

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

A RESOLUTION RECOMMENDING THAT THE CITY COUNCIL APPROVE A  
ZONING MAP AMENDMENT FOR THE PROPERTIES LOCATED AT 750 MOFFETT  
BOULEVARD FROM A (AGRICULTURE) AND UNDESIGNATED CALTRANS  
RIGHT-OF-WAY TO P (PLANNED COMMUNITY)

WHEREAS, an application was received from Broadreach Capital Partners for a Zoning Map Amendment for the properties located at 750 Moffett Boulevard from the A (Agricultural) Zoning District and undesignated Caltrans property to the P (Planned Community) Zoning District, as more particularly described in Attachment A, attached hereto; and

WHEREAS, the Environmental Planning Commission held a public hearing on September 7, 2016 on said application and recommended approval to the City Council, subject to the required findings;

NOW, THEREFORE, BE IT RESOLVED that the Environmental Planning Commission of the City of Mountain View recommends that the City Council approve a Zoning Map Amendment, pursuant to the following required findings in Section 36.52.60 of the City Code:

1. The proposed amendment is consistent with the General Plan because it implements the goals and policies of the Mixed-Use Corridor Land Use Designation because it provides the appropriate zoning to allow a new office and hotel project, which offers a place for people to stay and work close to services and transit; allows underutilized properties along the corridor to be redeveloped and enhanced; and provides a publicly accessible open space area which engages the street and creates pedestrian activity; and

2. The proposed amendment will not be detrimental to the public interest, health, safety, convenience, or welfare of the City because it provides the appropriate zoning to allow a hotel and office development project; and

3. The site is physically suitable (including, but not limited to, access, provision of utilities, compatibility with adjoining land uses, and absence of physical constraints) for the requested zoning designation and anticipated land use development as an environmental analysis has been completed which has identified any upgrades or

improvements needed to utilities, infrastructure, or the project site to accommodate the increased development and the use and development is consistent with other residential and commercial development in the area in terms of building massing, scale, and building locations; and

4. The project complies with the California Environmental Quality Act (CEQA) because an Environmental Impact Report (EIR) has been prepared and circulated for the required 45-day public comment period, which ended on June 15, 2016. Staff received five comment letters on the Draft EIR and has provided a response to these comments in the Final EIR document. The Final EIR identifies mitigation measures which, when implemented, will substantially lessen or avoid the significant effects on the environment caused by the proposed project, with the exception of the significant unavoidable impact to one freeway segment for which a Statement of Overriding Considerations is incorporated.

#### 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.

SW/3/CDD  
818-09-07-16epcr-E-1

Attachment: A. Map

