

CITY OF MOUNTAIN VIEW
RESOLUTION NO.
SERIES 2026

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MOUNTAIN VIEW
ADOPTING A GENERAL PLAN AMENDMENT TO MODIFY THE GENERAL PLAN LAND USE MAP
TO CHANGE THE LAND USE DESIGNATION FOR THE PROPERTIES AT
922-950 SAN LEANDRO AVENUE (APN 153-18-026 AND 153-18-031) FROM
GENERAL INDUSTRIAL TO MEDIUM-DENSITY RESIDENTIAL,
AS RECOMMENDED BY THE ENVIRONMENTAL PLANNING COMMISSION

WHEREAS, on July 10, 2012, the City Council adopted the 2030 General Plan to serve as the guiding document for the City's physical development and preservation. The General Plan Land Use Map shows, through color coding, the land use designation of all properties within the City based on the City's 2030 General Plan; and

WHEREAS, on December 15, 2023, Kian Malek, on behalf of City Ventures, submitted a formal application (Application No. PL-6773) for a General Plan Map Amendment for the property located at 922-950 San Leandro Avenue from General Industrial to Medium-Density Residential, as shown in Exhibit A, attached hereto; and

WHEREAS, on the same date, the applicant submitted an application for a Zoning Map Amendment to modify the property from the MM (General Industrial) Zoning District to the R3-1.5 (Multiple-Family Residential) Zoning District; a Planned Unit Development Permit and Development Review Permit for a 38-unit rowhouse development and related site improvements, utilizing State Density Bonus Law, replacing a multi-tenant industrial building and two single-family homes; a Heritage Tree Removal Permit to remove five Heritage trees; and a Vesting Tentative Map for condominium purposes with one common lot, associated with the 38-unit rowhouse development at 922-950 San Leandro Avenue; and

WHEREAS, the City has complied with the procedures and requirements set forth in Government Code Section 65350, *et seq.*, and Section 36.52, *et seq.* (General plan amendments) of the Mountain View City Code (City Code); and

WHEREAS, the Environmental Planning Commission held a duly noticed public hearing on February 18, 2026 on said application and recommended that the City Council adopt the General Plan Map Amendment, subject to the findings herein. On the same date, the Environmental Planning Commission also recommended that the City Council adopt the Initial Study/Mitigated Negative Declaration (IS/MND) and Mitigation Monitoring and Report Program (MMRP) prepared for the project and approve a related Zoning Map Amendment, Planned Unit Development Permit, Development Review Permit, Heritage Tree Removal Permit, and Vesting Tentative Map; and

WHEREAS, the City Council held a duly noticed public hearing on March 24, 2026 on said application and received and considered all information, documents, and comments presented at said hearing, including the recommendation from the Environmental Planning Commission, the City Council report, project materials, testimony, and written materials submitted; and

WHEREAS, on the same date, the City Council adopted a companion resolution adopting the IS/MND and MMRP for the application; and

WHEREAS, on the same date, the City Council introduced a companion ordinance approving a Zoning Map Amendment for the property located at 922-950 San Leandro Avenue from the MM (General Industrial) Zoning District to the R3-1.5 (Multiple-Family Residential) Zoning District; and

WHEREAS, on that same date, the City Council adopted a companion resolution conditionally approving a Planned Unit Development Permit and Development Review Permit, utilizing State Density Bonus Law, and a Heritage Tree Removal Permit for the project; and

WHEREAS, on the same date, the City Council adopted a companion resolution conditionally approving a Vesting Tentative Map for condominium purposes with one common lot; now, therefore, be it

RESOLVED: that the City Council has, by separate resolution, adopted the Initial Study/Mitigated Negative Declaration (IS/MND) and Mitigation Monitoring and Reporting Program (MMRP) for the proposed project (per Attachment 1 to the Council report and incorporated herein by reference as though fully set forth herein) prior to making a decision on the application in accordance with the California Environmental Quality Act, Public Resources Code Section 21000, *et seq.* (CEQA); and be it

