

ORDINANCE NO.

AN ORDINANCE OF THE CITY OF MOUNTAIN VIEW  
AMENDING THE ZONING MAP FROM THE R3-2.5 (MULTI-FAMILY  
RESIDENTIAL) ZONING DISTRICT  
TO P(38) (EL CAMINO REAL PRECISE PLAN)  
FOR THE PROPERTY LOCATED AT 1873 LATHAM STREET

WHEREAS, an application (Application No. PL-2019-063) was received from Kurt Anderson, on behalf of Escuela Retail Center, for a Zoning Map Amendment from the R3-2.5 Zoning District to P(38) El Camino Real Precise Plan for the property located at 1873 Latham Street; and

WHEREAS, 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, Chapter 36 of the Mountain View City Code requires the City's Environmental Planning Commission and City Council each hold a duly noticed public hearing before the City's Zoning Map is amended; and

WHEREAS, the Environmental Planning Commission held a duly noticed public hearing on January 5, 2022 and recommended the City Council approve the Zoning Map Amendment; and

WHEREAS, the City Council held a duly noticed public hearing on \_\_\_\_\_, 2022 and received and considered all evidence presented at said hearing regarding the Zoning Map Amendment, including the recommendation from the Environmental Planning Commission, City Council report, project materials, testimony, and written materials submitted;

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

Section 1. Council Findings. The City Council finds and determines that the Zoning Map of the City of Mountain View should be amended as follows, pursuant to the required findings in Section 36.52.70 of the City Code:

a. The proposed amendment is consistent with the General Plan because the project implements the goals and policies of the Mixed-Use Corridor Land Use Designation by proposing a parcel assembly to accommodate a development with

complementary commercial and residential uses in a three-story building at a density of 56 dwelling units per acre, which is compatible with the surrounding residential uses;

b. The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the City as the resulting P(38) El Camino Real Precise Plan and the proposed project promote a mix of commercial and residential uses within walking and bicycling distance within existing neighborhoods that are consistent with the low-intensity corridor area;

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 mixed-use development because the assembly of two smaller parcels (the subject parcel together with an adjacent parcel) with conforming allowed land uses increases the utilization of the land area; the use and development are consistent with other residential and commercial development in the area; and technical analyses were completed that conclude the needed utilities and infrastructure are adequate to accommodate the development; and

d. The proposed amendment is in compliance with the provisions of the California Environmental Quality Act (CEQA) because an Initial Study and Mitigated Negative Declaration (MND) has been prepared for the project, which identified environmental impacts for air quality that can be mitigated to a less-than-significant impact with incorporation of mitigation measures and standard City conditions of approval, and the MND was adopted by the City Council on \_\_\_\_\_, 2022, prior to approving this amendment.

Section 2. Zoning Change. The Zoning Map of the City of Mountain View is hereby amended to indicate as follows: the property identified as 1873 Latham Street with Assessor Parcel No. 154-35-014 is hereby rezoned from the R3-2.5 Zoning District to the P(38) El Camino Real Precise Plan, as more specifically shown in Exhibit A, attached hereto and incorporated by reference herein.

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.

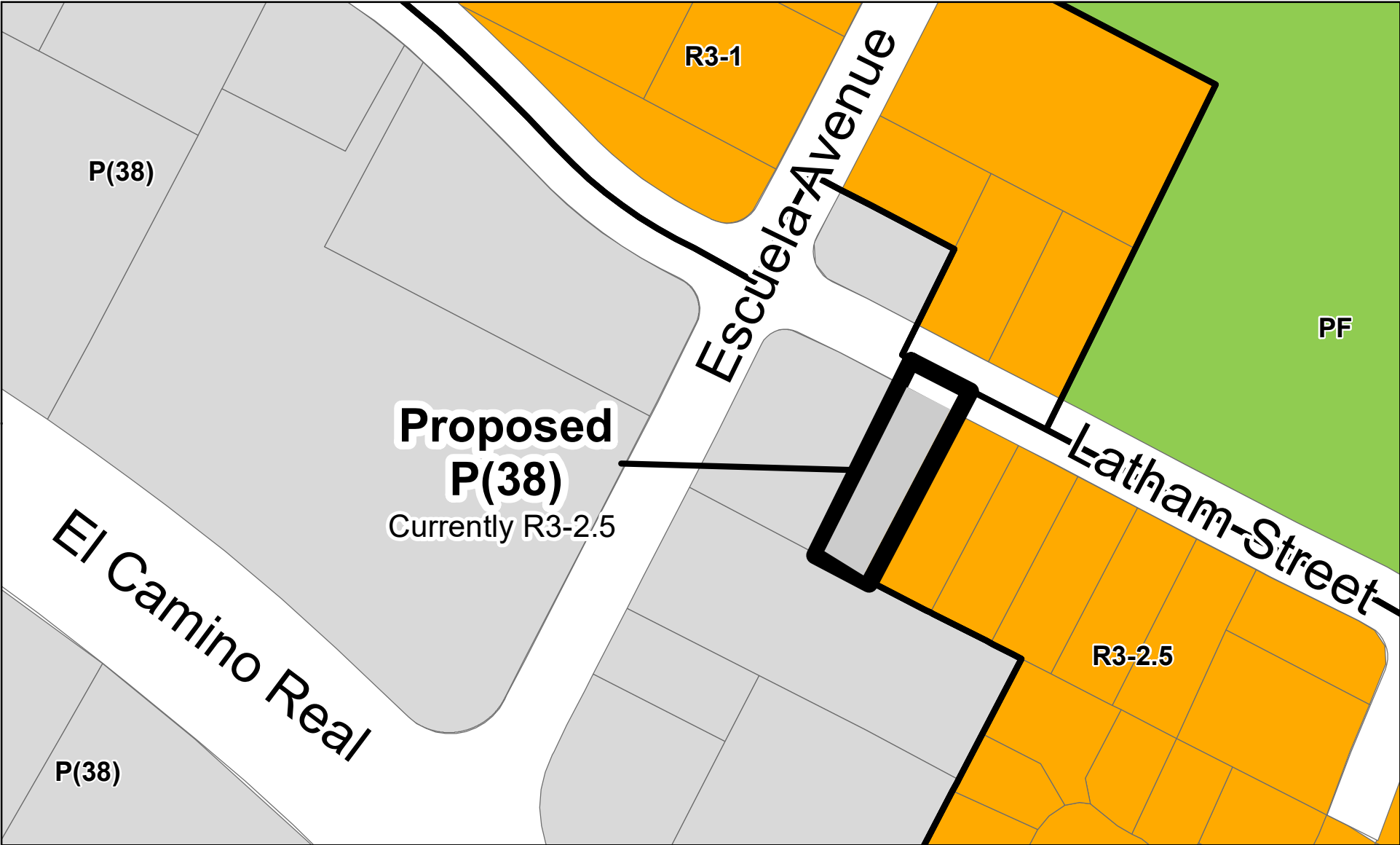
Section 5. Pursuant to Section 522 of the Mountain View City Charter, it is ordered that copies of the foregoing proposed ordinance be posted at least two (2) days prior to its adoption in three (3) prominent places in the City and that a single publication be made to the official newspaper of the City 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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EY/6/ORD  
810-01-05-22o

Exhibit: A. Zoning Map Amendment

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**Proposed Rezoning:  
1873 Latham Street**

