

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

A RESOLUTION RECOMMENDING THAT THE CITY COUNCIL CONDITIONALLY
APPROVE A PRELIMINARY PARCEL MAP TO MERGE FIVE LOTS INTO ONE
3.4-ACRE LOT AT 460 NORTH SHORELINE BOULEVARD

WHEREAS, an application was received from MidPen Housing for a Preliminary Parcel Map to merge five lots into one lot as more particularly described in Attachment A, attached hereto; and

WHEREAS, the Environmental Planning Commission held a public hearing on December 6, 2017 for a Preliminary Parcel Map and recommended approval to the City Council subject to the attached conditions; and

WHEREAS, the Preliminary Parcel Map would not be detrimental to the public interest, health, safety, convenience, or welfare of the community because the project would be consistent with the policies included in the General Plan, and the Preliminary Map facilitates the construction of a multiple-family residential development and removes lot lines where the existing buildings cross lot lines that can be fully served by the physical infrastructure and services provided within the City of Mountain View; and

WHEREAS, the Preliminary Parcel Map is in compliance with the provisions of the California Environmental Quality Act (CEQA) because an Initial Study/Negative Declaration was prepared for the project and was circulated for the required 20-day public comment period, which ended on September 21, 2017. Staff received two comemnts letters and comments were incorporated into the Negative Declaration. The analysis determined that the project would not result in significant environmental impacts;

NOW, THEREFORE, BE IT RESOLVED, the Environmental Planning Commission of the City of Mountain View hereby recommends that the City Council approve a Preliminary Parcel Map subject to the required findings, pursuant to the Subdivision Map Act and the following required findings:

1. That pursuant to Section 66473.5 and Subsections (a) and (b) of Section 66474 of the Government Code, and Section 28.8 of the Mountain View City Code, the City Council hereby finds that the proposed subdivision, together with the provisions for its

design and improvement, is consistent with the General Plan Land Use Designation of the 460 Shoreline Boulevard Precise Plan of the City, including all required elements therein applicable to said property.

2. That the Preliminary Parcel Map is in compliance with the provisions of the California Environmental Quality Act (CEQA) with the approval of the Initial Study/Negative Declaration;

3. That the Preliminary Parcel Map is recommended for approval subject to the subdivider's compliance with all of the conditions of approval as more particularly described in Attachment B, attached hereto.

PB/7/CDD
815-11-15-17epcr-E-2

Attachments: A. Preliminary Parcel Map
B. Subdivision Conditions