

CITY OF MOUNTAIN VIEW
RESOLUTION NO.
SERIES 2019

A RESOLUTION APPROVING A GENERAL PLAN MAP AMENDMENT
FOR THE PROPERTIES LOCATED AT 1696-1758 VILLA STREET
FROM MEDIUM-DENSITY RESIDENTIAL AND LOW-DENSITY RESIDENTIAL
TO HIGH-DENSITY RESIDENTIAL

WHEREAS, an application was received from Prometheus Real Estate Group for a General Plan Map Amendment for the properties located at 1696-1758 Villa Street from the Low-Density and Medium-Density Residential General Plan Land Use Designations to the High-Density Residential General Plan Land Use Designation, as more particularly described in Exhibit A, attached hereto; and

WHEREAS, the City Council held a public hearing on June 4, 2019, on said application and approved the application, subject to the required findings;

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Mountain View hereby approves a General Plan Land Use Map Amendment pursuant to the following required findings in Section 36.52.30 of the City Code:

a. The proposed Amendment is 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 68.7 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 proposed Amendment will not be detrimental to the public interest, health, safety, convenience, or welfare of the City as the resulting 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 (including, but not limited to, access, provision of utilities, compatibility with adjoining land uses, and absence of physical constraints) for the requested General Plan Land Use 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

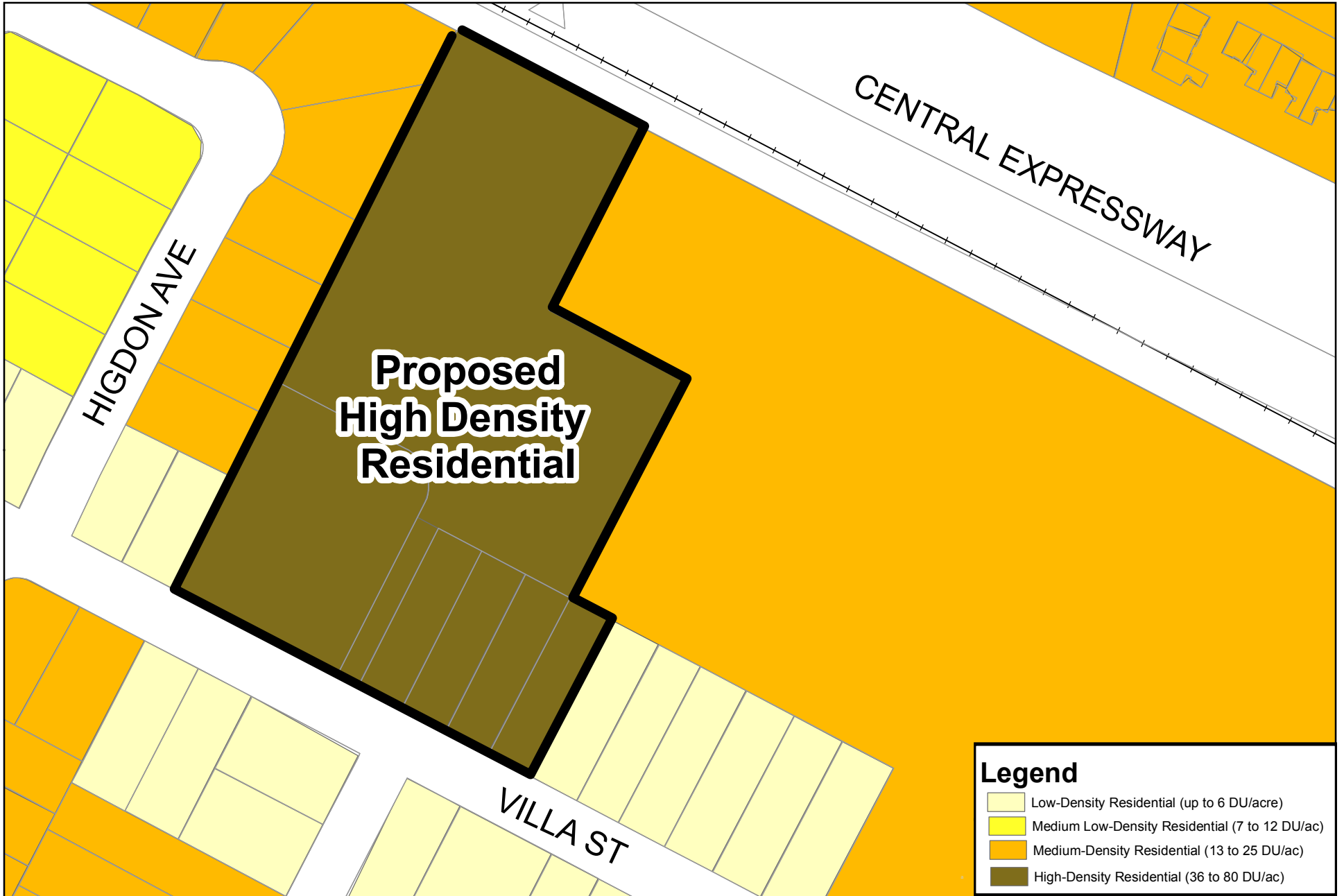
d. The proposed project complies with the California Environmental Quality Act because an Environmental Impact Report (EIR) has been prepared and circulated for public comment for the required 45 days, which ended January 4, 2019. Staff received five comment letters on the Draft EIR and has provided 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.

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.


MVO/3/RESO
835-06-04-19r-1

Exhibit: A. General Plan Map Amendment: 1696-1758 Villa Street



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)

 CITY OF MOUNTAIN VIEW

200 100 0 200 Feet

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Proposed General Plan Amendment: 1720 Villa Street