

ORDINANCE NO. 5.2023

AN ORDINANCE OF THE CITY OF MOUNTAIN VIEW
APPROVING A ZONING MAP AMENDMENT FROM THE MM (GENERAL INDUSTRIAL)
ZONING DISTRICT TO A P (PLANNED COMMUNITY) ZONING DISTRICT
FOR THE PROPERTIES LOCATED AT 1020 TERRA BELLA AVENUE, 1040 TERRA BELLA AVENUE,
AND 1055 SAN LEANDRO AVENUE

WHEREAS, applications (Application Nos. PL-2021-169 and PL-2021-171) were received from Alta Housing and Public Storage for a Zoning Map Amendment from the MM (General Industrial) Zoning District to the P (Planned Community) District for the properties located at 1020 Terra Bella Avauene, 1040 Terra Bella Avenue, and 1055 San Leandro Avenue, as shown in Exhibit A and described in Exhibit B, attached hereto and incorporated herein; and

WHEREAS, the procedures set forth in Chapter 36, Article XVI, Division 13 of the Mountain View City Code, whereby the City can amend the Zoning Map, have been executed; and

WHEREAS, the Environmental Planning Commission held a duly noticed public hearing on February 1, 2023 on said application and recommended the City Council adopt the Mitigated Negative Declaration prepared for the projects and approve this ordinance, together with related General Plan Amendments to the Land Use Map and General Plan Text, and a Planned Community Permit and Development Review Permit, including requests under State Density Bonus Law, for 1020 Terra Bella Avenue (the “Alta Housing project”) and a Planned Community Permit and Development Review Permit for 1040 Terra Bella Avenue and 1055 San Leandro Avenue (the “Public Storage project”) to construct a new personal storage facility; and

WHEREAS, the City Council held a public hearing on March 14, 2023 on the application and received and considered all information, documents, and comments presented at said hearing, including the recommendation from the Environmental Planning Commission, the Council report, and project materials;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF MOUNTAIN VIEW DOES HEREBY ORDAIN AS FOLLOWS:

Section 1. Council Findings. The City Council hereby makes the findings for a Zoning Map Amendment pursuant to Section 36.52.70 of the City Code:

1. The proposed Zoning Map Amendment is consistent with the General Plan because the proposed P (Planned Community) Zoning District would preserve an industrial use that is allowed under the existing General Industrial General Plan Land Use Designation applicable to a portion of the P Zoning District (1040 Terra Bella Avenue and 1055 San Leandro Avenue) and implements the goals and policies of the High-Density Residential Land Use Designation

applicable to the P Zoning District (1020 Terra Bella Avenue), including promoting an apartment development close to a commuter corridor and within walking distance from shopping and services;

2. The proposed map amendment will not be detrimental to the public interest, health, safety, convenience, or welfare of the City because the resulting P (Planned Community) District 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, including, but not limited to, identifying locations for a range of housing options; the design of the proposed personal storage buildings and residential use is compatible with the developments in the area and consistent with General Plan Policy *LUD 6.3, Street Presence: Encourage street facades and frontages that create a presence at the street and along interior pedestrian paseos or pathways*;

3. 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 zoning designation and anticipated land use development as it includes two new personal storage buildings, a new residential building and on-site amenities, and the design of the proposed buildings, including the residential building, and use is compatible with the developments in the area, including a detached sidewalk on Terra Bella Avenue, Linda Vista Avenue, and San Rafael Avenue, incorporating 18 new street trees, supporting General Plan Policy *LUD 10.7: Promote landscaping options that conserve water, support the natural environment, and provide shade and food*; and

4. The proposed Zoning Map Amendment complies with the California Environmental Quality Act (CEQA) because it was evaluated in an Initial Study/Mitigated Negative Declaration (IS-MND) prepared in accordance with CEQA, which the City Council considered and adopted by separate resolution prior to approval of this project.

Section 2. Zoning Amendment. The Zoning Map of the City of Mountain View is hereby amended as follows: the properties commonly identified as 1020 Terra Bella Avenue, 1040 Terra Bella Avenue, and 1055 San Leandro Avenue with Assessor Parcel Nos. 153-15-021, 153-15-002, and 153-15-030 are hereby rezoned from the MM Zoning District to the P (Planned Community) Zoning District as described and shown in Exhibit A.

Section 3. The provisions of this ordinance shall be effective thirty (30) days from and after the date of its adoption.

