



NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION

Project Title: 1265 Montecito Avenue Residential Project
City/County: City of Mountain View, County of Santa Clara, California
Public Review Period: July 22, to August 22, 2022

NOTICE IS HEREBY GIVEN that the City of Mountain View finds that no significant effect on the environment, as prescribed by the California Environmental Quality Act of 1970 (CEQA), as amended, will occur for the 1265 Montecito Avenue Residential Project (Project) in the city of Mountain View. The Draft Initial Study- Negative Declaration (IS-ND) will be available beginning on July 22, 2022, for review and comment by the public and all interested persons, agencies, and organizations for a period of 30 days, ending August 22, 2022. All comments on the draft IS-ND must be received by that date.

Project Location: The project site is located at 1265 Montecito Avenue near the intersection of Montecito Avenue and North Shoreline Boulevard in the City of Mountain View, County of Santa Clara. The Assessor's Parcel No. is 650-903-6321.

Project Description: The proposed project would involve demolition of the existing building on the project site and construction of two new multi-family residential buildings. The proposed buildings would have five stories; the four topmost stories would consist of residential units, with the ground- floor serving as covered parking, residential common areas and utility spaces. The proposed buildings would be connected by footbridges on the third, fourth, and fifth floors of the structures. The proposed buildings would include 84 affordable dwelling units and one manager's unit. The proposed project would require a General Plan amendment to change the land use designation from Neighborhood Commercial to High Density Residential, and zoning from CN to High-Density Multiple-Family (R4) zoning district. The project applicant requests a 1.19 percent density bonus to 81.73 dwelling units per acre to allow one additional unit beyond the project base density of 84 dwelling units allowed under the proposed R4 zoning (85 units total). The project is also within 0.5 miles of a major transit stop and eligible for a 0.5 spaces per unit parking ratio pursuant to the State Density Bonus Law. The density bonus request includes a development standard incentive to provide no personal storage, which is required at 80 square feet or 164 cubic feet per unit in the R4 zoning district.

The City of Mountain view has completed an Initial Study for the proposed

project. The Initial Study found the project would have a less-than-significant impacts in the areas of Aesthetics, Agriculture & Forestry, Air Quality, Biological Resources, Cultural Resources, Energy, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology/Water Quality, Land Use/Planning, Mineral Resources, Noise, Population/Housing, Public Services, Recreation, Transportation/Traffic, Tribal Cultural Resources, Utilities/Service Systems, and Wildfire. Based on the Initial Study, the Senior Planner has determined that preparation of a Negative Declaration is appropriate for the project described above.

Availability of the Draft Initial Study - Negative Declaration:

Copies of the draft IS- MND will be available for review beginning on July 22, 2022, at the following locations:

- City of Mountain View, Community Development Department, 500 Castro Street, 1st Floor, Mountain View, (650) 903-6306, during business hours, Monday to Friday 8:00 a.m. to 4:00 p.m.
- Mountain View Public Library, 585 Franklin Street, Mountain View, (650) 903-6887.
- City of Mountain View website:
<https://www.mountainview.gov/depts/comdev/planning/activeprojects/default.asp>

Comments may be submitted in writing to Edgar Maravilla, Senior Planner, City of Mountain View, Community Development Department, P.O. Box 7540, Mountain View, CA 94041, or emailed to Edgar.Maravilla@mountainview.gov.



Signature and Title:

Senior Planner

Date: 7/22/22
