

CITY OF MOUNTAIN VIEW
ENVIRONMENTAL PLANNING COMMISSION
RESOLUTION NO.
SERIES 2016

A RESOLUTION RECOMMENDING THE CITY COUNCIL APPROVE
A GENERAL PLAN LAND USE MAP AMENDMENT TO CHANGE
THE PROPERTY AT 779 EAST EVELYN AVENUE FROM
GENERAL INDUSTRIAL TO HIGH-DENSITY RESIDENTIAL
LAND USE DESIGNATION

WHEREAS, an application was received from ROEM Development Corporation for a General Plan Map Amendment to change the land use designation from General Industrial to High-Density Residential at 779 East Evelyn Avenue; and

WHEREAS, the Environmental Planning Commission held a public hearing on February 17, 2016 on said conversion of land use from industrial to residential and map amendment application;

NOW, THEREFORE, BE IT RESOLVED that the Environmental Planning Commission of the City of Mountain View recommends the City Council approve the industrial-to-residential land use conversion per the adopted City policies regarding such conversions (Resolution No. 16984), based on the following criteria:

a. Minimum Lot Size of 2 Acres—While the project does not meet the minimum lot size of 2 acres (at 1.93 acres), it does meet the intent of the lot size criteria, as the relationship between the unit count achievable on the project site to the amount of staff resources used to process the application is proportional. The proposed high-density residential project includes the maximum units achievable for the site, while being compatible with adjacent development and land uses in scale, massing, and height;

b. Contiguous with Existing Residential Zones—The project site is located within an area of the City previously identified for potential industrial-to-residential conversions due to the adjacent residential land uses to the south. A large portion of this segment of Evelyn Avenue, from Moorpark Way/SR 237 to the City limit border, has transitioned to residential uses with the approval and construction of the Mondrian residential community (at the corner of Moorpark Way and East Evelyn Avenue). The conversion of this project site to residential would add housing units along a commute and bicycle corridor and support affordable housing options for residents of the community;

c. Maintain Operations of Existing Adjacent Businesses – The commercial uses adjacent to the project site – the gas service station and personal storage facility – can be maintained and continue to operate with the proposed residential project. These uses generally have limited impacts on residential land uses. The most impacted of the two businesses by the project is the gas service station, due to its proximity to the property lines; however, the existing driveway access to the gas service station will be maintained, the on-site vehicle circulation will be maintained (with minor modifications to on-site parking), and the project design has accounted for potential noise impacts from the gas station’s auto repair bays (at the rear) by including high-rated windows and doors along the adjacent frontages of the project; and

d. Do Not Create Islands of Residential or Industrial Properties – The project itself does not create a residential island due to the existing residential land uses to the south and further west along Evelyn Avenue. While the gas service station will remain as a commercial/industrial use at the corner, this type of business is often found within residential areas along major arterials within the City and so is not considered a conflicting land use.

THEREFORE, BE IT FURTHER RESOLVED that the Environmental Planning Commission of the City of Mountain View recommends the City Council approve the General Plan Land Use Map Amendment pursuant to the following required findings in Section 36.52.25 of the City Code:

a. The General Plan Map Amendment is internally consistent with the General Plan because it implements goals and policies of the 2030 General Plan, including LUD 2.3 (Local Collaboration) by coordinating roadway and bike lane improvements with the City of Sunnyvale; LUD 3.1 (Land Use and Transportation) by locating higher land use intensities along a major commute corridor – Evelyn Avenue; LUD 3.5 (Diversity) by encouraging residential developments serving a range of diverse households and income levels within the City; and LUD 8.5 (Pedestrian and Bicycle Amenities) by supporting bike and pedestrian improvements that connect the project site to the surrounding neighborhood; and

