

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

A RESOLUTION OF THE ENVIRONMENTAL PLANNING COMMISSION OF THE CITY OF MOUNTAIN VIEW RECOMMENDING THE CITY COUNCIL APPROVE A ZONING MAP AMENDMENT FOR THE PROPERTIES LOCATED AT 2645 AND 2655 FAYETTE DRIVE FROM THE R3-D (MULTI-FAMILY) ZONING DISTRICT TO THE P-40 SAN ANTONIO PRECISE PLAN

WHEREAS, an application was received from Octane Fayette, LLC, for a Zoning Map Amendment for the properties located at 2645 and 2655 Fayette Drive from the R3-D (Multi-Family) Zoning District to the P-40 San Antonio Precise Plan; and

WHEREAS, the Environmental Planning Commission held a public hearing on October 21, 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 High-Density Residential General Plan designation allows the same land uses and supports housing at a similar floor area ratio (FAR) as the "Residential-Only" subarea in the San Antonio Precise Plan;

b. The proposed amendment will not be detrimental to the public interest, health, safety, convenience, or welfare of the City because the site can efficiently support additional density because it is near transit and commercial services; residential transition requirements will ensure larger setbacks adjacent to existing housing to the west; and developments of similar scale and intensity exist nearby;

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 because the site is adjacent to areas in the San Antonio Precise Plan that allow similar densities and intensities; the site is near transit and commercial services; the development

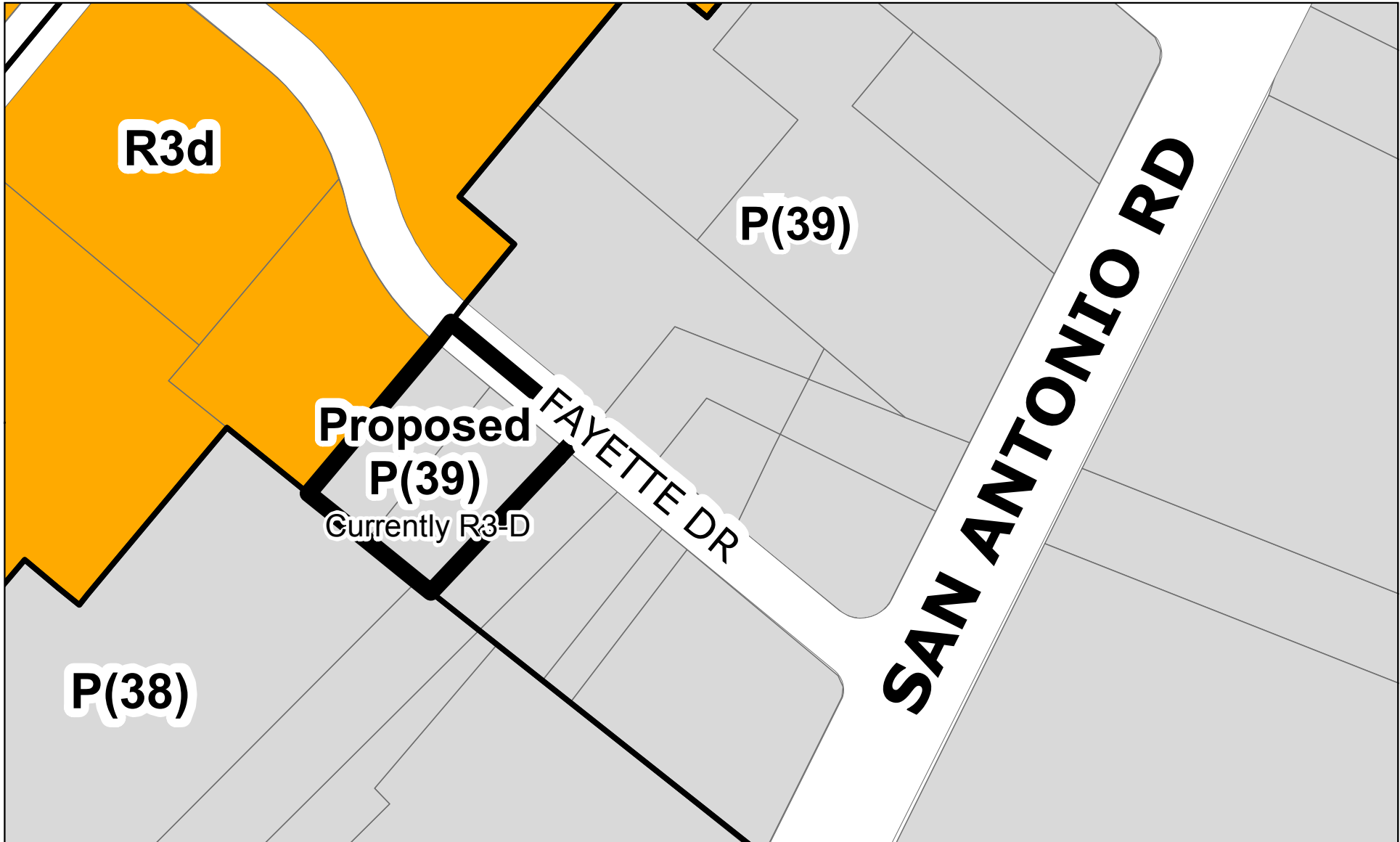
site can accommodate the minimum required open area and other standards; and the site can be served by existing utilities; and

d. The proposed project complies with the California Environmental Quality Act (CEQA) because an Initial Study and Mitigated Negative Declaration (IS/MND) was prepared for the Zoning Map Amendment, Precise Plan Amendments, and development project which identified environmental impacts for air quality and noise and vibration that can be mitigated to a less-than-significant level. The IS/MND was circulated for public review from March 6, 2020 to March 25, 2020.

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

EA/1/CDD
899-10-21-20epcr-3

Attachment: A. Zoning Map Amendment



**Proposed Rezoning:
2645-2655 Fayette Dr**