FURTHER RESOLVED: that the City Council of the City of Mountain View hereby makes the following findings for the General Plan Map Amendment pursuant to Section 36.52.30 (Findings) of the City Code:

a. **The proposed amendment is internally consistent with the General Plan.** The proposed amendments to the General Plan Land Use Map for the project site are internally consistent with the General Plan because the amendments help implement themes, goals, and Land Use Development (LUD) policies and objectives of the Medium-Density Residential Land Use Designation. Such land use designation modification and related project development will help reduce land use conflicts between land uses (General Plan Policy LUD 3.4) by introducing a medium-density residential use to a site that immediately abuts existing single-family homes (to the south) and a future City park site (to the west), introducing a more compatible residential land use designation to the site and replacing a less compatible industrial land use designation. The application also promotes General Plan Land Use Policy LUD 3.5 (Diversity) by providing new land for a project to provide housing units for diverse housing types/households and serving a

range of incomes, particularly (through the companion rowhouse development project) by providing ownership housing opportunities at different market-rate and Below-Market-Rate (BMR) income levels, and General Plan Land Use Policy LUD 3.9 (Parcel assembly) by proposing a new residential land use designation spanning two existing properties and facilitating development on an assemblage of those two parcels in conformance with the requirements of the Medium-Density Residential General Plan Land Use Designation;

b. **The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the City.** The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the City because the proposed project promotes new opportunities for residential development that is of desirable residential character next to existing residential development areas and helps to meet the City's Regional Housing Needs Assessment (RHNA). The proposal has also been reviewed pursuant to CEQA to evaluate potentially significant environmental impacts of the project and any necessary mitigation thereof. Additionally, any related development pursuant to the amendment will be reviewed for consistency with applicable health and safety codes of the City;

c. **The site is physically suitable for the requested/anticipated land use development(s) (including, but not limited to, access, provision of utilities, compatibility with adjoining land uses, and absence of physical constraints).** The site is physically suitable for the requested/anticipated land use development (including, but not limited to, access, provision of utilities, compatibility with adjoining land uses, and absence of physical constraints) because the site has frontage on an existing public street with the ability to provide vehicle/nonvehicle access to the site and utility improvements sufficient to serve the permitted density of the proposed land use designation (16 to 25 units per acre). Additionally, an environmental analysis was completed for the site, including a utility analysis memorandum, which determined the project will not cause deficiencies in the utility system at and around the project site. Further, the site is relatively flat and improved with existing urban uses, reflecting physical suitability for redevelopment, and the proposed land use designation will further provide for a transitional residential density between existing single-family land uses to the south and nonresidential land uses to the north consistent with General Plan goals and policies for compatible land uses; and

d. **The proposed amendment is in compliance with the provisions of the California Environmental Quality Act (CEQA).** The proposed amendment complies with provisions of CEQA because the project was evaluated and the potential environmental impacts of the project were disclosed pursuant to CEQA. Specifically, an IS/MND was prepared for the project pursuant to CEQA Guidelines Sections 15064(f)(3) and 15070(b), which found that, with implementation of Mountain View City Code requirements, standard City conditions of approval, and mitigation measures disclosed in the IS/MND and MMRP, the project would not result in any potentially significant environmental impacts (per Attachment 1 to the Council report and incorporated herein by reference as though fully set forth herein); and be it

