

ORDINANCE NO.

AN ORDINANCE OF THE CITY OF MOUNTAIN VIEW
AMENDING THE ZONING MAP FOR THE PROPERTIES LOCATED AT
250 EAST DANA STREET, 300-320 MOORPARK WAY, 709-711 VAQUERO DRIVE,
AND 2254 WYANDOTTE STREET 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, for the sites located at 250 East Dana Street, 300-320 Moorpark Way, and 709-711 Vaquero Drive, the Zoning Map is not consistent with the General Plan, and the General Plan allows greater density; and

WHEREAS, the City has acquired land for a new park at 2254 Wyandotte Street, where housing is not, and has not previously been, an allowed use, and, thus, a park would not reduce the allowed residential density of the site; and

WHEREAS, Zoning Map Amendments at these sites would bring the Zoning Map into closer consistency with the General Plan; and

WHEREAS, the Environmental Planning Commission held public hearings on December 2, 2020 and March 3, 2021 on said Zoning Map Amendments pursuant to Section 36.52.65 of the City Code; and

WHEREAS, the City Council held a public hearing on April 13, 2021 on said Zoning Map Amendments pursuant to Section 36.52.65 of the City Code;

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

Section 1. Council Findings. The City Council of the City of Mountain View approves the Zoning Map Amendments pursuant to the required findings in Section 36.52.70 of the City Code:

a. The proposed amendments are consistent with the General Plan because they are specifically targeted to address and correct inconsistency by updating the Zoning designations to be consistent with the General Plan designations; and

b. The proposed amendments will not be detrimental to the public interest, health, safety, convenience, or welfare of the City because the existing General Plan designations consider these issues, and the new Zoning designations do not create significantly different uses or character than what exists on the sites or in the immediate vicinity; and

c. The sites are 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 they are consistent with the General Plan designations which considered these issues, and the new Zoning designations do not allow significantly different uses or character than what exists on the sites or in the immediate vicinity; and

d. The proposed projects comply with the California Environmental Quality Act (CEQA) because they are 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.

Section 2. Zoning Change. The Zoning Map of the City of Mountain View is hereby amended to indicate as follows: the property identified as 250 East Dana Street with Assessor’s Parcel No. 161-05-002 is hereby rezoned from the A (Agriculture) Zoning District to the R2 (One- and Two-Family Residential) Zoning District; the property identified as 300-320 Moorpark Way with Assessor’s Parcel No. 161-05-001 is hereby rezoned from the A (Agriculture) Zoning District to the R2 (One- and Two-Family Residential) Zoning District; the property identified as 709-711 Vaquero Drive with Assessor’s Parcel No. 150-27-026 is hereby rezoned from the R2 (One- and Two-Family Residential) Zoning District to the R3-3 (Multiple-Family Residential) Zoning District; and the property identified as 2254 Wyandotte Street with Assessor’s Parcel No. 147-06-054 is hereby rezoned from the MM-40 (General Industrial) Zoning District to the PF (Public Facilities) Zoning District, all 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.