Section 4. If any section, subsection, sentence, clause, or phrase of this ordinance is for any reason held to be unconstitutional, such decision shall not affect the validity of the other remaining portions of this ordinance. The City Council hereby declares that it would have passed this ordinance and each section, subsection, sentence, clause, or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases be declared unconstitutional.

Section 5. Pursuant to Section 522 of the Mountain View City Charter, it is ordered that copies of the foregoing proposed ordinance be posted at least two (2) days prior to its adoption in three (3) prominent places in the City and that a single publication be made to the official newspaper of the City of a notice setting forth the title of the ordinance, the date of its introduction, and a list of the places where copies of the proposed ordinance are posted.

The foregoing ordinance was regularly introduced at the Regular Meeting of the City Council of the City of Mountain View, duly held on the 14th day of March 2023, and thereafter adopted at the Regular Meeting of said Council, duly held on the 3rd day of April 2023, by the following roll call vote:

AYES: Councilmembers Abe-Koga, Kamei, Matichak, Ramirez, Ramos, Vice Mayor Showalter, and Mayor Hicks

NOES: None

ABSENT: None

ATTEST:



HEATHER GLASER
CITY CLERK

APPROVED:



ALISON HICKS
MAYOR

Date of Attestation: May 16, 2023

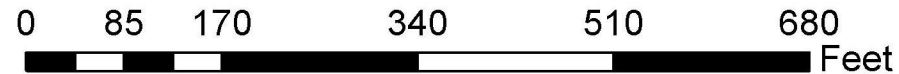
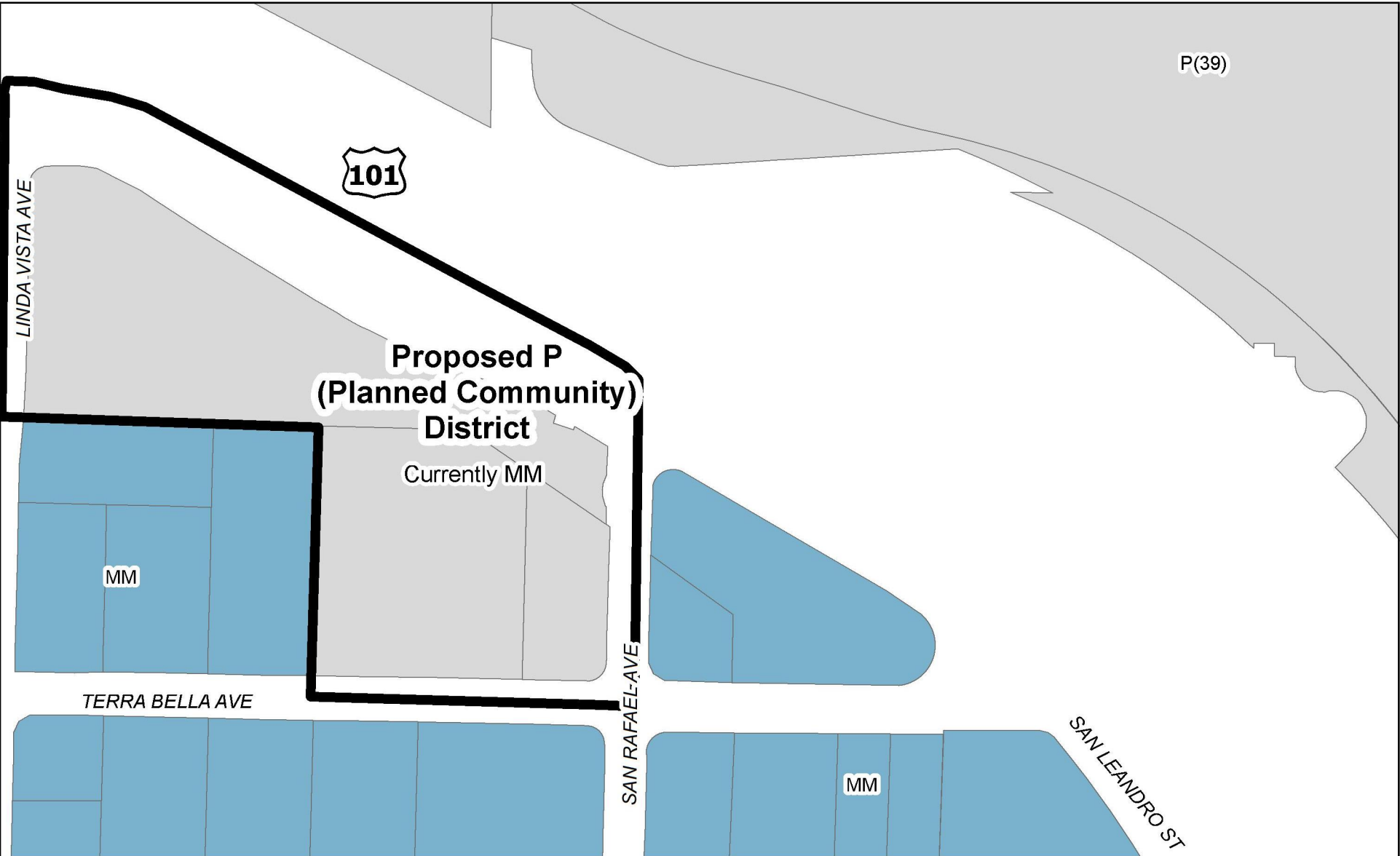
Pursuant to Mountain View Charter § 709(b), I do hereby certify that the foregoing is an original or a correct copy of the ordinance passed and adopted by the City Council of the City of Mountain View at a Regular Meeting held on the 3rd day of April 2023, by the foregoing vote, and was published in the *Daily Post* by reference on the 31st day of March 2023, and posted in three prominent places in said City.



