

CITY OF MOUNTAIN VIEW
ENVIRONMENTAL PLANNING COMMISSION
RESOLUTION NO.
SERIES 2021

A RESOLUTION OF THE ENVIRONMENTAL PLANNING COMMISSION OF THE
CITY OF MOUNTAIN VIEW RECOMMENDING THE CITY COUNCIL
APPROVE A ZONING MAP AMENDMENT AT 300-320 MOORPARK WAY
TO BE CONSISTENT WITH THE GENERAL PLAN LAND USE MAP

WHEREAS, the State adopted Senate Bill 1333, requiring zoning and General Plan consistency in charter cities, and Senate Bill 330, restricting cities from reducing allowed densities; and

WHEREAS, there are several sites in the City, including 300-320 Moorpark Way, where the Zoning Map is not consistent with the General Plan and the General Plan allows greater density; and

WHEREAS, a Zoning Map Amendment at this site would bring the Zoning Map into closer consistency with the General Plan; and

WHEREAS, the Environmental Planning Commission held a public hearing on March 3, 2021, on said Zoning Map Amendment pursuant to Section 36.52.65 of the City Code;

NOW, THEREFORE, BE IT RESOLVED by the Environmental Planning Commission of the City of Mountain View:

1. That the Environmental Planning Commission hereby recommends the City Council approve a Zoning Map Amendment pursuant to the following required findings in Section 36.52.70 of the City Code:

a. The proposed amendment is consistent with the General Plan because it is specifically targeted to address and correct inconsistency by updating the zoning designation to be consistent with the General Plan designation; and

b. The proposed amendment will not be detrimental to the public interest, health, safety, convenience, or welfare of the City because the existing General Plan designation considers these issues, and the new zoning designation does not create significantly different uses or character than what exists on the site or in the immediate vicinity; and

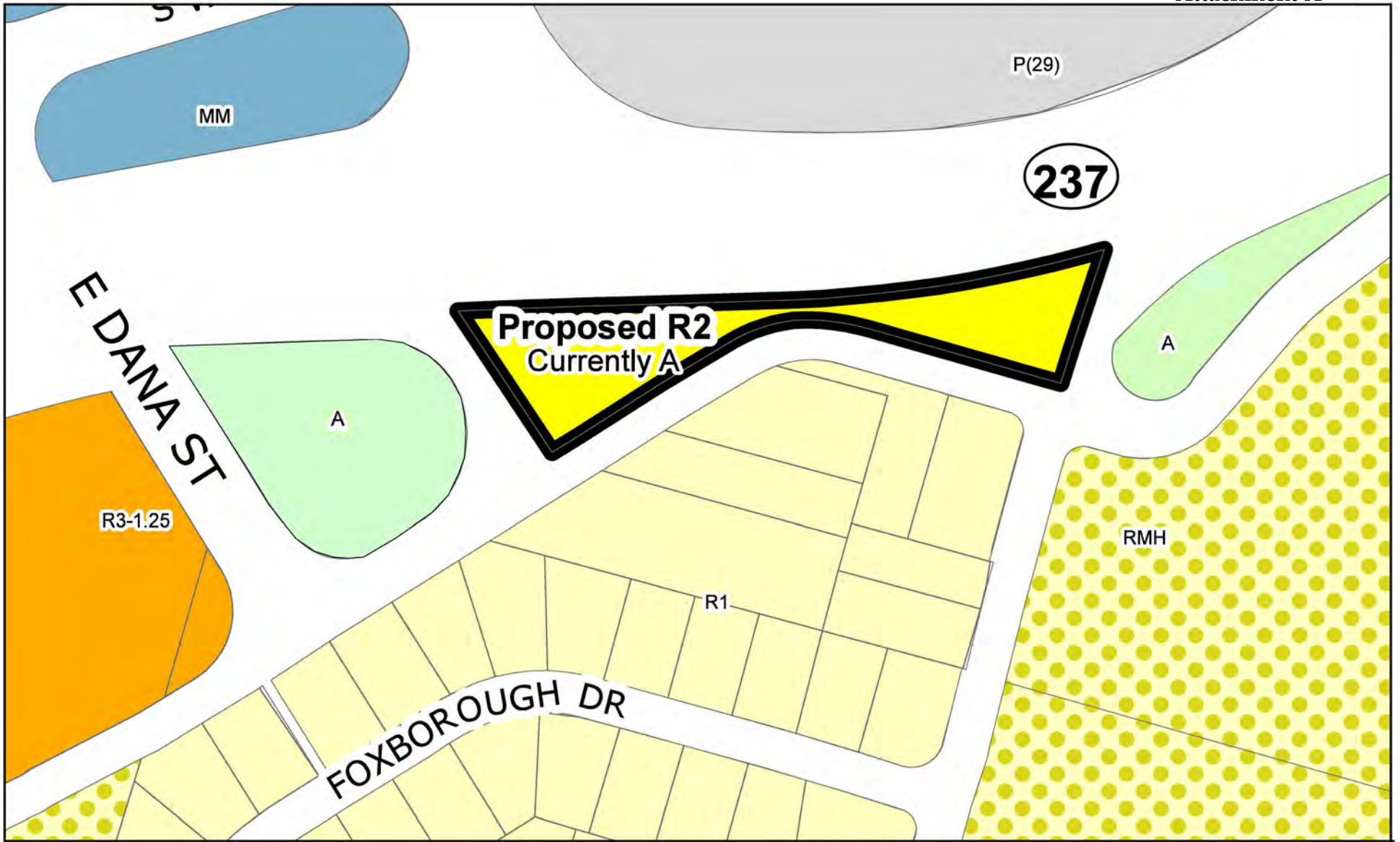
c. The site is physically suitable (including, but not limited to, access, provision of utilities, compatibility with adjoining land uses, and absence of physical constraints) for the requested zoning designation and anticipated land use development because it is consistent with the General Plan designation which considered these issues, and the new zoning designation does not create significantly different uses or character than what exists on the site or in the immediate vicinity; and

d. The proposed project complies with the California Environmental Quality Act (CEQA) because it is exempt from environmental review pursuant to CEQA Guidelines Section 15061(b)(3). The activity is covered by the general rule (“common sense” exemption) that exempts activities that can be seen with certainty to have no possibility for causing a significant effect on the environment. No physical development is proposed as part of the project, and the project would not result in the potential for substantially increased allowed density, areas of new development, or new allowed land uses within the City of Mountain View.

2. That the Zoning Map Amendment is recommended for approval and incorporated herein by reference in Attachment A.

EA/1/CDD
899-03-03-21epcr

Attachment: A. Zoning Map Amendment



Proposed Rezoning: 300-320 Moorpark Way

