

CITY OF MOUNTAIN VIEW
ENVIRONMENTAL PLANNING COMMISSION
RESOLUTION NO.
SERIES 2018

A RESOLUTION RECOMMENDING THAT THE CITY COUNCIL APPROVE A ZONING MAP AMENDMENT FOR THE PROPERTIES LOCATED AT 700, 800 EAST MIDDLEFIELD ROAD AND 1101 MAUDE AVENUE FROM THE ML (LIMITED INDUSTRIAL) ZONING DISTRICT TO THE P (PLANNED COMMUNITY) ZONING DISTRICT

WHEREAS, an application was received from LinkedIn Corporation for a Zoning Map Amendment for the properties located at 700, 800 East Middlefield Road and 1101 Maude Avenue from the ML (Limited Industrial) Zoning District 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 November 7, 2018 on said application and recommended approval to the City Council subject to the required findings;

NOW, THEREFORE, BE IT RESOLVED by the Environmental Planning Commission of the City of Mountain View:

1. That the Environmental Planning Commission hereby recommends the City Council approve a Zoning Map Amendment pursuant to the following required findings in Section 36.52.60 of the City Code:

a. The proposed amendment is consistent with the General Plan because the project implements the goals and policies of the East Whisman Change Area and the High-Intensity Office Land Use Designation, including providing appropriate building setbacks from the public right-of-way; innovative architecture which responds to the project site surroundings; the implementation of bird-friendly building and design strategies; all parking provided within parking structures or below the buildings; and an office use which is compatible with the surrounding uses, provides high-intensity office use development near multiple transit uses; and provides convenient vehicular, bicycle, and pedestrian access with the adjacent public street system; and

b. The proposed amendment will not be detrimental to the public interest, health, safety, convenience, or welfare of the City as the resulting P District and the proposed project promote development that is of desirable character, and the project will be consistent with the goals and policies included in the General Plan, and the design of the proposed buildings and office use are compatible with the surrounding office developments; and

c. 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, including new office buildings, associated parking structures, and on-site amenities, 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 are consistent with other office development in the area in terms of building massing, scale, and the building locations; and

d. The proposed project complies with the California Environmental Quality Act because an Environmental Impact Report (EIR) has been prepared and circulated for public comment for the required 45 days, which ended July 16, 2018. Staff received seven comment letters on the Draft EIR and has provided a response to these comments in the Final EIR document. All significant impacts of the project have been mitigated to less than significant with the incorporation of mitigation measures and standard City conditions of approval, with the exception of five significant and unavoidable intersection impacts for which a Statement of Overriding Considerations and Mitigation, Monitoring, and Reporting Program will be adopted.

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/5/CDD
807-11-07-18epcr

Attachment: A. Zoning Map Amendment

