

CITY OF MOUNTAIN VIEW
RESOLUTION NO.
SERIES 2020

A RESOLUTION APPROVING A GENERAL PLAN LAND USE MAP AMENDMENT
FOR THE PROPERTY LOCATED AT 851 SIERRA VISTA AVENUE FROM GENERAL
INDUSTRIAL TO MEDIUM-DENSITY RESIDENTIAL

WHEREAS, an application was received from Colony Sierra Vista Homes, LLC, for a General Plan Land Use Map Amendment for the property located at 851 Sierra Vista Avenue from the General Industrial to Medium-Density Residential Land Use Designation, as shown in Exhibit A, attached hereto; and

WHEREAS, on December 4, 2019, at a duly noticed public hearing, the Environmental Planning Commission considered this request and adopted a resolution recommending the City Council approve the General Plan Land Use Map Amendment; and

WHEREAS, on January 14, 2020, the City Council held a public hearing on said request and received and considered all evidence presented at the hearing, including project materials, staff reports, public testimony, and environmental review on the map amendment;

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Mountain View approves the General Plan Land Use Map Amendment, attached and incorporated herein as Exhibit A, pursuant to the required findings in Section 36.52.30 of the City Code since:

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 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.

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 proposed project promote development that is of desirable character, the project will be consistent with the goals and policies included in the General Plan, and the design of the proposed buildings and the

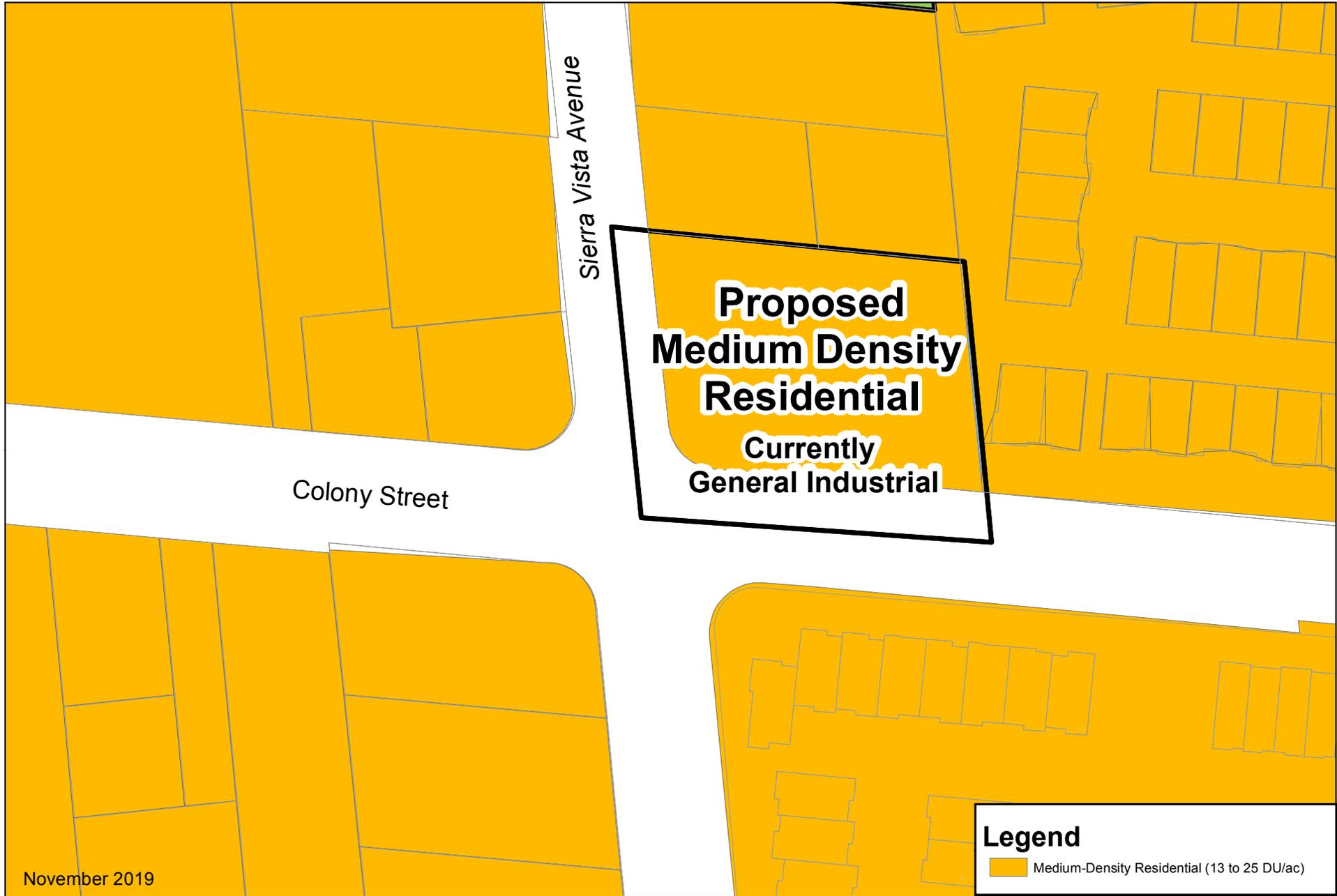
medium-density residential use are compatible with the surrounding medium-intensity residential developments.

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.

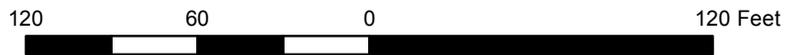
d. The proposed project complies with the California Environmental Quality Act (CEQA) because an Initial Study and Mitigated Negative Declaration have been prepared for the development project, which identified environmental impacts for noise and air quality that can be mitigated to a less-than-significant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

DP/6/RESO
807-01-14-20r-1

Exhibit: A. General Plan Land Use Map Amendment



November 2019



Proposed General Plan Amendment: 851 Sierra Vista Ave