

CITY OF MOUNTAIN VIEW
RESOLUTION NO.
SERIES 2022

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MOUNTAIN VIEW
AMENDING THE GENERAL PLAN LAND USE MAP FROM
MEDIUM-DENSITY RESIDENTIAL TO MIXED-USE CORRIDOR FOR THE
PROPERTY LOCATED AT 1873 LATHAM STREET

WHEREAS, an application (Application No. PL-2019-063) was received from Kurt Anderson, on behalf of Escuela Retail Center, for a General Plan Map Amendment from Medium-Density Residential to Mixed-Use Corridor for the property located at 1873 Latham Street; and

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

WHEREAS, Chapter 36 of the City Code requires the City's Environmental Planning Commission and City Council each hold a duly noticed public hearing before the City's General Plan Land Use Map is amended; and

WHEREAS, the Environmental Planning Commission held a duly noticed public hearing on January 5, 2022 and recommended the City Council approve the General Plan Map Amendment; and

WHEREAS, the City Council held a duly noticed public hearing on February 8, 2022 and received and considered all evidence presented at said hearing regarding the General Plan Map Amendment, including the recommendation from the Environmental Planning Commission, City Council report, project materials, testimony, and written materials submitted;

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 Map Amendment, pursuant to Section 36.52.30 of the City Code:

a. The proposed amendment is internally consistent with the General Plan because the project implements the goals and policies of the Mixed-Use Corridor Land Use Designation by proposing a parcel assembly to accommodate a development with complementary commercial and residential uses in a three-story building at a density of 56 dwelling units per acre, which is compatible with the surrounding residential uses;

b. The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the City because the proposed project promotes a mix of commercial and residential uses consistent with the Mixed-Use Corridor Land Use Designation; provides appropriate building massing and height transitions to adjacent properties; and provides retail and services opportunities within walking and bicycling distance from existing neighborhoods;

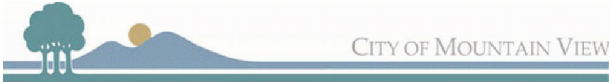
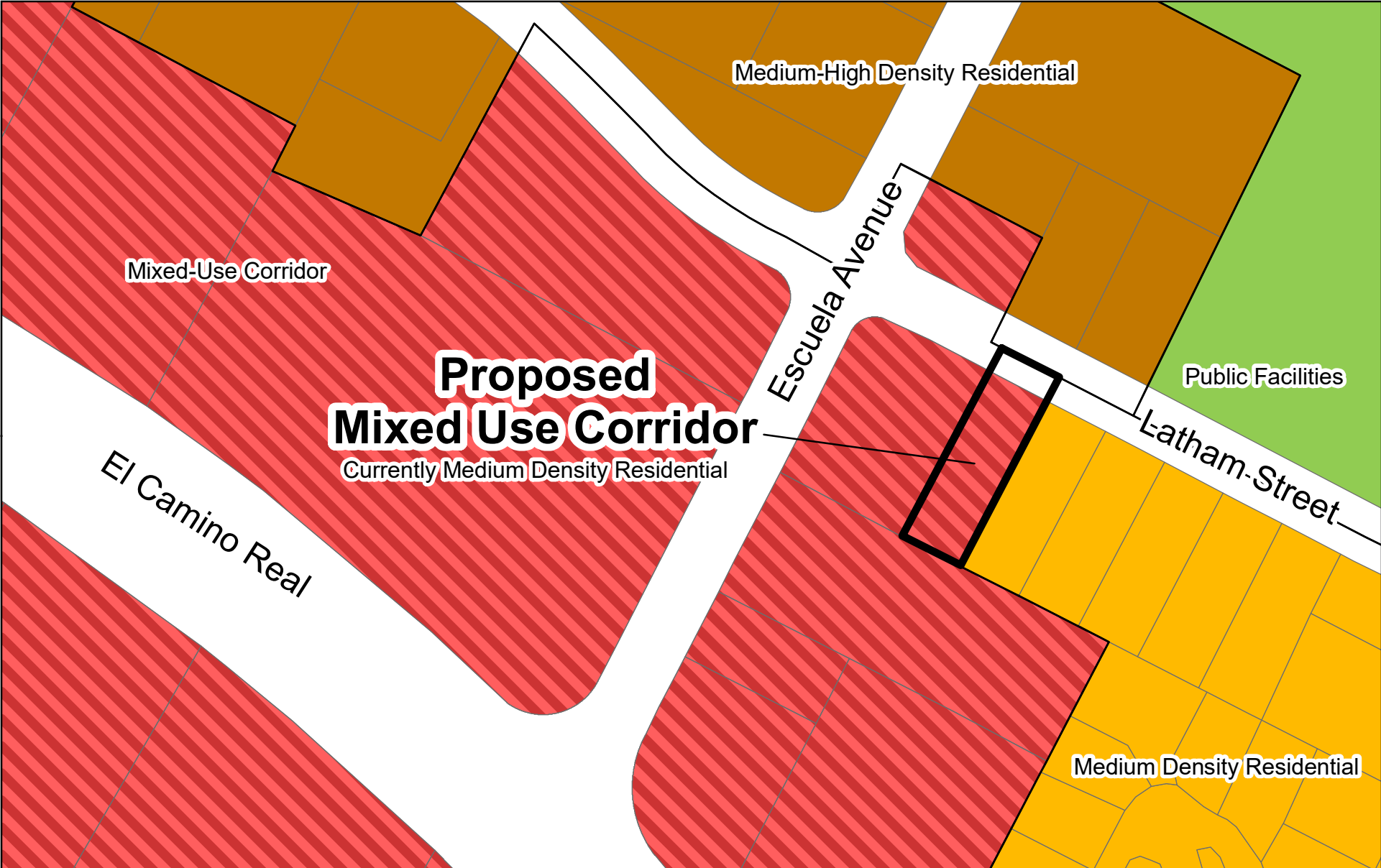
c. The site is physically suitable for the requested/anticipated land use development (including, but not limited to, access, provision of utilities, compatibility with adjoining land uses, and absence of physical constraints) because the assembly of two smaller parcels (the subject parcel together with an adjacent parcel) with conforming allowed land uses increases the utilization of the land area; the use and development are consistent with other residential and commercial development in the area; and technical analyses were completed that conclude the needed utilities and infrastructure are adequate to accommodate the development; and

d. The proposed amendment is in compliance with the provisions of the California Environmental Quality Act (CEQA) because an Initial Study and Mitigated Negative Declaration (MND) has been prepared for the project, which identified environmental impacts for air quality that can be mitigated to a less-than-significant impact with incorporation of mitigation measures and standard City conditions of approval, and the MND was adopted by the City Council on February 8, 2022, prior to approving this amendment.

BE IT FURTHER RESOLVED that the General Plan Land Use Map Amendment from Medium-Density Residential to Mixed-Use Corridor at the property identified as 1873 Latham Street with Assessor Parcel No. 154-35-014 as more specifically shown in Exhibit A, attached hereto and incorporated herein by reference, is hereby approved.

EY/6/RESO
810-01-05-22r

Exhibit: A. General Plan Land Use Map Amendment



Proposed General Plan Amendment: 1873 Latham Street