

ORDINANCE NO.

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, LOCATED SOUTH OF EAST EVELYN AVENUE,
BETWEEN STATE ROUTE 85 AND PIONEER WAY;
AND 1110 TERRA BELLA AVENUE/1012 LINDA VISTA AVENUE,
LOCATED AT THE NORTHWEST CORNER OF LINDA VISTA AVENUE AND TERRA BELLA AVENUE

WHEREAS, the City Council initiated a Zoning Map Amendment for those certain properties located at 57/67 and 87 East Evelyn Avenue and 1110 Terra Bella Avenue/1012 Linda Vista Avenue from the General Industrial (MM) Zoning District to the High-Density Residential (R4) Zoning District; and

WHEREAS, the procedures set forth in Chapter 36, Article XVI, Division 13 of the Mountain View City Code (City Code), whereby the City can amend the Zoning Map, have been executed; and

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

WHEREAS, the Environmental Planning Commission held a duly noticed public hearing on December 7, 2022 and recommended the City Council approve the Zoning Map Amendment; and

WHEREAS, the City Council held a public hearing on _____ 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 rezoning will facilitate the 100% affordable residential developments proposed for the subject sites, which would further implement the goals and policies of the General Plan by encouraging residential developments that serve a range of households; focusing higher density land uses along major

corridors, and encouraging infill development where possible, to improve neighborhood quality and;

b. The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the City because the sites are suitable for residential uses and the proposed 100% affordable housing projects would be reviewed through the City's Notice of Funding Availability (NOFA) process and designed to be consistent with the goals and policies included in the General Plan and compatible with the developments in the 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 land use development because an environmental analysis was completed and did not identify significant infrastructure limitations related to these amendments and, furthermore, the subject projects will be required to study and identify any upgrades or improvements needed to accommodate the development type as part of the approval process; and

d. The proposed amendment is in compliance with the provisions of the California Environmental Quality Act (CEQA) because an Environmental Impact Report (EIR) was prepared for the Housing Element Update and associated zoning amendments, which the EIR was considered, certified, and adopted by the City Council by separate resolution on _____, all in conformance with CEQA, prior to approval and adoption of this Ordinance.

Section 2. Zoning Change. The Zoning Map of the City of Mountain View is hereby amended as follows: the properties commonly identified as 57/67 East Evelyn Avenue and 87 East Evelyn Avenue with Assessor's Parcel Nos. 160-65-010 and 160-65-008; and 1110 Terra Bella Avenue/1012 Linda Vista Avenue with Assessor's Parcel No. 153-15-011, are hereby rezoned from the MM Zoning District to the R4 Zoning District, all as more specifically shown in Exhibit A and Exhibit B, 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.

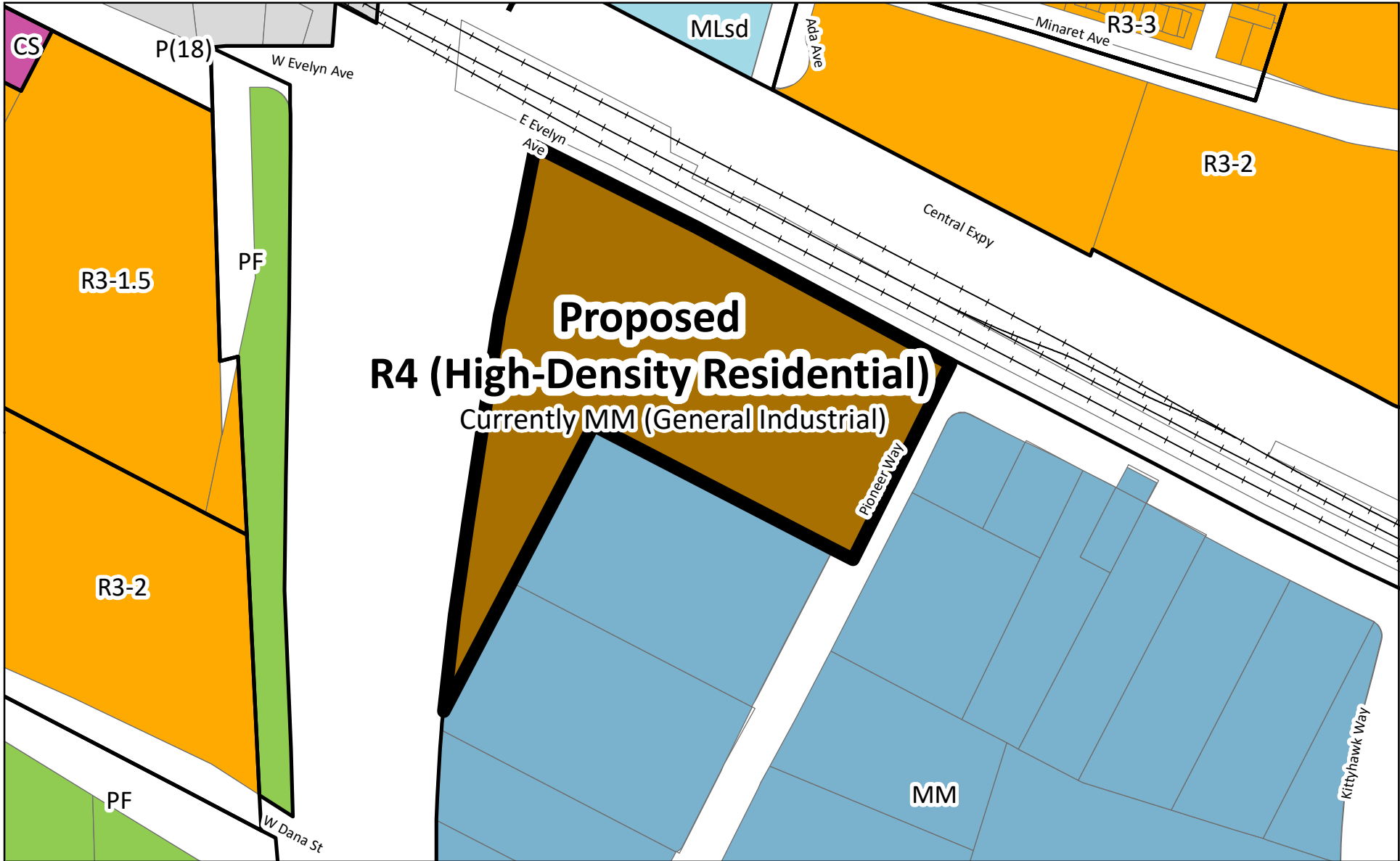
Section 5. Pursuant to Section 522 of the Mountain View City Charter, it is ordered that copies of the foregoing proposed ordinance be posted at least two (2) days prior to its adoption in three (3) prominent places in the City and that a single publication be made to the official

