

CITY OF MOUNTAIN VIEW  
RESOLUTION NO.  
SERIES 2019

A RESOLUTION APPROVING A GENERAL PLAN  
LAND USE MAP AMENDMENT FOR A PROPERTY LOCATED AT  
777 WEST MIDDLEFIELD ROAD FROM  
THE MEDIUM-DENSITY RESIDENTIAL TO  
THE HIGH-DENSITY RESIDENTIAL LAND USE DESIGNATION

WHEREAS, an application was received from FortBay LLC for a General Plan Land Use Map Amendment for a property located at 777 West Middlefield Road from Medium-Density Residential to High-Density Residential Land Use Designation, as shown in Exhibit A, attached hereto; and

WHEREAS, the Environmental Planning Commission held a duly noticed public hearing on April 29, 2019, on said map amendment and adopted a resolution recommending the City Council approve the General Plan Land Use Map Amendment; and

WHEREAS, the City Council held a duly noticed public hearing on May 21, 2019, on said map amendment and received and considered all evidence presented at said hearing, including project materials, staff reports, public testimony, and environmental review on said 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 pursuant to the required findings in Section 36.52.25 of the City Code:

a. The amendment is internally consistent with the General Plan because the project implements the goals and policies of the High-Density Residential Land Use Designation, including: a project with a density of 72.88 dwelling units per acre, and that has a maximum of five stories in conformance with the requirements of the General Plan Land Use Designation, and a high-density residential use which is compatible with the surrounding uses; and

b. The amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the City because the proposed High-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 high-density residential use are compatible with the surrounding lower-intensity residential developments; and

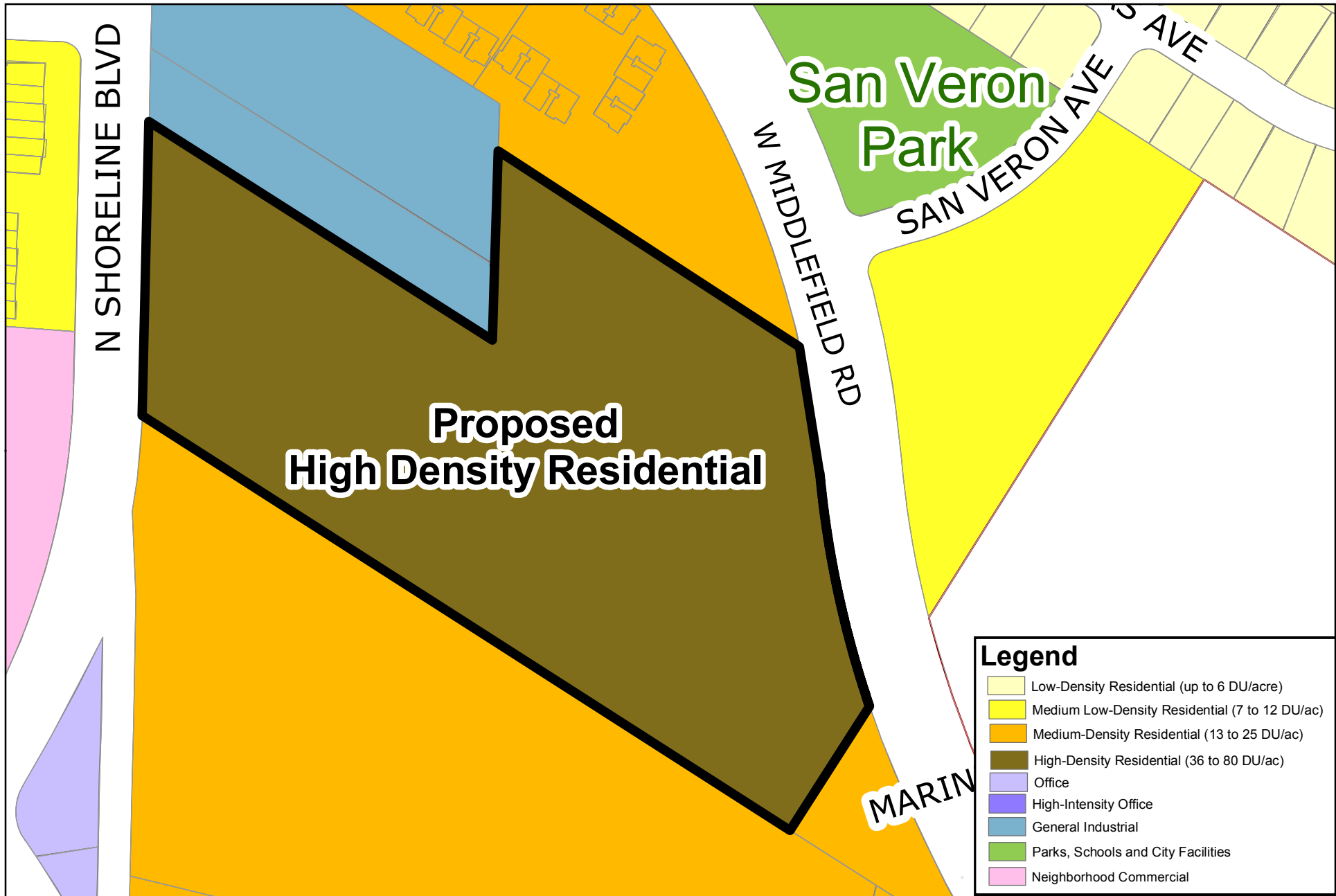
c. The site is physically suitable for the requested/anticipated land use development (including, but not limited to, access, provision of utilities, compatibility with adjoining land uses, and absence of physical constraints) for the requested zoning designation and anticipated land use development, 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 amendment is in compliance with the provisions of the California Environmental Quality Act (CEQA) because an Environmental Impact Report (EIR) has been prepared and circulated for public comment for the required 45 days, which ended December 21, 2018. Staff received five comment letters on the Draft EIR and has provided a response to these comments in the Final EIR document. 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.

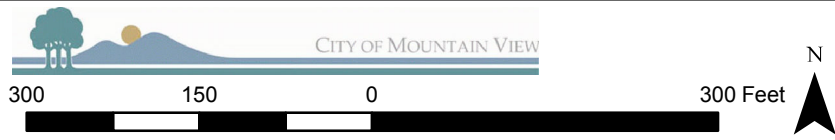
-----

DP/1/RESO  
807-05-21-19r-3

Exhibit: A. General Plan Land Use Map



Legend	
	Low-Density Residential (up to 6 DU/acre)
	Medium Low-Density Residential (7 to 12 DU/ac)
	Medium-Density Residential (13 to 25 DU/ac)
	High-Density Residential (36 to 80 DU/ac)
	Office
	High-Intensity Office
	General Industrial
	Parks, Schools and City Facilities
	Neighborhood Commercial



# Proposed General Plan Amendment: 777 W Middlefield Road