

ORDINANCE NO.

AN ORDINANCE AMENDING THE ZONING MAP FOR THE PROPERTY AT  
827 RENGSTORFF AVENUE FROM THE ML (LIMITED INDUSTRIAL) DISTRICT  
TO THE R3-2 (MULTIPLE-FAMILY RESIDENTIAL) DISTRICT

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

Section 1. Council Findings. Chapter 36 in the Mountain View City Code sets forth a procedure whereby the City can amend the City's Zoning Map.

Said Chapter 36 of the Mountain View City Code requires that both the City's Environmental Planning Commission and City Council hold a duly noticed public hearing before the City's Zoning Map is amended.

On May 7, 2014, the Environmental Planning Commission held a duly noticed public hearing and thereafter forwarded its recommendation to the City Council that the City's Zoning Map be amended to change the designation of the property located at 827 Rengstorff Avenue from the ML (Limited Industrial) District to the R3-2 (Multiple-Family Residential) District.

On June 17, 2014, having given notice as required by Chapter 36 of the Mountain View City Code, the City Council held a public hearing to consider said amendment of the City's Zoning Map.

The required findings for an amendment to the City's Zoning Map contained in Section 36.74.050 of the Mountain View City Code have been made as follows:

The proposed amendment is consistent with the General Plan land use designation of Medium-Density Residential (13 to 25 units per acre) proposed as part of the project;

The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the City as the proposed project provides objectives and regulations which reflect community goals and values;

The site is physically suitable for the requested land use developments, 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 because it places compatible residential development near existing residential uses; provides higher-density residential near commercial

services, jobs, parks, and schools; and the site provides convenient vehicular and pedestrian access with the adjacent public street; and

The proposed amendment is in compliance with the California Environmental Quality Act (CEQA) because an Initial Study was prepared for the proposed project in conformance with CEQA, and the analysis determined that all of the environmental impacts associated with the 827 Rengstorff Avenue residential project have been avoided or reduced to a less-than-significant level through the incorporation of mitigation measures into the project.

Section 2. Zone Change. The zoning designation for the property located at 827 Rengstorff Avenue is hereby amended from the ML (Limited Industrial) District to the R3-2 (Multiple-Family Residential) District, as more particularly described on Exhibit A, attached hereto and incorporated herein, and which shall be on file in the Office of the City Clerk.

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

Section 4. Severability. 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. Posting and Publication. 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.

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