

ORDINANCE NO.

AN ORDINANCE AMENDING THE ZONING MAP FOR THE PROPERTIES LOCATED IN THE EL CAMINO REAL PRECISE PLAN AREA FROM CRA (COMMERCIAL RESIDENTIAL-ARTERIAL), R3 (MULTIPLE-FAMILY RESIDENTIAL), P(10) ORTEGA-EL CAMINO REAL PRECISE PLAN, P(15) CLARK-MARICH PRECISE PLAN, P(16) EL MONTE-EL CAMINO PRECISE PLAN, P(36) AMERICANA CENTER PRECISE PLAN, AND P (PLANNED COMMUNITY) TO P(38) EL CAMINO REAL PRECISE PLAN

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

Section 1. Council Findings. Chapter 36 in the Mountain View City Code sets forth a procedure whereby the City can amend the City's Zoning Map.

Said 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.

On November 13, 2014, the Environmental Planning Commission held a duly noticed public hearing and thereafter forwarded its recommendation to the City Council that the City's Zoning Map be amended to change the designation of the El Camino Real Precise Plan area from CRA (Commercial Residential-Arterial), R3 (Multiple-Family Residential), P(10) Ortega-El Camino Real Precise Plan, P(15) Clark-Marich Precise Plan, P(16) El Monte-El Camino Precise Plan, P(36) Americana Center Precise Plan, and P (Planned Community) to P(38) El Camino Real Precise Plan.

On November 17, 2014, having given notice as required by Chapter 36 of the Mountain View City Code, the City Council held a public hearing to consider said amendment of the City's Zoning Map.

The required findings for an amendment to the City's Zoning Map, contained in Section 36.52.60 of the Mountain View City Code, have been made as follows:

a. The proposed amendment is consistent with the General Plan because the Planned Community (P) District supports special standards, guidelines, and actions to implement the El Camino Real 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 Mixed-Use Corridor 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).

b. The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the City because the P District addresses specific public-interest issues related to development on El Camino Real, such as pedestrian comfort, neighborhood transitions, transit access, and creating new open space; the P District enables targeted public benefits guidance, allowing new development to provide improvements in the public interest; and the P District enables the El Camino Real Precise Plan, which contains standards and guidelines supporting improved circulation, high-quality development, a flexible mix of compatible residential and community-serving uses, and new open areas and landscaping.

c. The proposed amendment is in compliance with the provisions of the California Environmental Quality Act (CEQA) because an Environmental Impact Report (EIR) has been prepared and circulated in compliance with CEQA regulations. All significant impacts of the Precise Plan can be mitigated to less-than-significant levels with the incorporation of mitigation measures and standard City conditions of approval.

d. 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 developments because the corridor includes a range of parcel sizes and conditions, and the P District and El Camino Real Precise Plan include specific development standards for subareas along the corridor to address this range; neighborhood transition standards will support compatibility with adjoining land uses; all sites along the corridor have adequate access for a range of commercial and residential uses, and the plan will improve access for pedestrians and bicycles; and projects in the corridor will be infill development, with full provision of urban services.

Section 2. Zone Change. The zoning designation for the properties located in the El Camino Real Precise Plan area, as shown in Exhibit A attached hereto, is hereby amended from CRA (Commercial Residential-Arterial), R3 (Multiple-Family Residential), P(10) Ortega-El Camino Real Precise Plan, P(15) Clark-Marich Precise Plan, P(16) El Monte-El Camino Precise Plan, P(36) Americana Center Precise Plan, and P (Planned Community) to P(38) El Camino Real Precise Plan.

Section 3. The provisions of this ordinance shall be effective thirty (30) days from and after the date of its adoption.