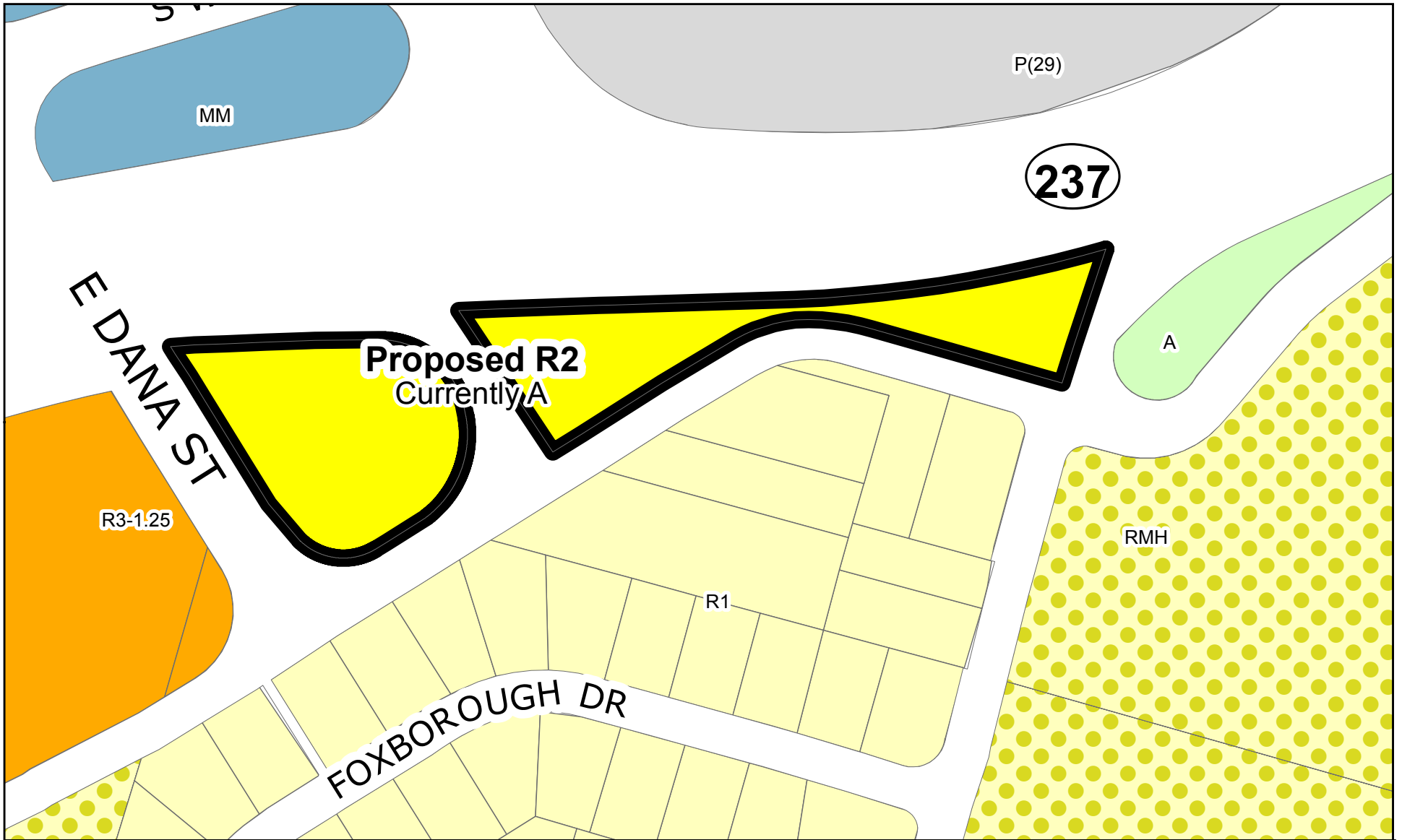
Section 4. If any section, subsection, sentence, clause, or phrase of this ordinance is for any reason held to be unconstitutional, such decision shall not affect the validity of the other remaining portions of this ordinance. The City Council hereby declares that it would have passed this ordinance 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.

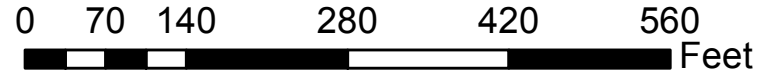
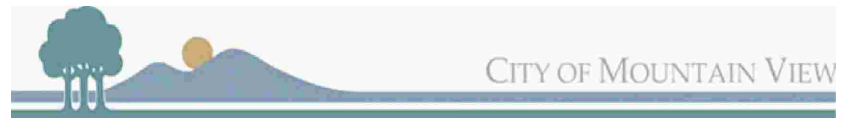
Section 5. Pursuant to Section 522 of the Mountain View City Charter, it is ordered that copies of the foregoing proposed ordinance be posted at least two (2) days prior to its adoption in three (3) prominent places in the City and that a single publication be made to the official newspaper of the City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

