

CITY OF MOUNTAIN VIEW
RESOLUTION NO.
SERIES 2017

A RESOLUTION UPHOLDING THE ZONING ADMINISTRATOR'S CONDITIONAL APPROVAL OF A PLANNED COMMUNITY PERMIT AND A DEVELOPMENT REVIEW PERMIT TO ALLOW CONSTRUCTION OF A NEW 74-ROOM HOTEL, A PROVISIONAL USE PERMIT FOR A PARKING REDUCTION FOR A HOTEL USE, AND A HERITAGE TREE REMOVAL PERMIT TO REMOVE THREE HERITAGE TREE(S) AT 870 LEONG DRIVE

WHEREAS, an application was received from Temple Hospitality, LLC for a Planned Community Permit and a Development Review Permit to construct a new 39,619 square foot, 74-room hotel project, a Provisional Use Permit for a parking reduction for a hotel use with 70 parking spaces in lieu of 75 parking spaces, and a Heritage Tree Removal Permit to remove three Heritage trees on a 1.15-acre project site located at 870 Leong Drive (Application No. 002-11-PCZA); and

WHEREAS, the proposed project is consistent with the existing Neighborhood Commercial General Plan land use designation and the P(32) Evandale Precise Plan Zoning Designation; and

WHEREAS, the proposed project complies with the California Environmental Quality Act (CEQA) because an Initial Study and Mitigated Negative Declaration (IS/MND) have been prepared for the project. The IS/MND was circulated for the mandatory 30-day public review comment period, which ended on July 27, 2017. The IS/MND identified environmental impacts from air quality, noise, and hazards and hazardous materials on-site that can be mitigated to less than significant; and

WHEREAS, the Zoning Administrator held a public hearing on September 13, 2017 on said application and conditionally approved the application; and

WHEREAS, an appeal to the City Council of the Zoning Administrator's decision conditionally approving the project was received by the City Clerk on September 22, 2017; and

WHEREAS, on November 7, 2017, pursuant to the appeal authority set forth in Section A36.80.100 of the Zoning Ordinance (Appeal of Zoning Administrator Decisions), the City Council held a public hearing on said appeal and received and considered all evidence presented at said hearing, including the appellants statements,

the attached Findings Report from the Zoning Administrator and City Council staff report;

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

1. The proposed hotel development is consistent with the provisions of the Evandale Precise Plan.
2. The proposed hotel development is consistent with the General Plan.
3. The proposed hotel development will not be detrimental to the public interest, health, safety, convenience or welfare.
4. The proposed project promotes a well-designed development that is harmonious with existing and planned development in the surrounding area.
5. The proposed project complies with the California Environmental Quality Act (CEQA).

BE IT FURTHER RESOLVED that the City Council hereby finds that the Zoning Administrator's decision to conditionally approve the Planned Community Permit, the Development Review Permit, Provisional Use Permit, and Heritage Tree Removal Permit for said project is hereby upheld subject to the Findings A in Exhibit A.

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.

DP/4/RESO
807-11-07-17r-E

Exhibits: A. Findings Report