City Clerk
City of Mountain View

EM/6/ORD/808-02-01-23o

- Exhibits: A. Zoning Map Amendment
B. P District Project Standards



**Proposed Rezoning:
1020 and 1040
Terra Bella Avenue**

P (Planned Community) District Standards for 1020 and 1040 Terra Bella Avenue

The project site at 1020 Terra Bella Avenue (Alta Housing) is based on the East Whisman Precise Plan Mixed-Use Character area for their development standards, which are as follows:

Development Standards - 1020 Terra Bella (Alta Housing)

Front Set Back (Terra Bella Ave)	18'-6" to building (12'-6" to stoops fronting Terra Bella Ave)
Rear Setback	7' – 2"
Side Setbacks	From San Rafael Avenue: 5' Interior Setback: 15'
Height	80', six-story maximum
Open Space	23, 000 square feet (including 13,262 square feet of private/common open space)
FAR	3.33 maximum
Parking	Vehicle Parking: 0.89 space per unit Bicycle Parking: One Long Term Bicycle Space per Unit One Shot Term Bicycle Space per 10 units
Use	Multi-Family (Affordable Housing)
Signage	East Whisman Precise Plan – Mixed-Use Character Are

The project site at 1040 Terra Bella Avenue (Public Storage) is based on development standards from the MM (General Industrial) Zone, which are as follows:

Development Standards - 1040 Terra Bella Building One (Public Storage)

Front Setback	From Linda Vista Ave: 18'
Building Separation Between Buildings One and Two	50'
Side Setbacks	From US 101 Sound Wall: 47'+ Adjacent Parcels to South (Not in Project Area): 10'
Height	85', six-story maximum
FAR	2.5 maximum
Parking	Vehicle Parking: .16 of space per 1,000 square feet of gross building (66 Parking Spaces) Bicycle Parking: Two Short Term Bicycle Spaces total
Open Space	26% of site area (44,404 Square Feet)
Use	Personal Storage
Signage	MM (General Industrial Zone) District Standards. In addition: <ul style="list-style-type: none"> • Monument signs shall be limited to six (6') feet in height. • Building signs are permitted above the first floor and limited off-site directional signage for Public Storage on the 1020 Terra Bella Avenue site and other minor exceptions may be considered through a Master Sign Program for the project, subject to review and approval by the Zoning Administrator. • Cabinet signs are prohibited.

Development Standards - 1040 Terra Bella Building Two (Public Storage)

Front Setback	From Linda Vista Ave: 30'
Building Separation Between Buildings One and Two	50'
Side Setback	From US 101 Sound Wall: 64'+ Adjacent Parcels to South (Not in Project Area): 11'
Height	64', four-story maximum
FAR	2.5 maximum
Parking	Vehicle Parking: .16 of space per 1,000 square feet of gross building (66 Parking Spaces) Bicycle Parking: Two Short Term Bicycle Spaces total
Open Space	26% of site area (44,404 Square Feet)
Signage	MM (General Industrial Zone) District Standards. In addition: <ul style="list-style-type: none"> • Monument signs shall be limited to six (6') feet in height. • Building signs are permitted above the first floor and limited off-site directional signage for Public Storage on the 1020 Terra Bella Avenue site and other minor exceptions may be considered through a Master Sign Program for the project, subject to review and approval by the Zoning Administrator. • Cabinet signs are prohibited.