

CITY OF MOUNTAIN VIEW
RESOLUTION NO.
SERIES 2022

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MOUNTAIN VIEW APPROVING A
GENERAL PLAN MAP AMENDMENT FROM NEIGHBORHOOD COMMERCIAL TO HIGH-DENSITY
RESIDENTIAL FOR THE PROPERTY LOCATED AT 1265 MONTECITO AVENUE

WHEREAS, an application (Application No. PL-2021-152) was received from Charities Housing for a General Plan Land Use Map Amendment from Neighborhood Commercial to High-Density Residential for a property located at 1265 Montecito Avenue, as shown in Exhibit A, attached hereto; and

WHEREAS, the procedures set forth in Chapter 36, Article XVI, Division 12 of the Mountain View City Code, whereby the City can amend the General Plan, have been executed; and

WHEREAS, the Environmental Planning Commission held a duly noticed public hearing on November 2, 2022 on said application and recommended the City Council adopt the Negative Declaration prepared for the project, and conditionally approve the Development Review Permit, including requests under State Density Bonus Law, and Heritage Tree Removal Permit; and

WHEREAS, the City Council held a public hearing on December 6, 2022 on the application and received and considered all information, documents, and comments presented at said hearing, including the recommendation from the Environmental Planning Commission, the Council report, and project materials; now, therefore, be it

RESOLVED: by the City Council of the City of Mountain View that the City Council hereby makes the findings for a General Plan Land Use Map Amendment pursuant to Section 36.52.30 of the City Code:

1. The amendments is consistent with the General Plan because the project implements the goals and policies of the High-Density Residential Land Use Designation, including: encourage residential developments serving a range of diverse households and incomes and focus higher land use intensities and densities within one-half-mile of public transit service and along major commute corridors in conformance with the requirements of the General Plan Land Use Designation;

2. The amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the City because the proposed project promotes 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 residential use is compatible with the developments in the area;

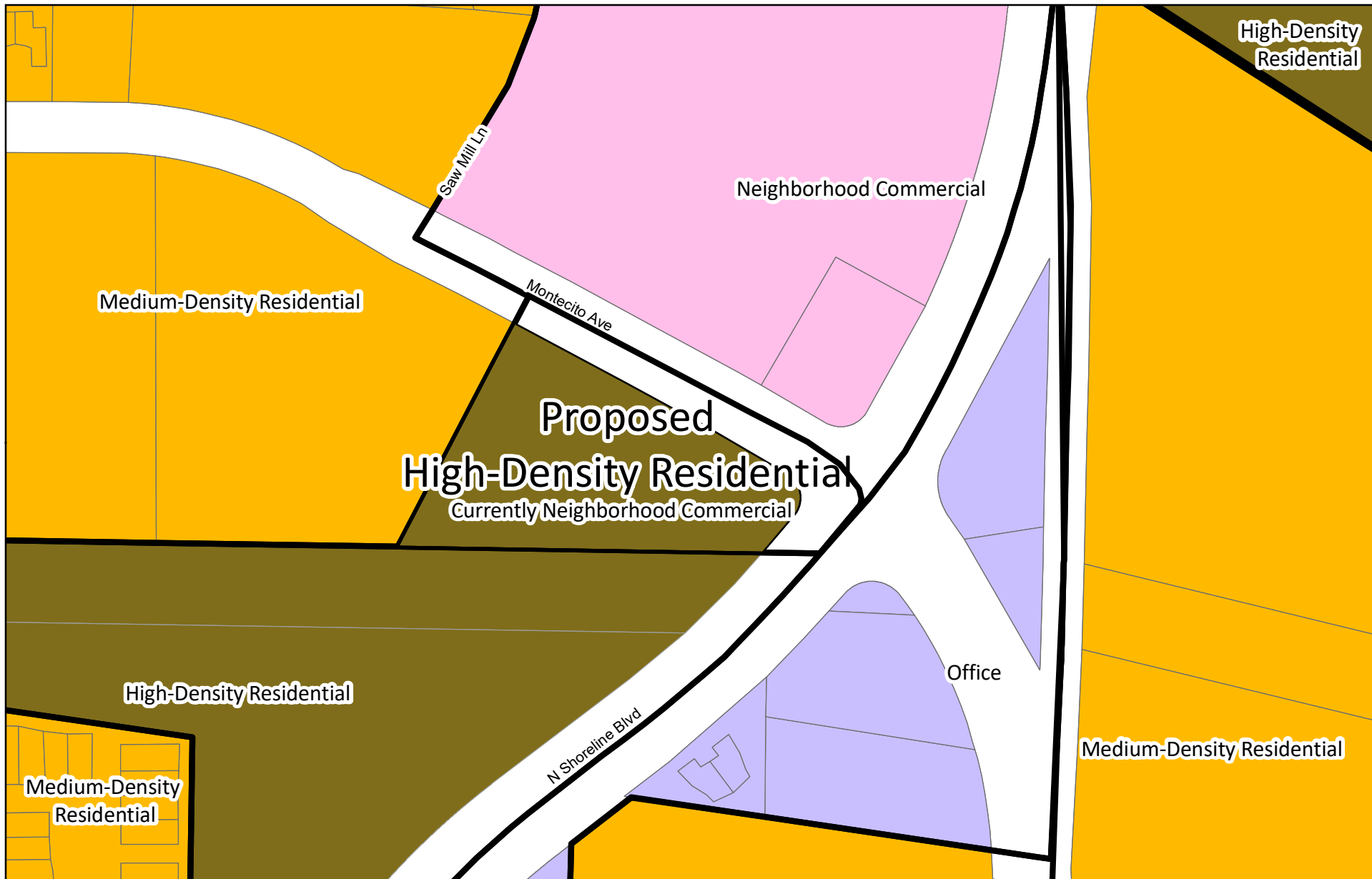
3. The site is physically suitable for the requested/anticipated land use development (including, but not limited to, access, provision of utilities, and compatibility with adjoining land uses, and absence of physical constraints) for the requested zoning designation and anticipated land use development, including the new residential building, and on-site amenities, as an environmental analysis was completed, which identified any necessary upgrades or improvements needed to utilities, infrastructure, or the project site to accommodate the project, and the use and development are consistent with other developments in the area; and

4. The amendment is in compliance with the provisions of the California Environmental Quality Act (CEQA) because an Initial Study/Negative Declaration (IS-ND) was prepared for the project and circulated for the required 30-day public comment period. Pursuant to Sections 15063 and 15074 of the CEQA Guidelines, the environmental analysis determined the proposed project with inclusion of the standard City conditions could not have a significant effect on the environment, and a Negative Declaration can be prepared; and be it

FURTHER RESOLVED by the City Council of the City of Mountain View that the General Plan Land Use Map Amendment as described in Exhibit A is hereby approved.

EM/4/RESO
808-11-02-22r-1

Exhibit: A. General Plan Land Use Map



High-Density Residential

Neighborhood Commercial

Medium-Density Residential

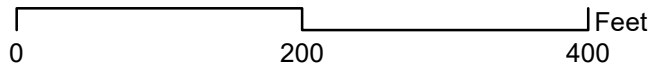
Proposed High-Density Residential
Currently Neighborhood Commercial

Office

High-Density Residential

Medium-Density Residential

Medium-Density Residential



Proposed General Plan Amendment: 1265 Montecito Avenue