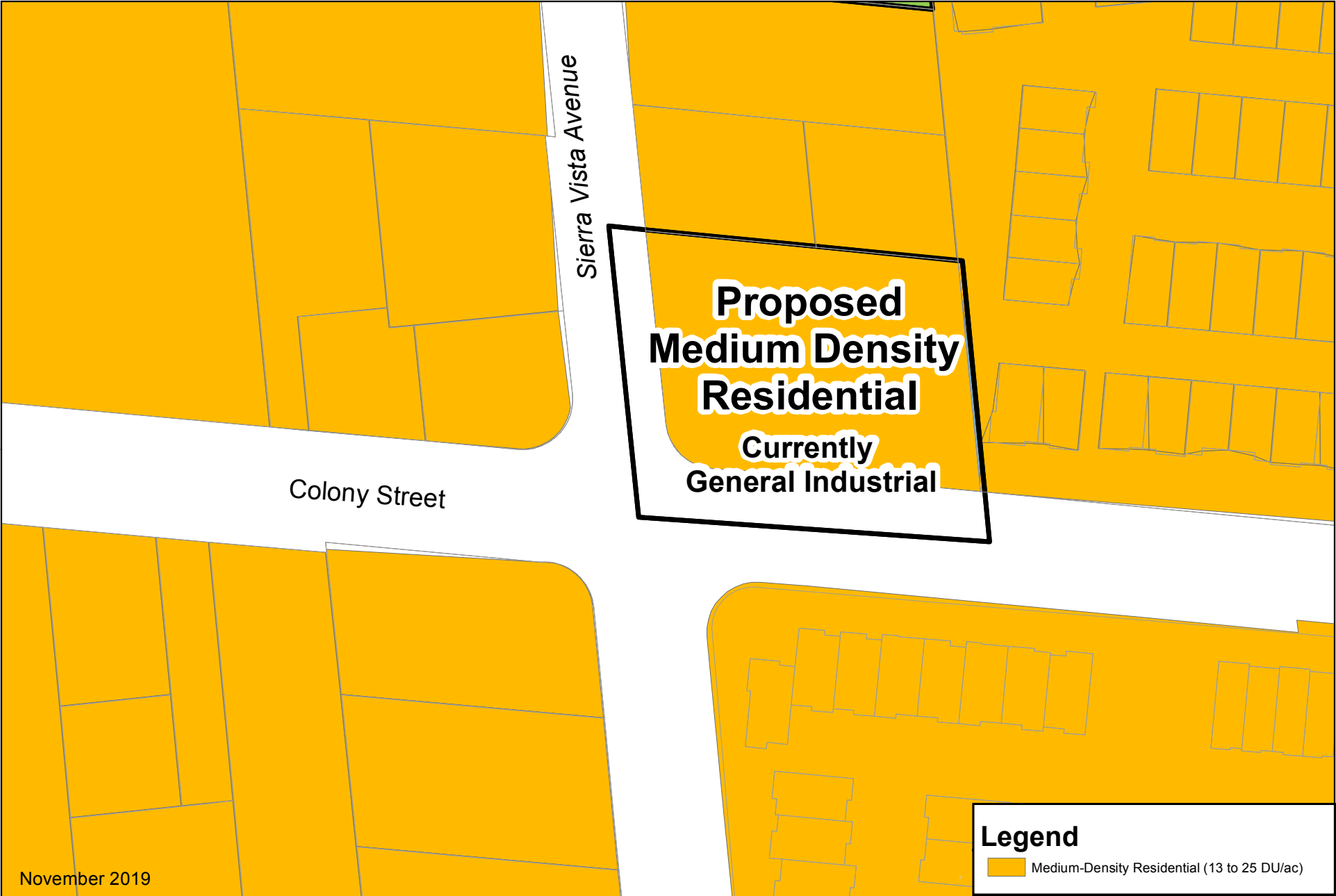
c. The site is physically suitable (including, but not limited to, access, provision of utilities, compatibility with adjoining land uses, and absence of physical constraints) for the requested zoning designation and anticipated land use development, including

new residential buildings, associated parking structures, and on-site amenities, as an environmental analysis has been completed, 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 residential development in the area in terms of building massing, scale, and the building locations; and

d. The proposed project complies with the California Environmental Quality Act because an Initial Study and a Mitigated Negative Declaration has been prepared for the development project which identified environmental impacts for noise and air quality that can be mitigated to a less- than-significant impact with incorporation of mitigation measures and standard City conditions of approval.

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

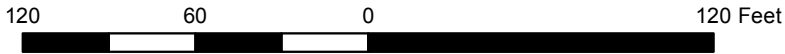
Attachment: A. General Plan Land Use Map Amendment



November 2019

Legend

Medium-Density Residential (13 to 25 DU/ac)



**Proposed General Plan Amendment:
851-853 Sierra Vista Ave**