



# COUNCIL REPORT

**DATE:** February 14, 2023

**CATEGORY:** Consent

**DEPT.:** Community Development

**TITLE:** **Ordinance Amending the Zoning Code and Zoning Map Related to the Housing Element Update (Second Reading)**

## **RECOMMENDATION**

1. Adopt an Ordinance of the City of Mountain View Amending Sections of Chapter 36 (Zoning) of the City Code to Eliminate Lot Area and Lot Width Minimums in the Residential High-Density (R4) Zoning District for 100% Affordable Housing Developments that Receive Authorization through the City Notice of Funding Availability Process; Allow Residential Mixed-Use Village Center Development Where the General Plan Land Use Designation Allows Residential Uses on Sites Within the Commercial Neighborhood (CN) and Commercial Services (CS) Zoning Districts; and Establish Definitions, Procedures, and Standards for Such General Plan Mixed-Use Village Center Development, to be read in title only, further reading waived (Attachment 1 to the Council report). (First reading: 6-0)
2. Adopt an Ordinance of the City of Mountain View Amending the Zoning Map from the General Industrial (MM) Zoning District to the High-Density (R4) Zoning District for the Properties Located at 57/67 and 87 East Evelyn Avenue South of East Evelyn Avenue, Between State Route 85 and Pioneer Way; and 1110 Terra Bella Avenue/1012 Linda Vista Avenue at the Northwest Corner of Linda Vista Avenue and Terra Bella Avenue, to be read in title only, further reading waived (Attachment 2 to the Council report). (First reading: 6-0)

## **SUMMARY**

On January 24, 2022, the City Council introduced an ordinance (Attachment 1) to amend the Zoning Ordinance:

- To eliminate lot area and lot width minimums in the R4 Zoning District for 100% affordable housing developments that receive funding through the City's Notice of Funding Availability (NOFA) process;

- To allow residential Mixed-Use Village Center development on sites within the Commercial Neighborhood and Commercial Services Zoning Districts for sites where the General Plan Land Use Designation allows residential uses; and
- To establish definitions, procedures, and standards for such General Plan Mixed-Use Village Center developments.

The City Council also introduced an ordinance (Attachment 2) to amend the Zoning Map from MM (General Industrial) to R4 (High-Density Residential) for the 57/67 and 87 East Evelyn Avenue and 1110 Terra Bella/1012 Linda Vista Avenue sites.

This is a second reading of the ordinances for the Zoning Text and Map amendments. If approved, the amendments will become effective on March 16, 2023.

**FISCAL IMPACT**—None.

**PUBLIC NOTICING**

Agenda posting. The ordinances were published at least two days prior to adoption in accordance with City Charter Section 522.

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- Attachments: 1. Ordinance for Zoning Text Amendments  
2. Ordinance for Zoning Map Amendments