

CITY OF MOUNTAIN VIEW
ENVIRONMENTAL PLANNING COMMISSION
RESOLUTION NO.
SERIES 2017

A RESOLUTION RECOMMENDING THAT THE CITY COUNCIL APPROVE
AMENDMENTS TO THE P-5 (460 SHORELINE BOULEVARD) PRECISE PLAN

WHEREAS, Chapter 36 in the Mountain View City Code sets forth a procedure whereby the City can adopt a new Precise Plan; and

WHEREAS, said Chapter 36 of the Mountain View City Code requires that both the City's Environmental Planning Commission and City Council hold a duly noticed public hearing before the Precise Plan is adopted;

WHEREAS, an Initial Study/Negative Declaration and technical studies were prepared for the project and circulated for public review for 20 days consistent with the California Environmental Quality Act (CEQA) Guidelines, and included findings incorporated herein by reference;

WHEREAS, an Environmental Assessment/Finding of No Significant Impact (EA/FONSI) was prepared for the project and was circulated for public review for 10 days pursuant to the National Environmental Policy Act (NEPA) and included findings incorporated herein by reference;

WHEREAS, on December 6, 2017, the Environmental Planning Commission held a duly noticed public hearing and thereafter forwarded its recommendation to the City Council to adopt the 460 Shoreline Boulevard Precise Plan; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Mountain View:

1. That the findings required for adoption of a Precise Plan, contained in Section 36.50.95 of the Mountain View City Code, have been made as follows:

a. The proposed Plan is consistent with the General Plan because the proposal clearly demonstrates superior site and building design and compatibility with surrounding uses and development since the project complies with all applicable development standards outlined in the 460 Shoreline Boulevard Precise Plan for this site, including the density and parking, with approval of the requested amendments to allow an increase from 125 units to 170 units, and an increase in density from the 37

dwelling units allowed to 50 units on the 3.37 acres, or 32 units, including the SFPUC property. The three-story massing although higher compared to the adjacent two-story buildings includes architectural details to decrease mass, a third-story step-back from the closest adjacent residential use, and the height is 9' lower than the maximum height allowed;

b. The property covered by the proposed Precise Plan is within the Planned Community (P) District;

c. The proposed Plan would not be detrimental to the public interest, health, safety, convenience, or welfare of the community because the site plan and architecture are compatible with surrounding uses and development because the project includes private and common open space for recreation and gathering spaces for residents, the driveway support emergency vehicle access, and well-lighted safe pedestrian pathways support walkable connections within the neighborhood;

d. The proposed Plan promotes development of desirable character, harmonious with existing and proposed development in the surrounding area, because it conforms to the 460 Shoreline Boulevard Precise Plan in terms of use, density, and parking, and the R-3 Zoning Development Standards in terms of scale and character, it incorporates elements of the existing development on the site and features found in nearby residential development such as balconies, private open space and common open space, pedestrian pathways, and attractive landscaping with amenities such as benches, and the project provides sufficient setbacks and attractive wall plane variation and roof lines to break up the appearance of mass;

e. The site has special conditions of size, shape, land ownership, existing development, or development opportunities that can only be addressed by approval of the proposed Precise Plan or amendment because the amendment with the approval of the project will increase the supply of affordable housing and

f. The proposed amendment is in compliance with the provisions of the California Environmental Quality Act (CEQA), because an Initial Study pursuant to Section 15063 of the CEQA Guidelines and technical studies were prepared for the project and circulated for public review, and the analysis resulted in a Negative Declaration that there would no significant environmental impacts as a result of the project.

2. That the 460 Shoreline Boulevard Precise Plan, attached hereto as Exhibit A, has been reviewed and approved by the City Council and is hereby adopted.

TIME FOR JUDICIAL REVIEW:

The time within which judicial review of this document must be sought is governed by California Code of Procedure Section 1094.6 as established by Resolution No. 13850 adopted by the City Council on August 9, 1983.

PB/7/CDD

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Exhibit: A. 460 Shoreline Boulevard Precise Plan