

CITY OF MOUNTAIN VIEW
RESOLUTION NO.
SERIES 2019

A RESOLUTION APPROVING A GENERAL PLAN MAP AMENDMENT FOR THE
PROPERTIES LOCATED AT 525, 531, 555, 565, 569, AND 769 EAST EVELYN AVENUE
FROM GENERAL INDUSTRIAL AND MEDIUM-DENSITY RESIDENTIAL TO
HIGH-DENSITY RESIDENTIAL

WHEREAS, an application was received from Prometheus Real Estate Group for a General Plan Map Amendment for the properties located at 525, 531, 555, 565, 569, and 769 East Evelyn Avenue from the Medium-Density Residential and General Industrial General Plan Designations to the High-Density Residential General Plan Designation, as more particularly described in Exhibit A, attached hereto; and

WHEREAS, the Environmental Planning Commission held a public hearing on April 3, 2019 on said application and recommended approval to the City Council, subject to the required findings; and

WHEREAS, the City Council held a public hearing on April 30, 2019 on said Project and the General Plan Amendment, and received and considered all evidence presented at said hearing, including the recommendation for approval from the Environmental Planning Commission; and

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Mountain View approve a General Plan Land Use Map Amendment pursuant to the following required findings in Section 36.52.30 of the City Code:

a. The proposed amendment is consistent with the General Plan because the project implements the goals and policies of the High-Density Residential Land Use Designation, including a project with a density of 79.97 dwelling units per acre and that has a maximum of five stories in conformance with the requirements of the General Plan Land Use Designation and a high-density residential use, which is compatible with the surrounding uses; and

b. The proposed amendment will not be detrimental to the public interest, health, safety, convenience, or welfare of the City as the resulting High-Density Residential Land Use Designation 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 high-

density residential use are compatible with the surrounding lower-intensity residential 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 General Plan Land Use Designation and anticipated land use development, including new residential 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 residential development in the area in terms of building massing, scale, and the building locations; and

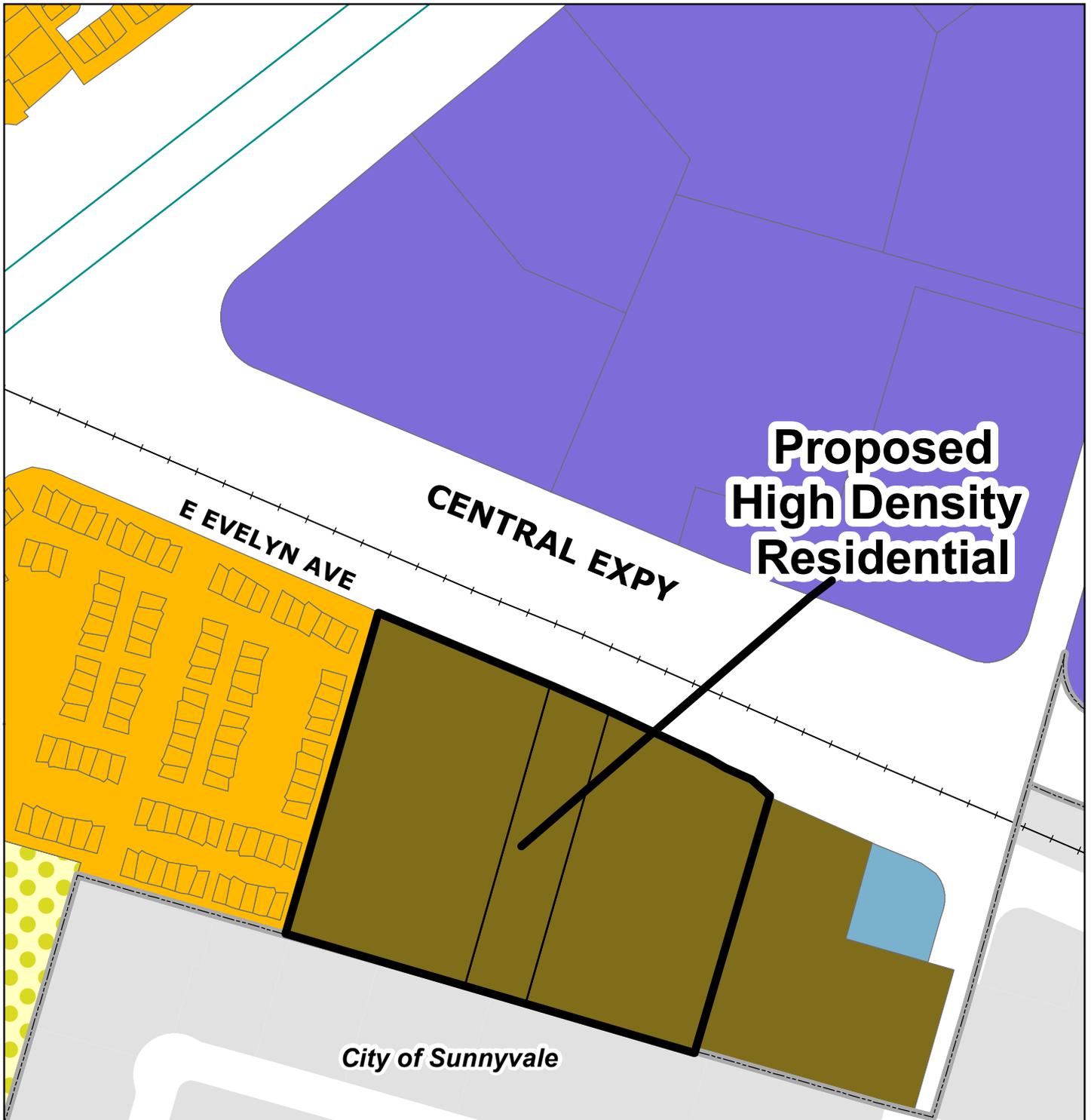
d. The proposed project complies with the California Environmental Quality Act because an Environmental Impact Report (EIR) has been prepared and circulated for public comment for the required 45 days, which ended November 26, 2018. Staff received five comment letters on the Draft EIR and has provided 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.

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.

JR/6/RESO
839-04-30-19r-1

Exhibit: A. General Plan Amendment Map Amendment: 525, 531, 555, 565, 569, and 769 East Evelyn Avenue



**Proposed
High Density
Residential**

E EVELYN AVE

CENTRAL EXPY

City of Sunnyvale

LEGEND

-  Medium-Density Residential
-  High-Density Residential
-  General Industrial
-  High-Intensity Office

Proposed General Plan Amendment:

555 E Evelyn Ave