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.

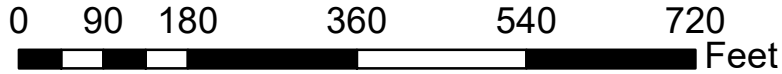
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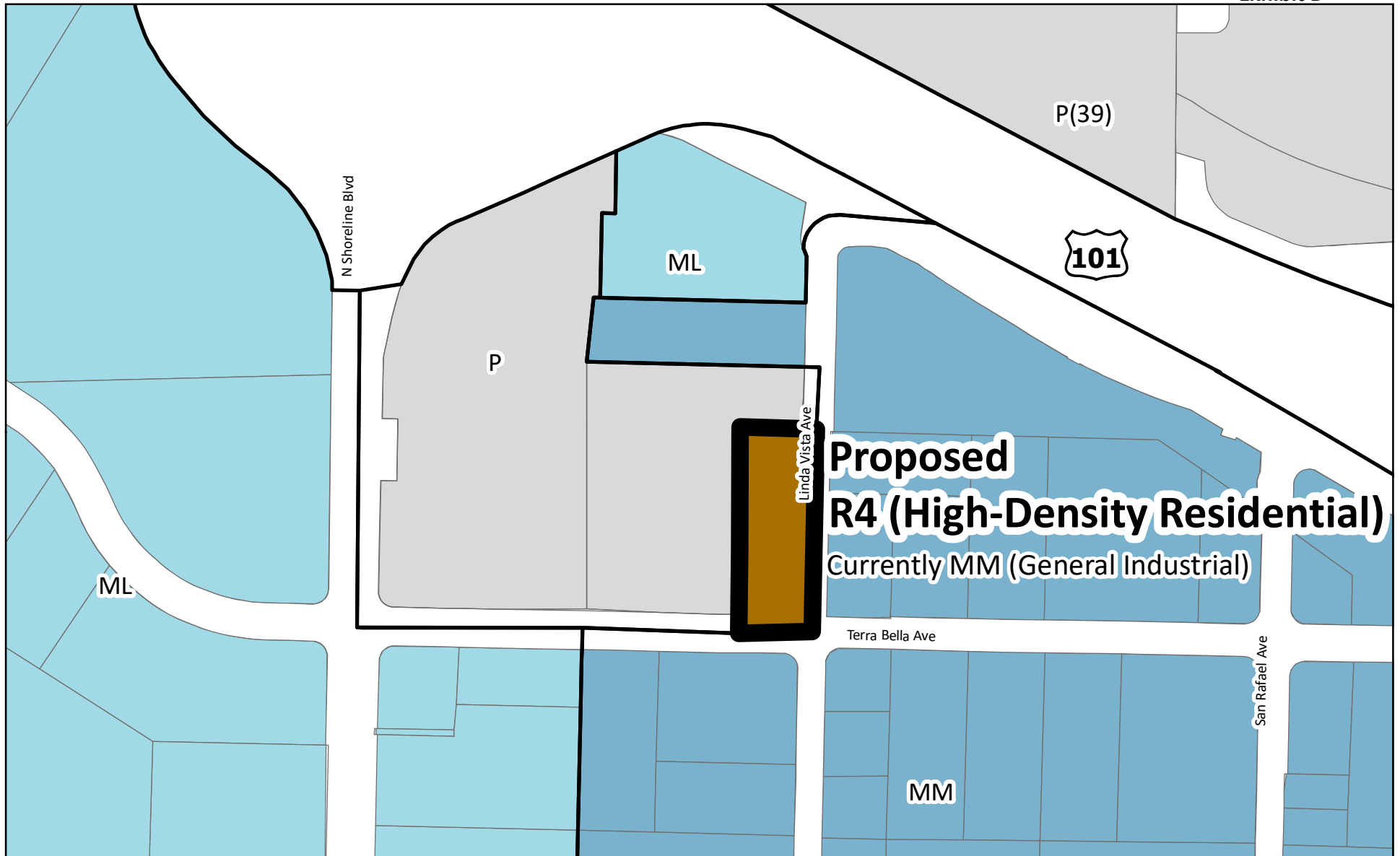
- Exhibits: A. 57/67 East Evelyn Avenue and 87 East Evelyn Avenue Zoning Map Amendment
B. 1110 Terra Bella Avenue/1012 Linda Vista Avenue Zoning Map Amendment

DRAFT



Proposed Rezoning:
57/67 and 87 E Evelyn Ave





**Proposed
R4 (High-Density Residential)**
Currently MM (General Industrial)

**Proposed Rezoning:
1110 TERRA BELLA AVE/
1012 LINDA VISTA AVE**

