

ORDINANCE NO.

AN ORDINANCE AMENDING THE ZONING MAP OF THE
CITY OF MOUNTAIN VIEW FOR THE REAR PORTION OF
THE PROPERTY AT 1101 EL CAMINO REAL WEST FROM THE
R2-9sd (ONE- AND TWO-FAMILY RESIDENTIAL-SPECIAL DESIGN) DISTRICT
TO THE CRA (COMMERCIAL/RESIDENTIAL-ARTERIAL) DISTRICT

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

Section 1. Council Findings. After a public hearing, the City Council finds and determines that the following Zoning Map Amendment is consistent with the Mixed-Use Corridor land use designation of the General Plan of the City of Mountain View based upon the following findings made pursuant to Section 36.52.60 of the City Code:

a. The Zoning Map amendment and project are consistent with the General Plan because it implements the goals and policies of the El Camino Real Change Area and Mixed-Use Corridor land use designation, including Policies LUD 20.2 (Focused Intensive Development), LUD 20.4 (Residential Design Transitions), and LUD 20.7 (New Street Standards), and form and character descriptions of the El Camino Real Change Area, including streetscape improvements with wider sidewalks, locating a building at or near the sidewalk, reducing driveways, stepping back upper stories of the building to reduce visual bulk next to neighborhoods (i.e., the rear setback), parking being located underground, an attractive, human-scaled ground floor, and balconies along El Camino Real and the public alley; and

b. The Zoning Map amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the City as the project will be consistent with the policies included in the General Plan, and the amendment facilitates the construction of a new residential development project that can be fully served by the physical infrastructure and services provided within the City of Mountain View and is situated in close proximity to existing transit services, jobs, and schools; and

c. The site is physically suitable for the requested zoning designation and anticipated residential development because an environmental analysis has been completed which has identified any upgrades or improvements needed to utilities, infrastructure, or the project site to accommodate the increased development and the use and development is compatible with other residential development in the area in terms of building design, underground parking, and streetscape improvements; and

d. The Zoning Map Amendment is in compliance with the provisions of the California Environmental Quality Act (CEQA) because an Initial Study/Mitigated Negative Declaration has been prepared for the Zoning Map Amendment and development project, which identified environmental impacts for noise, cultural resources, and utilities that can be mitigated to a less-than-significant impact with incorporation of mitigation measures. The Initial Study/Mitigated Negative Declaration was circulated for public review from August 8, 2014 to September 7, 2014; and

e. The following Zoning Map Amendment is in conformity with the procedures set forth in Chapter 36, Article XVI, Division 13, of the Mountain View City Code whereby the City may amend the City's Zoning Map.

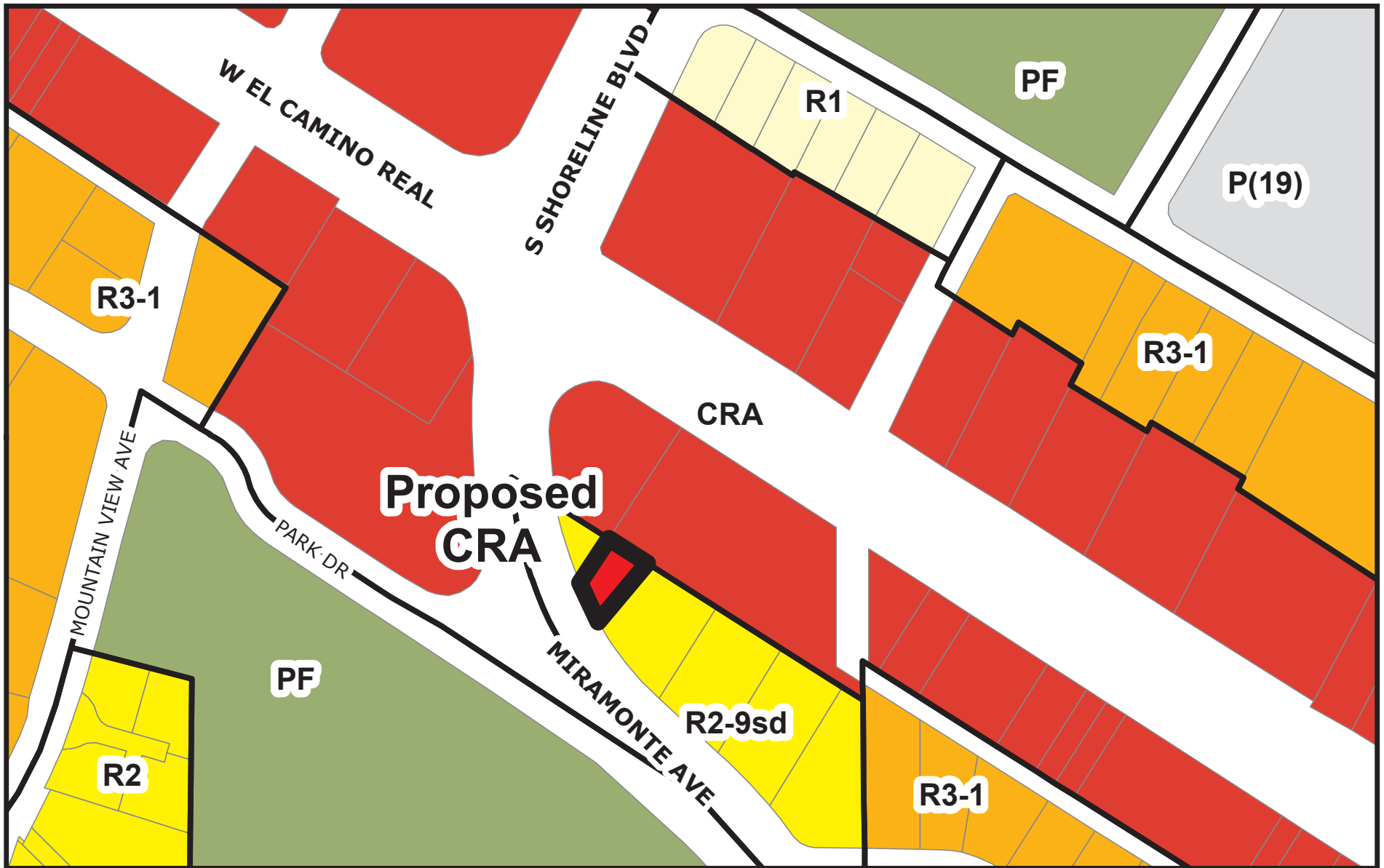
Section 2. Zoning Change. The Zoning Map of the City of Mountain View is hereby amended to indicate as follows: the property identified as 1101 El Camino Real West with Assessor Parcel No. 189-02-030, whereby the rear portion of the property is hereby rezoned from R2-9sd (One- and Two-Family Residential-Special Design) District to CRA (Commercial/ Residential-Arterial) District, all as more specifically shown in Exhibit A, attached hereto and incorporated by reference herein. At a future date, the City Council of the City of Mountain View may consider the adoption of the El Camino Real Precise Plan. If adopted, the boundaries of the Precise Plan may include this property, in its entirety, and may change its zoning designation.

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.

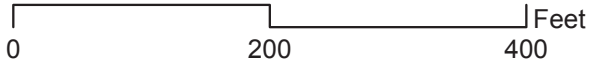
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Community Development Department
CITY OF MOUNTAIN VIEW

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Mountain View, CA 94043 Santa Clara County



Proposed Rezoning: 1101 El Camino Real West