

CITY OF MOUNTAIN VIEW
RESOLUTION NO.
SERIES 2014

A RESOLUTION AMENDING THE EXISTING PLANNED COMMUNITY
PERMIT FOR THE PHASE I PROJECT AT 455 SAN ANTONIO ROAD

WHEREAS, an application was received from Merlone Geier Partners for an Amendment to the existing Villages at San Antonio Center Phase I Planned Community Permit and Heritage Tree Removal Permit (collectively the "Phase I Permit") to remove the 455 San Antonio Road (the "North Parcel") from the coverage of the Phase I Permit (Application No. 285-14-PCZA); and

WHEREAS, the Environmental Planning Commission (EPC) held a public hearing on June 18, 2014 on said application in conjunction with applications for the Villages at San Antonio Phase II development project (the "Project"), which is proposed for an approximately 9.9-acre area that includes the North Parcel, and unanimously recommended that the City Council not approve the Project and included specific recommendations; and

WHEREAS, on July 1, 2014, the City Council held a public hearing on the Project and received and considered the recommendations of the EPC, and all evidence presented at said hearing, and requested that the applicant return to the City Council with the project at a later date following additional work by the City on its update to the San Antonio Center Precise Plan; and

WHEREAS, on December 2, 2014, the City Council held another public hearing on the Project, along with Application No. 285-14-PCZA, again considering the recommendations of the EPC and all evidence presented at all public hearings, as well as the Findings Report/Zoning Permit for Application No. 285-14-PCZA, which is attached hereto and incorporated herein (the "Findings Report"); and

WHEREAS, Application No. 285-14-PCZA seeks to amend the Phase I Permit to remove the 175,000 square feet of regional retail uses approved for the North Parcel; and

WHEREAS, the remaining development within Phase I, all of which has now been developed and is operational, remains consistent with the provisions of the San Antonio Center Precise Plan, even with the removal of the Property (also referred to as the North Parcel where no buildings have been constructed as part of the Phase I project) since the remaining Phase I site continues to demonstrate superior site and building design and

compatibility with surrounding uses and developments by providing appropriate building setbacks from the public right-of-way; creation of new plazas, open space, and other gathering spaces, including pedestrian-oriented design elements such as building entrances, visible storefronts, and landscaping; and supporting improved mobility within San Antonio Center for vehicles, transit, bicyclists, and pedestrians; and

WHEREAS, the remaining development within Phase I remains consistent with the General Plan Land Use Designation of Mixed-Use Center which promotes pedestrian-oriented mixed-use centers with integrated, complementary uses such as entertainment, restaurant(s), department stores and other retail, office, hotel, convention/assembly and/or civic uses, and public spaces that draw visitors from surrounding neighborhoods, communities, and the region; and

WHEREAS, the proposed amendment removing the North Parcel project site from the Phase I Permit for a mixed-use development will not be detrimental to the public interest, health, safety, convenience, or welfare because the Phase I project has been designed to conform to pertinent health and safety codes, is an infill project within an already developed area, is compatible with surrounding developments, will continue to provide access to public streets and sidewalks, and develops retail opportunities to existing public transportation services; and

WHEREAS, the previously approved Phase I development project promotes a well-designed development that is harmonious with existing and planned development in the surrounding area by providing office, retail, and commercial uses that are consistent with other developments in the area and includes features and materials that are compatible with surrounding structures, even with the removal of the North Parcel from the Phase I project site; and

WHEREAS, the proposed amendment removing the North Parcel from the Phase I Permit complies with the California Environmental Quality Act (CEQA) because an Environmental Impact Report (EIR) and Statement of Overriding Considerations (State Clearinghouse No. 2013082054) was adopted for the Phase I project and this amendment reduces the scope of the Phase I project and, therefore, this amendment does not cause any increased environmental impact compared to the original project;

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

1. The City Council of the City of Mountain View adopts each of the findings set forth above and finds that the amendment to the Phase I Permit described herein is consistent with the City of Mountain View's General Plan and Zoning Ordinance.

2. The Amendment to the Phase I Permit is hereby approved, subject to the conditions of approval included in the Findings Report, which is attached hereto and incorporated herein.

3. The Amendment to the Planned Community Permit described herein shall not become effective until the effective date of both Ordinance No. ___ (approving the updated San Antonio Center Precise Plan) and Resolution No. _____ (approving the Planned Community Permit and Heritage Tree Removal Permit for the Villages at San Antonio Phase II). Upon such effective date, the development standards and design guidelines applicable to the North Parcel shall be those set forth in the Planned Community Permit approved by Resolution No. _____.

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within an already developed area; is compatible with surrounding developments; will continue to provide access to public streets and sidewalks; and develops retail opportunities near existing public transportation services;

- D. The previously approved development project promotes a well-designed development that is harmonious with existing and planned development in the surrounding area by providing office, retail, and commercial uses that are consistent with other developments in the area and including features and materials that are compatible with surrounding structures, even with the removal of the North Parcel from the Phase I project site; and
- E. The proposed amendment removing the North Parcel from the project site complies with the California Environmental Quality Act (CEQA) because an Environmental Impact Report (EIR) and Statement of Overriding Considerations (State Clearinghouse No. 2013082054) was adopted for the Phase I project and this amendment reduces the scope of the Phase I project and, therefore, this amendment does not cause any increased environmental impact compared to the original project.

The request for an amendment to a previously approved Planned Community Permit (Application No. 080-10-PCZA) to remove the 175,000 square foot retail building and associated parking on the North Parcel of the project site from the approval as shown on the project materials listed below is approved, except as modified by conditions contained herein:

- a. Project drawings prepared by Devcon for Merlone Geier Partners dated June 10, 2014, and consisting of one sheet.

THIS REQUEST IS GRANTED SUBJECT TO THE FOLLOWING CONDITIONS:

Community Development Department – (650) 903-6306

PLANS AND SUBMITTAL REQUIREMENTS

- 1. **PREVIOUS APPROVALS:** The Planned Community Permit modification approval does not change conditions of approval from prior permits, including, but not limited to, Permit No. 080-10-PCZA, applicable to the San Antonio Center Phase I Project, except as to the North Parcel, which is governed by the conditions of approval set forth in Resolution No. _____.

GERRY BEAUDIN, ZONING ADMINISTRATOR

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