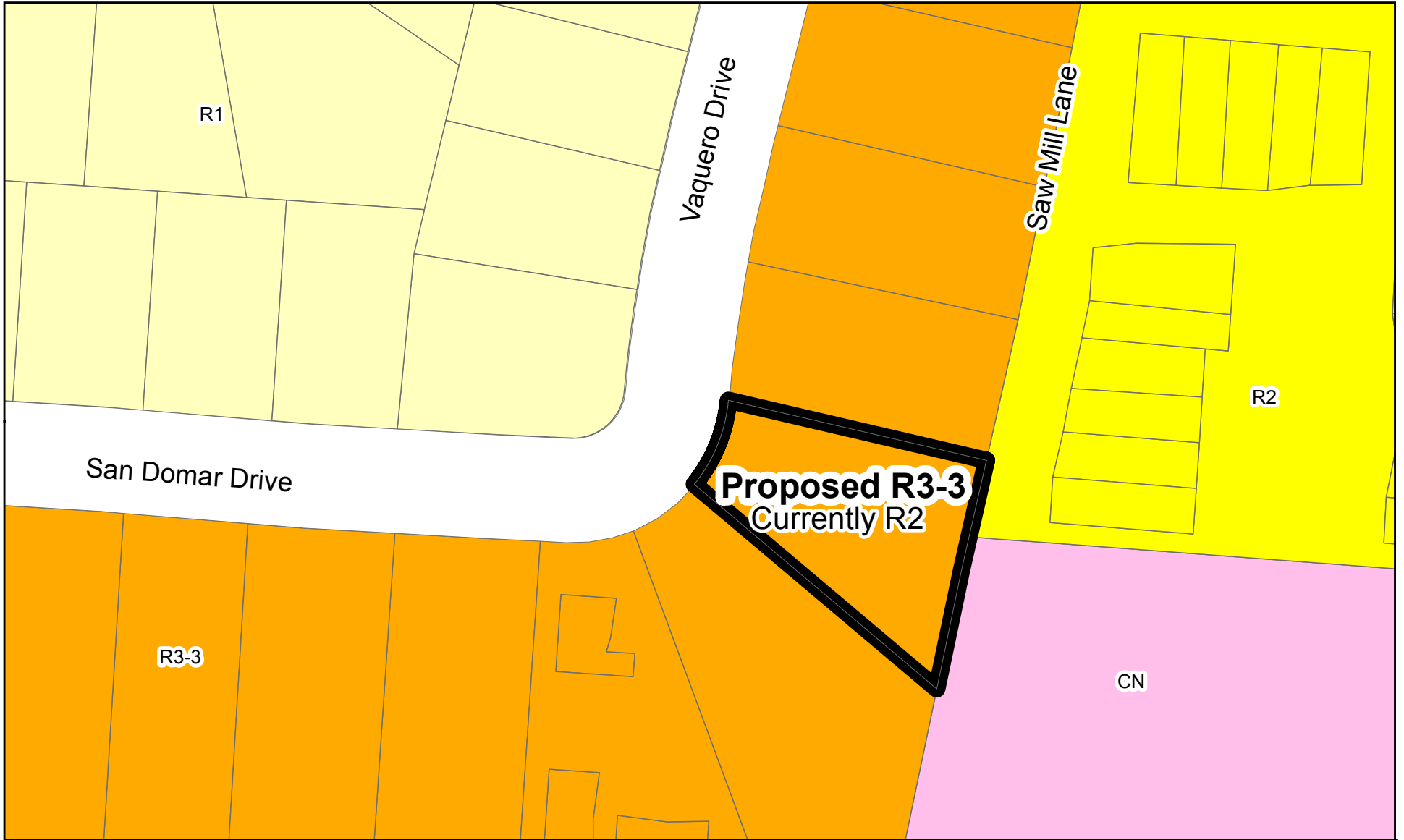
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Exhibit: A. Zoning Map Amendments

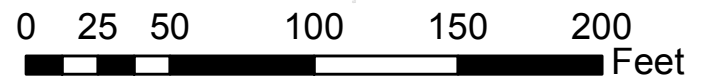
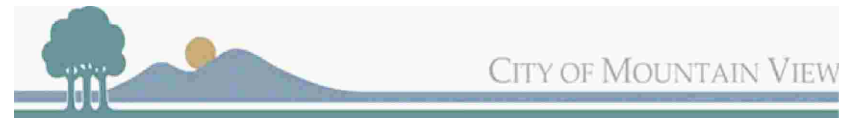


