

ORDINANCE NO.

AN ORDINANCE AMENDING THE ZONING MAP
FOR PARCELS LOCATED IN THE EAST WHISMAN PRECISE PLAN
FROM ML (LIMITED INDUSTRIAL), ML-T (LIMITED INDUSTRIAL WITH
TRANSIT FLOATING), CN (COMMERCIAL – NEIGHBORHOOD),
CO (COMMERCIAL – OFFICE), R3-2 (RESIDENTIAL – MULTIPLE-FAMILY),
AND P (PLANNED COMMUNITY) TO P-41 (EAST WHISMAN PRECISE PLAN)

WHEREAS, Chapter 36 of the Mountain View City Code sets forth a procedure whereby the City can amend the City’s Zoning Map; and

WHEREAS, the City Council initiated a rezoning of the East Whisman Change Area and Middlefield-Whisman Village Center to implement 2030 General Plan goals and policies for the area; and

WHEREAS, 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; and

WHEREAS, on October 2, 2019, the Environmental Planning Commission held a duly noticed public hearing and reviewed all project materials, staff reports, public testimony, and environmental review on said Zoning Map Amendment and adopted a resolution recommending City Council approval of the Zoning Map Amendment;

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, at a duly noticed public hearing on November 5, 2019, that the following Zoning Map Amendment is consistent with the East Whisman Mixed-Use 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 is consistent with the General Plan because the Planned Community (P) District supports special standards, guidelines, and actions to implement the East Whisman Change Area direction in the General Plan; the P District supports a mix of allowed uses, including residential, commercial, office, lodging, and others, consistent with the East Whisman Mixed-Use General Plan Land Use Designation; and the P District facilitates the creation of special street and sidewalk design standards, consistent with Policy LUD 20.7 (New Street Standards); and

b. The Zoning Map Amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the City because the highest intensities will be focused near light rail stations and away from existing neighborhoods; needed housing will be integrated with compatible office and employment uses, along with open spaces, neighborhood-serving commercial, and other civic spaces; and new development will be integrated within the area by implementation of the East Whisman Precise Plan standards, guidelines, and public improvements; and

c. The sites are physically suitable for the requested zoning designation and anticipated development because infrastructure is available to serve these land uses in the area and the parcels are configured and of sufficient size to accommodate the proposed land uses while being compatible with surrounding planned land uses; and

d. The Zoning Map Amendment is in compliance with the provisions of the California Environmental Quality Act (CEQA) because an Environmental Impact Report (EIR) has been prepared in conjunction with the requested action and circulated in accordance with CEQA regulations; and

e. The 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 as 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.

TIME FOR JUDICIAL REVIEW

The time within which judicial review of this document must be sought is governed by California Code of Procedure Section 1094.6 as established by Resolution No. 13850 adopted by the City Council on August 9, 1983.

EA/2/ORD
899-11-05-19o-1

Exhibit: A. Zoning Map Amendment

MOFFETT FIELD



City of Sunnyvale

Proposed P(41)
Currently ML, ML-T, CN, CO,
CRA, R3-2 and P

Proposed Rezoning: East Whisman Precise Plan

