



COUNCIL REPORT

DATE: May 23, 2023

CATEGORY: Consent

DEPT.: Community Development

TITLE: **334 San Antonio Road Mixed-Use Project—Corrections to Approval Resolutions**

RECOMMENDATION

Adopt a Resolution of the City Council of the City of Mountain View Amending Resolution No. 18722 Approving a Mixed-Use Residential Development and Resolution No. 18723 for a Vesting Tentative Map for Condominium Purposes at 334 San Antonio Road to Make Corrections to the Conditions of Approval and Other Minor Corrections, to be read in title only, further reading waived (Attachment 1 to the Council report).

BACKGROUND

On [October 25, 2022](#), the City Council approved a mixed-use development project at 334 San Antonio Road comprised of 62 residential units and 2,000 square feet of ground-floor commercial space, which included a State Density Bonus request with development waivers and concessions. At the Council hearing, the project included two applicant-proposed Below-Market-Rate (BMR) Program options for Council consideration:

- **Original BMR Proposal**: Included 13 total affordable units, comprised of 10 low-income units and three moderate-income units, and 49 market-rate units. This option was withdrawn by the applicant at the Council hearing.
- **BMR Option 2**: Included 10 low-income units, comprised of more two-bedroom units than the original proposal and adjustments to BMR unit locations, and 52 market-rate units. This option was proposed by the applicant on September 20, 2022, shortly before the Environmental Planning Commission (EPC) public hearing in response to community input.

The EPC supported BMR Option 2 as part of its Council recommendation at the EPC public hearing on September 21, 2022. At the Council meeting on October 25, 2022, the applicant withdrew the Original BMR Proposal, and Council approved the project with BMR Option 2.

ANALYSIS

In early 2023, staff identified minor errors in the adopted Project Approval (“Development Permits”) Resolution and Vesting Tentative Map Resolution, which did not align with the BMR Option 2 approved by Council. Staff is proposing the following technical corrections to correct the resolutions to align with the Council decision:

- The Development Permits Resolution included the correct land valuation and fee amount per unit in the Park Land Dedication Fee condition of approval (Condition No. 160) but an incorrect total fee amount for the project. The correction to this condition of approval would revise the total fee amount to align with the BMR Option 2.
- The Vesting Tentative Map Resolution included an out-of-date Park Land Dedication Fee condition of approval (Condition No. 10) and needs to be corrected to align with the condition of approval language applied to the Development Permits, as noted above. This resolution also included a typo in the project address.

These edits are needed to correct the public record for this previously approved development and do not change any discretionary elements of the previous project approvals.

FISCAL IMPACT

Approval of this resolution will amend the Park Land Dedication In-Lieu Fee condition of approval for the project to reflect the higher number of market-rate units in BMR Option 2. Park Land Dedication In-Lieu fees are not charged on affordable units. The approved project will result in a total fee of \$2,964,000, as compared to the \$2,793,000 fee identified in the originally approved resolutions.

PUBLIC NOTICING

The City Council’s agenda is advertised on Channel 26, and the agenda and this report appear on the City’s website. All property owners and tenants within a 750’ radius were notified of this meeting.

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Attachment: 1. Resolution Amending Previously Adopted Resolutions to Make Corrections