

Notice of Determination

To: Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044

From: (Public Agency) City of Mountain View
500 Castro Street, P.O. Box 7540
Mountain View, CA 94039-7540

County Clerk-Recorder
County of Santa Clara
East Wing, First Floor
70 West Hedding Street
San Jose, CA 95110

Subject: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

1265 Montecito Avenue Residential Project

Project Title

Edgar Maravilla, Senior Planner

(650) 903-6321

State Clearinghouse Number
(If submitted to Clearinghouse)

Lead Agency
Contact Person

Area Code/Telephone/Extension

1265 Montecito City of Mountain View, Santa Clara County

Project Location (include county)

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 1.2 percent State 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 completed an Initial Study, which found the project would have less-than-significant impacts and a Negative Declaration was prepared.

This is to advise that the City of Mountain View City Council has approved the Environmental Assessment for the Lead Agency Responsible Agency above-described project on 12/7/2022 and has made the following determinations regarding the above described project:
(Date)

1. The project (will will not) have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures (will be were not) made a condition of the approval of the project.
4. A statement of Overriding Considerations (was was not) adopted for this project.
5. Findings (were were not) made pursuant to the provisions of CEQA.

This is to certify that the final Negative Declaration with comments and responses and record of project approval is available to the General Public at:

Planning Division, 500 Castro Street, P.O. Box 7540, Mountain View, CA 94039-7540


Signature (Public Agency)

12/7/2022
Date

Senior Planner
Title