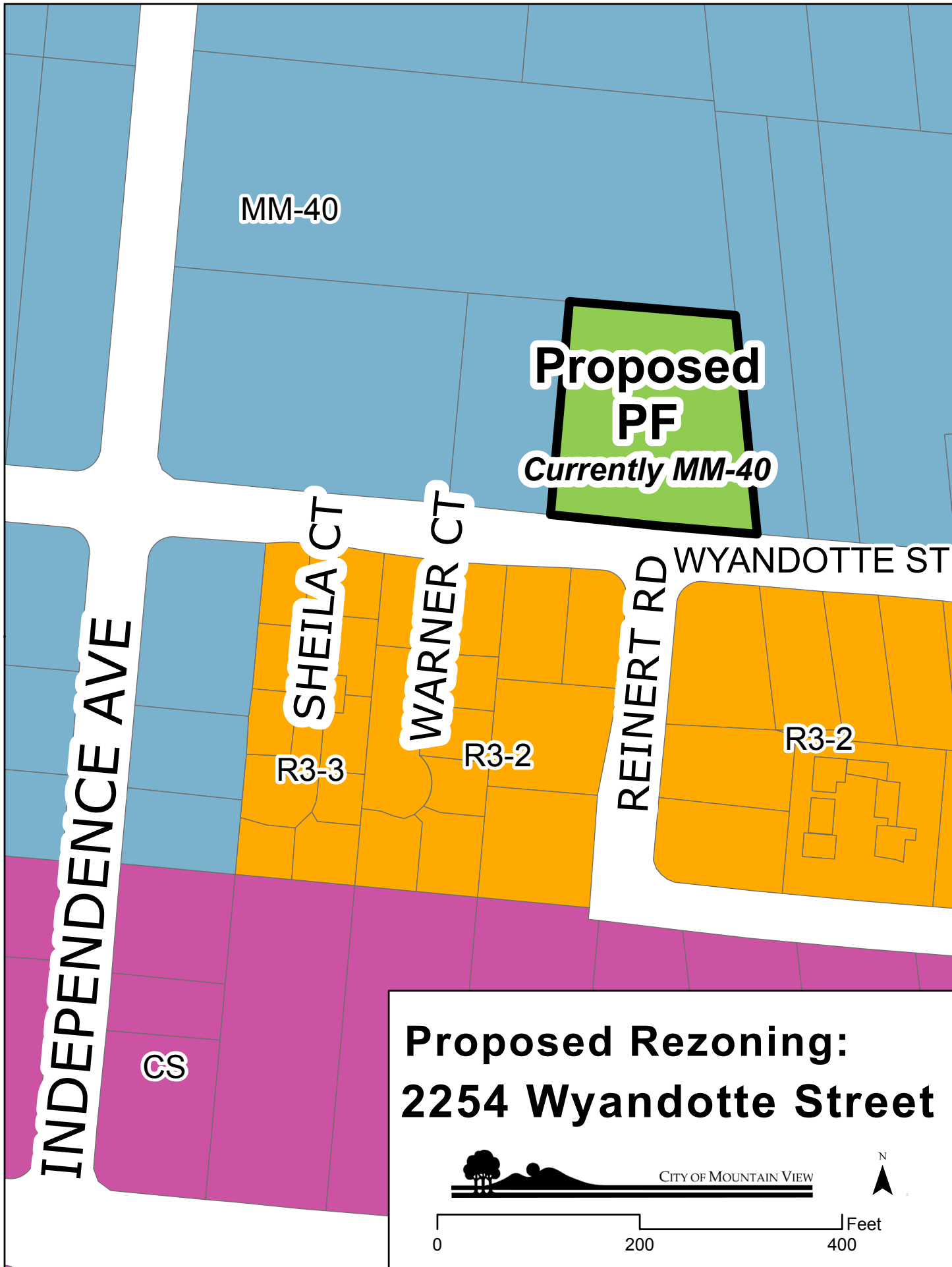
**Proposed Rezoning:
250 E Dana Street and
300-320 Moorpark Way**





**Proposed Rezoning:
709-711 Vaquero Drive**





MM-40

**Proposed
PF**
Currently MM-40

INDEPENDENCE AVE

SHEILA CT

WARNER CT

REINERT RD

WYANDOTTE ST

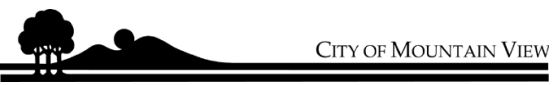
R3-3

R3-2

R3-2

CS

**Proposed Rezoning:
2254 Wyandotte Street**



CITY OF MOUNTAIN VIEW



0 200 400 Feet