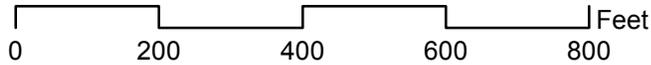
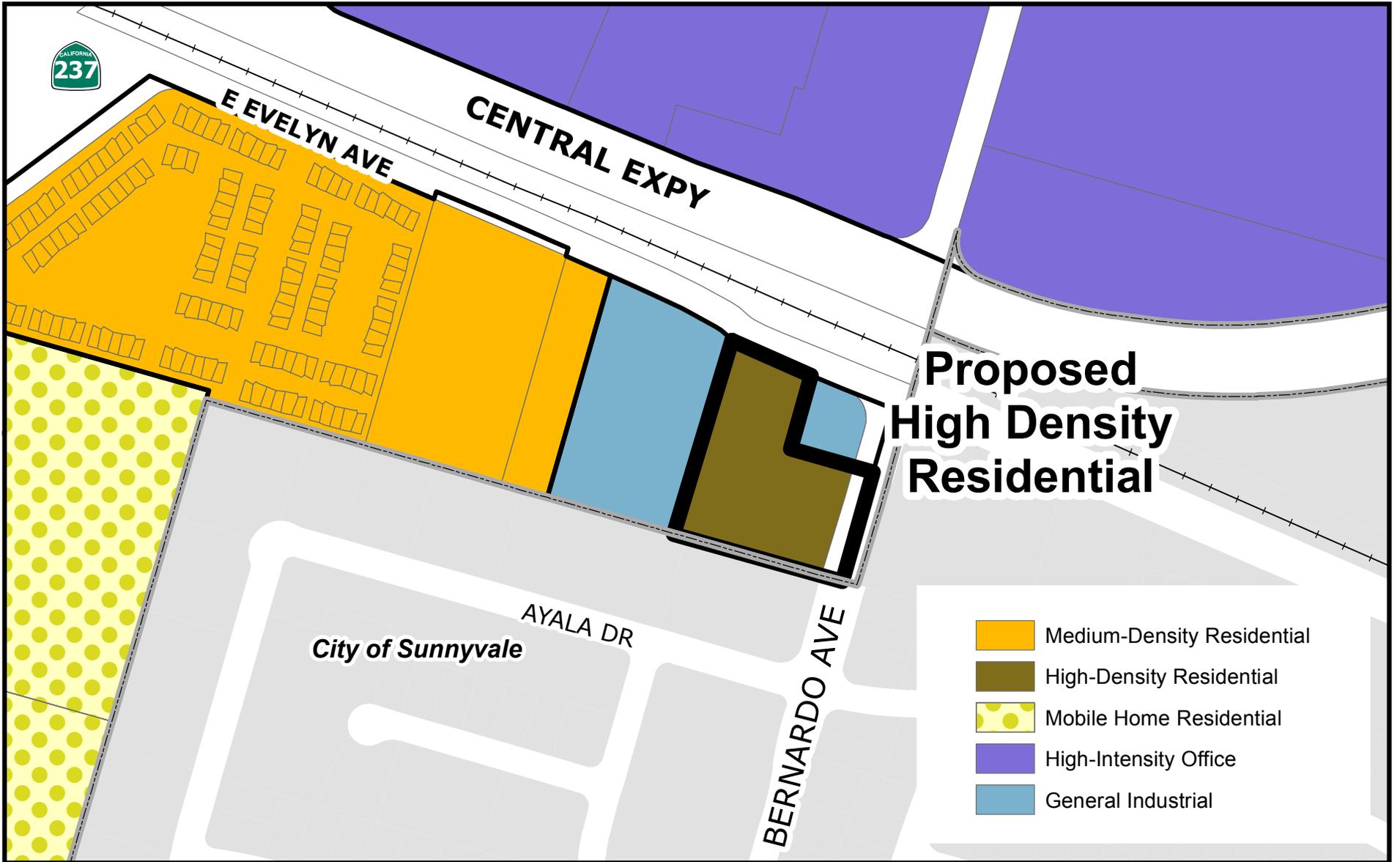
b. The General Plan Map Amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the City because it facilitates a new residential project to be contiguous with an existing residential neighborhood and along a segment of Evelyn Avenue where residential conversions have occurred; and

c. The site is physically suitable for the requested/anticipated land use development because it places a compatible residential use near an existing residential neighborhood, is consistent with the goals and policies of the General Plan, and it facilitates the construction of a new residential affordable housing development within the City, which meets a major City Council goal for Fiscal Year 2015-16; and

d. The amendment is in compliance with the provisions of the California Environmental Quality Act (CEQA) because an Initial Study and Mitigated Negative Declaration (IS/MND) was prepared for the General Plan Map Amendment, the Zoning Map Amendment, and development project, which identified environmental impacts for air quality, hazardous materials, noise, and utilities that can be mitigated to a less-than-significant level. The IS/MND was circulated for public review from December 22, 2015 to January 21, 2016.

LH/7/CDD
823-02-17-16epcr-E-1

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**Proposed General Plan Amendment:
779 East Evelyn Avenue**