

**CITY OF MOUNTAIN VIEW
FINDINGS REPORT/ZONING PERMIT**

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APPLICATION NO.:

PL-2022-045

DATE OF FINDINGS:

February 22, 2023

EXPIRATION OF ZONING PERMIT:

THIS DOCUMENT REPRESENTS THE ZONING PERMIT RECEIVED FOR THE SUBJECT SITE. THIS DOCUMENT DOES NOT WAIVE THE REQUIREMENT FOR SUBSEQUENT CITY APPROVALS AS APPLICABLE, INCLUDING, BUT NOT LIMITED TO, BUILDING PERMITS, EXCAVATION PERMITS, ETC.

Applicant's Name:

Bryan Miranda for Public Storage

Property Address:

Assessor's Parcel Nos.:

Zone:

**1040 Terra Bella Avenue,
1055 San Leandro Avenue**

153-15-030, 153-15-002

MM

Request:

Request for a Development Agreement between the City of Mountain View and Public Storage for a 3.8-acre site located at 1040 Terra Bella Avenue and 1055 San Leandro Avenue (associated with Planning Application Nos. PL-2021-170 and PL-2021-171) to construct a four-story and six-story personal storage building with at-grade parking, replacing 18 existing personal storage buildings; and an Initial Study/Mitigated Negative Declaration pursuant to the California Environmental Quality Act (CEQA) guidelines was prepared for the project.

APPROVED

CONDITIONALLY
APPROVED

DISAPPROVED

OTHER

******ZONING ADMINISTRATOR RECOMMENDATION TO CITY COUNCIL******

FINDINGS OF APPROVAL:

1. The Development Agreement is consistent with the objectives, policies, general land uses, and programs specified in the General Plan because the General Industrial Land Use Designation allows for personal storage. As proposed, the site would be rezoned to the P (Planned Community) District, and the project will be compatible with the adjacent uses by providing adequate parking; improving the project frontages to include California-native and drought-tolerant landscape; increasing the width of the sidewalks (fronting Linda Vista Avenue) to accommodate new landscaping and street trees; conforming with the Mountain View Green Building Code, including no natural gas to be used in the new buildings; and supporting City goals and policies, such as *LUD 6.3: Street presence*, *LUD 8.7: Sustainable streets*, and *LUD 10.5: Building energy efficiency*.
2. The Development Agreement is compatible with the uses authorized in, and the regulations prescribed for, the land use district in which the real property is located because the project complies with the allowable land uses in the General Industrial Land Use Designation; meets the requirements of the General Industrial (MM) Zoning Designation, including landscape requirements and setback requirements as prescribed in the proposed P (Planned Community) District; and provides 40% on-site canopy and compatibility with surrounding uses and developments, including the Moffett Field Comprehensive Land Use Plan (CLUP) for the nearby Moffett Airfield.
3. The Development Agreement is in conformity with the public convenience, general welfare, and good land use practice because the design of the new Public Storage buildings and open space, including tree canopy, is compatible with the General Plan policies, goals, and allowable land uses. The project complies with *POS 12.2: Urban tree canopy*, as it increases tree canopy coverage with expanded shade areas, enhances aesthetics, and helps reduce greenhouse gases by planting 81 new trees on a

Owner

Agent

File

Fire

Public Works

site with no existing trees. Further, the project includes public right-of-way and on-site improvements with approximately 43,843 square feet of landscape (or 26% of the site). The buildings will be designed to front streets leading to passive activation, and the project will improve on-site and street lighting to comply with the City's requirements.

4. The Development Agreement will not be detrimental to the health, safety, and general welfare of the community because the proposed project is consistent with the provisions of the General Plan and will conform to City, State, and Federal codes and regulations for design, construction, and operations of the planned development.
5. The Development Agreement will not adversely affect the orderly development of property or the preservation of property values because the development of the project site with personal storage buildings, including updated landscape on project frontages, new street trees, and enhanced building architecture, align with the vision and development standards of the General Plan and are compatible with the surrounding industrial uses, research and development offices, and residential developments nearby.
6. The Development Agreement is needed by the applicant due to the complexity, cost, and infrastructure requirements for development to allow for flexibility in the timing and phasing of the project because the project involves phased construction of two buildings, demolition of 18 existing single-story storage buildings with interim operations during the phased construction, and a lot line adjustment to accommodate a 0.5-acre land swap and donation for the construction of an adjacent affordable housing development, which would otherwise exceed the City's standard approval and permit extension period.
7. The Development Agreement is advantageous to and benefits the City because the project's public benefit contributes to creating more affordable housing by providing a land swap and donation of 0.5 acre to an affordable housing project (Alta Housing). This land reconfiguration allows the affordable housing development to accommodate more affordable units and leads to better site and building design, including enhanced landscape, street trees, and other passive activation improvements (i.e., a seating plaza, educational landscape signage, and bicycle racks) on Terra Bella Avenue.
8. The Development Agreement has been reviewed by the City Attorney.
9. The City has determined that the project is a development of which a Development Agreement is appropriate. A Development Agreement will improve the potential for the project to be constructed in an orderly fashion along with the project benefits, such as the land donation to an affordable housing development, and otherwise achieve the goals and purposes of Article XVI, Division 14 of the City Code related to development agreements, including meeting the required contents of a development agreement as set forth in Section 36.54.20.
10. The Development Agreement complies with the California Environmental Quality Act (CEQA) because an Initial Study/Mitigated Negative Declaration has been prepared pursuant to the CEQA Guidelines, and all impacts of the project have been mitigated to less-than-significant with the incorporation of mitigation measures and standard City conditions of approval.

LINDSAY HAGAN, ASSISTANT COMMUNITY DEVELOPMENT DIRECTOR

LH/EM/6/FDG
PL-2022-045