



Legislation Details (With Text)

**File #:** 201531  
**Type:** Public Hearing      **Status:** Passed  
**In control:** Environmental Planning Commission

**On agenda:** 1/5/2022

**Title:** Residential Development Project on a 14.5-Acre Site Bounded by West Middlefield Road, Moffett Boulevard, Cypress Point Drive, and State Route 85 (555 West Middlefield Road)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Staff Report, 2. Exhibit 1 - Final EIR and EIR Documents Resolution, 3. Exhibit 2 - General Plan Land Use Map and General Plan Text Amendments Resolution, 4. Exhibit 3 - Project Resolution, 5. Exhibit 4 - Vesting Tentative Map Resolution, 6. Exhibit 5 - Project Plans, 7. Exhibit 6 - Gatekeeper Application Staff Report, July 2, 2015, 8. Exhibit 7 - EPC Study Session Staff Report, March 15, 2017, 9. Exhibit 8 - City Council Study Session Report, April 18, 2017, 10. Exhibit 9 - EPC Study Session Staff Report, February 3, 2021, 11. Exhibit 10 - City Council Study Session Report, February 23, 2021, 12. Exhibit 11 - Project Transportation Demand Management Program, 13. Exhibit 12 - Community Benefits Proposal, 14. Exhibit 13 - Comment Letter on Final Environmental Impact Report, 15. Exhibit 14 - H. T. Harvey Ecological Analysis (Technical) Memo

Date	Ver.	Action By	Action	Result
1/5/2022	1	Environmental Planning Commission	approved	Pass
12/1/2021	1	Environmental Planning Commission		

Residential Development Project on a 14.5-Acre Site Bounded by West Middlefield Road, Moffett Boulevard, Cypress Point Drive, and State Route 85 (555 West Middlefield Road)

That the Environmental Planning Commission (EPC):

1. Recommend the City Council adopt a Resolution of the City Council of the City of Mountain View Certifying the 555 West Middlefield Road Project Final Environmental Impact Report and Adopting CEQA Findings Related to Environmental Impacts, Mitigations Measures and Alternatives, and Adopting a Statement of Overriding Considerations and a Mitigations, Monitoring and Reporting Program, based on the findings in the Resolution (Exhibit 1 to the EPC Staff Report).
2. Recommend the City Council adopt a Resolution of the City Council of the City of Mountain View Approving a General Plan Amendment to Add a New High-Low Density Residential Land Use Designation and Make Related Text Amendments and an Amendment to the General Plan Land Use Map for the Property Located at 555 West Middlefield Road from Medium-Density Residential to High-Low Density Residential, based on the findings in the Resolution (Exhibit 2 to the EPC Staff Report).
3. Recommend the City Council adopt a Resolution of the City Council of the City of Mountain View Approving a Planned Community Permit and Development Review Permit

to Allow a 323-Unit Addition to an Existing 402-Unit Residential Development with Three New Subterranean Garages, New Amenity Building/Leasing Office, and New 1.34-Acre Public Park; and a Heritage Tree Removal Permit to Remove 57 Heritage Trees at 555 West Middlefield Road, based on the findings in the Resolution (Exhibit 3 to the EPC Staff Report).

4. Recommend the City Council Adopt a Resolution of the City Council of the City of Mountain View Approving a Vesting Tentative Map to Create Three Lots with up to 111 Condominium Units at 555 West Middlefield Road, based on the findings in the Resolution (Exhibit 4 to the EPC Staff Report).