

CITY OF MOUNTAIN VIEW  
RESOLUTION NO.  
SERIES 2014

A RESOLUTION FOR AMENDMENTS TO THE WHISMAN STATION PRECISE PLAN TO ALLOW LOW-DENSITY, SMALL-LOT, SINGLE-FAMILY HOMES WHERE MEDIUM-DENSITY ROWHOMES ARE REQUIRED AT THE ANTENNA FARM SITE

WHEREAS, an application was received from Bayless and Hicks for amendments to the Whisman Station Precise Plan to allow low-density, small-lot, single-family homes where medium-density rowhomes are required at the Antenna Farm site; and

WHEREAS, on October 1, 2014, the Environmental Planning Commission (EPC) held a public hearing on said Precise Plan amendments and recommended approval to the City Council; and

WHEREAS, on October 28, 2014, the City Council held a public hearing on said Precise Plan amendments and received and considered all evidence presented at said hearing, including the recommendation for approval from the EPC;

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

1. That Council hereby finds and determines that the amendments to the Whisman Station Precise Plan have been reviewed and approved by the City Council and that the following required findings have been made pursuant to Section 36.50.95 of the City Code:

a. The Precise Plan amendments are consistent with the General Plan because the amendments would allow small-lot, single-family homes on the Antenna Farm site which is an allowable use of the property under the Medium-Density Residential General Plan designation; and

b. The property covered by the proposed Precise Plan amendments is within the P(35) (Whisman Station) Planned Community District; and

c. The Precise Plan amendments would not be detrimental to the public interest, health, safety, convenience, or welfare of the community because the project will be consistent with the policies included in the General Plan, the amendments facilitate the construction of a new residential development project that can be fully served by the physical infrastructure and services provided within the City of Mountain View, and is situated in close proximity to existing transit services, jobs, and schools; and

d. The Precise Plan amendments promote development of a neighborhood of desirable character, harmonious with existing and proposed development in the surrounding area because the amendments facilitate the construction of a new small-lot, single-family residential development project which is similar in scale and intensity to the surrounding developments; and

e. The site has special conditions of size, shape, land ownership, and development opportunities that can only be addressed by approval of the Precise Plan amendments as the site is located within the Whisman Station Precise Plan and currently allows a higher-density residential housing type and the proposed amendments would allow a lower-density residential housing type which is allowed within the Precise Plan area; and

f. The Precise Plan amendments are in compliance with the provisions of the California Environmental Quality Act (CEQA) because an Initial Study/Mitigated Negative Declaration has been prepared for the amendments and associated development project, which identified environmental impacts for hazards and hazardous materials and hydrology and water quality that can be mitigated to a less-than-significant impact with incorporation of mitigation measures. The Initial Study/Mitigated Negative Declaration was circulated for public review from July 30, 2014 to August 19, 2014; and

2. That the Whisman Station Precise Plan, as more particularly described in Exhibit A attached hereto, and which shall be on file in the Office of the City Clerk, is hereby adopted; and

3. That the City Council has reviewed and considered the Initial Study/Mitigated Negative Declaration for the proposed project which identifies mitigation measures that, when implemented, will substantially lessen or avoid the significant effects on the environment caused by the proposed project.

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.

-----