

CITY OF MOUNTAIN VIEW
ENVIRONMENTAL PLANNING COMMISSION
RESOLUTION NO.
SERIES 2020

A RESOLUTION RECOMMENDING THAT THE CITY COUNCIL APPROVE A ZONING MAP AMENDMENT FOR THE PROPERTIES LOCATED AT 1001 NORTH SHORELINE BOULEVARD FROM THE ML (LIMITED INDUSTRIAL) AND MM (GENERAL INDUSTRIAL) ZONING DISTRICTS TO THE P (PLANNED COMMUNITY) ZONING DISTRICT

WHEREAS, an application was received from Sares Regis for a Zoning Map Amendment for the properties located at 1001 North Shoreline Boulevard from the ML (Limited Industrial) and MM (General Industrial) Zoning Districts to the P (Planned Community) Zoning District; and

WHEREAS, the Environmental Planning Commission held a public hearing on May 6, 2020 on said application;

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 36.52.70 of the City Code:

a. The proposed amendment is consistent with the General Plan because the project implements the goals and policies of the Mixed-Use Center Land Use Designation, including: promoting a vibrant mix of retail along with residential and office uses along Shoreline Boulevard; the project has a density of 38.8 dwelling units per acre and has a maximum of seven stories in conformance with the requirements of the General Plan Land Use Designation; and

b. The proposed Zoning Map Amendment will not be detrimental to the public interest, health, safety, convenience, or welfare of the City because the resulting P (Planned Community) Zoning District 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 residential use are compatible with the developments in the area; and

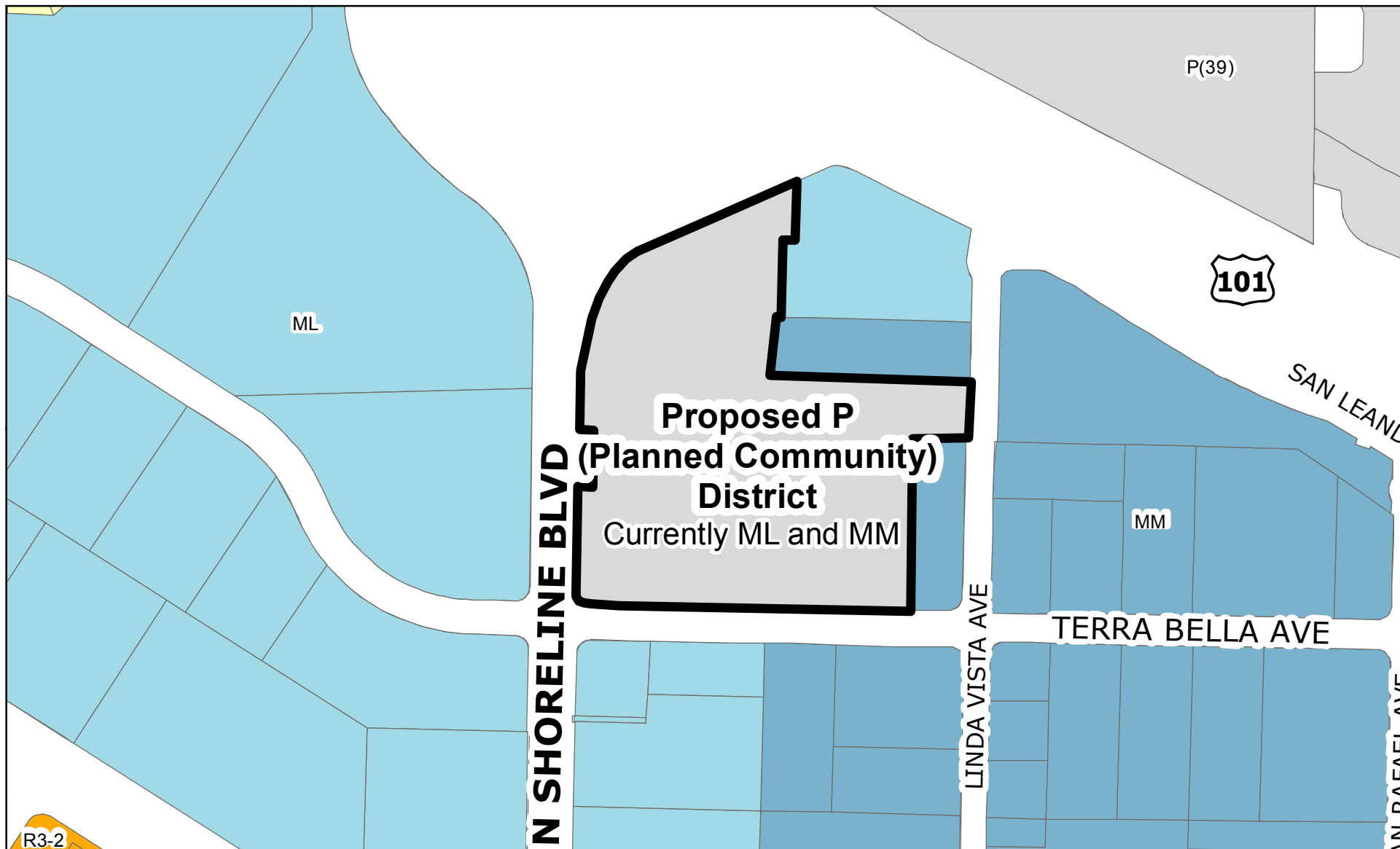
c. The site is physically suitable (including, but not limited to, access, provision of utilities, compatibility with adjoining land uses, and absence of physical constraints) for the requested zoning designation and anticipated land use development as it includes new residential buildings, associated parking structures, and on-site amenities, and the design of the proposed buildings and residential use are compatible with the developments in the area; and

d. The proposed project complies with the California Environmental Quality Act because an Environmental Impact Report (EIR) was prepared for the project and circulated for the required 45-day public comment period, which ended on November 11, 2019. Staff has received no comments on the Draft EIR. All significant impacts of the project have been mitigated to less than significant with the incorporation of mitigation measures and standard City conditions of approval. A final EIR was made available to the Public on January 13, 2020.

2. That the Zoning Map Amendment is recommended for approval and is incorporated herein by reference in Attachment A.

DP/2/CDD
807-03-18-20epcr-2

Attachment: A. Zoning Map Amendment



**Proposed Rezoning:
1001 North
Shoreline Boulevard**