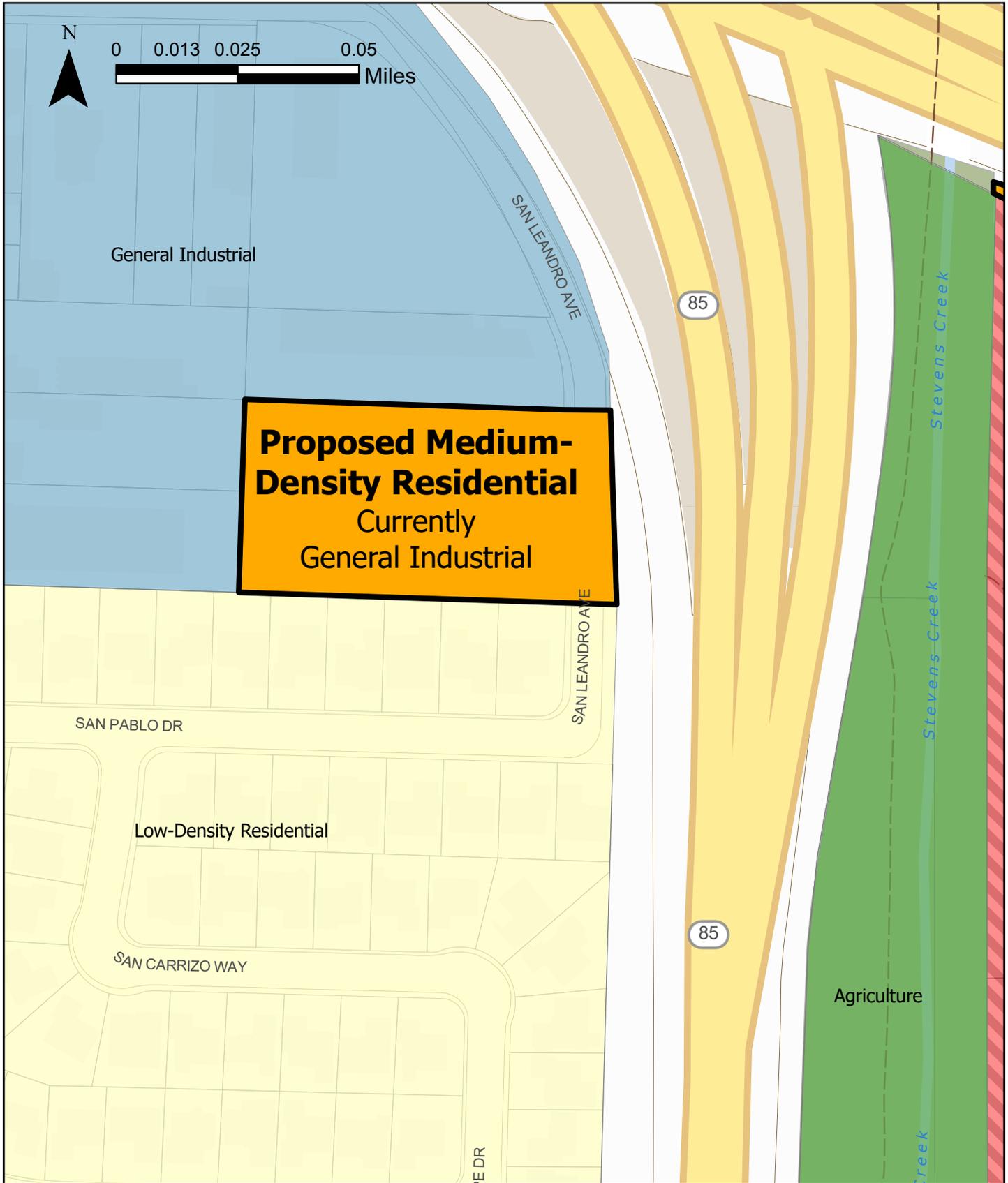
FURTHER RESOLVED: that the City Council hereby adopts a General Plan Amendment to modify the General Plan Land Use Map to change the land use designation for the properties at

922-950 San Leandro Avenue (APN 153-18-026 and 153-18-031) from General Industrial to Medium-Density Residential, as shown in Exhibit A, attached hereto and incorporated herein by reference; and be it

FURTHER RESOLVED: that this Resolution shall be effective immediately upon the effective date of the Zoning Map Amendment Ordinance. In the event that the Zoning Map Amendment Ordinance does not become effective, the General Plan Map Amendment shall not be deemed approved. In the event the Zoning Map Amendment Ordinance is challenged, the General Plan Map Amendment shall not be deemed approved unless and until the Zoning Map Amendment Ordinance is in full force and effect.

CDD/EM-03-24-26r-1

Exhibit: A. General Plan Land Use Map Amendment



**Proposed General Plan Amendment:
922-950 San Leandro Avenue**