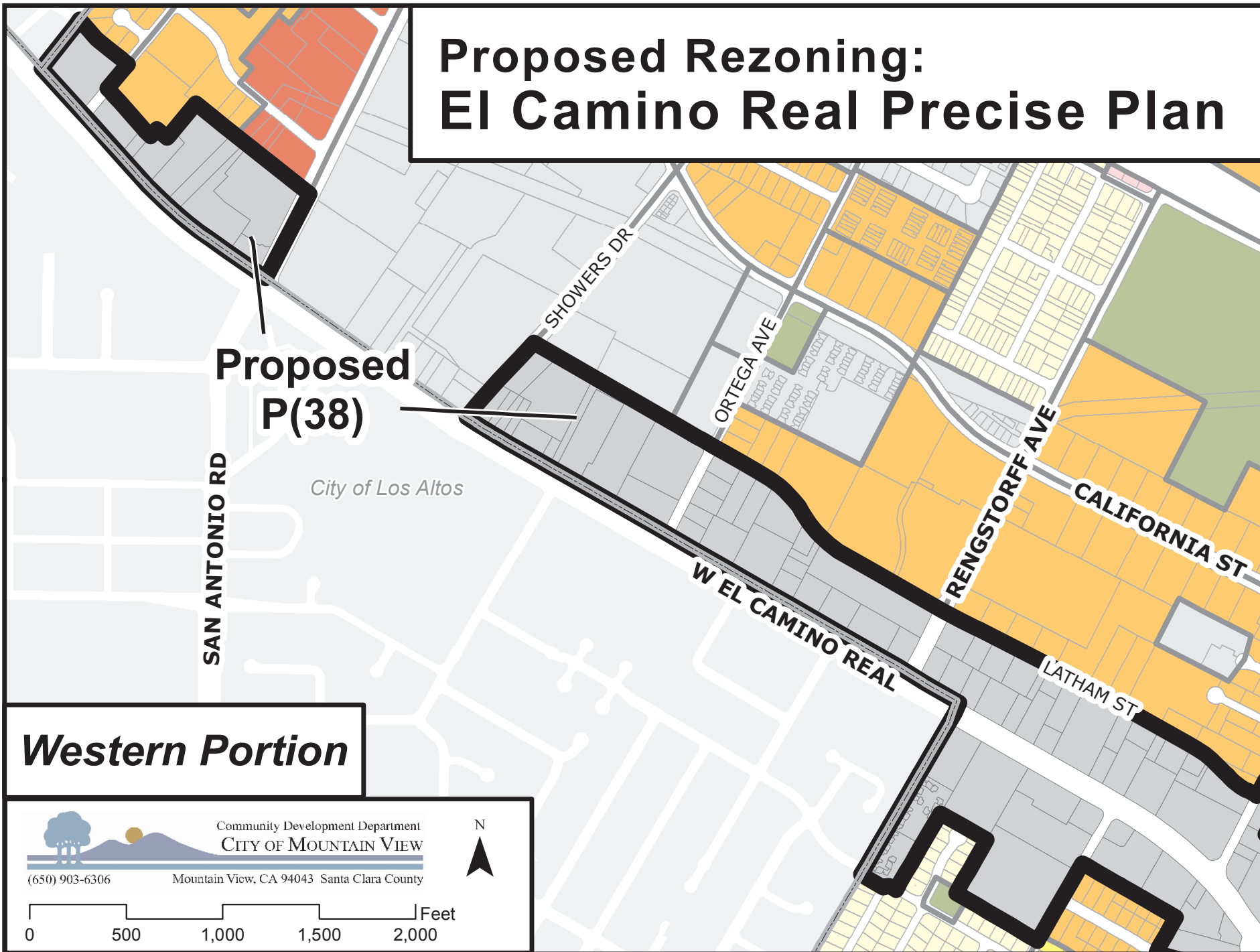
Section 4. If any section, subsection, sentence, clause, or phrase of this ordinance is for any reason held to be unconstitutional, such decision shall not affect the validity of

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.

EA/7/ORD  
899-11-17-14o-E

# Proposed Rezoning: El Camino Real Precise Plan



**Proposed  
P(38)**

SAN ANTONIO RD

City of Los Altos

SHOWERS DR

ORTEGA AVE

W EL CAMINO REAL

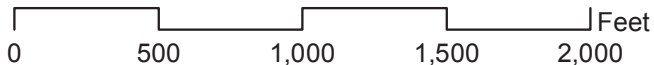
RENGSTORFF AVE

CALIFORNIA ST

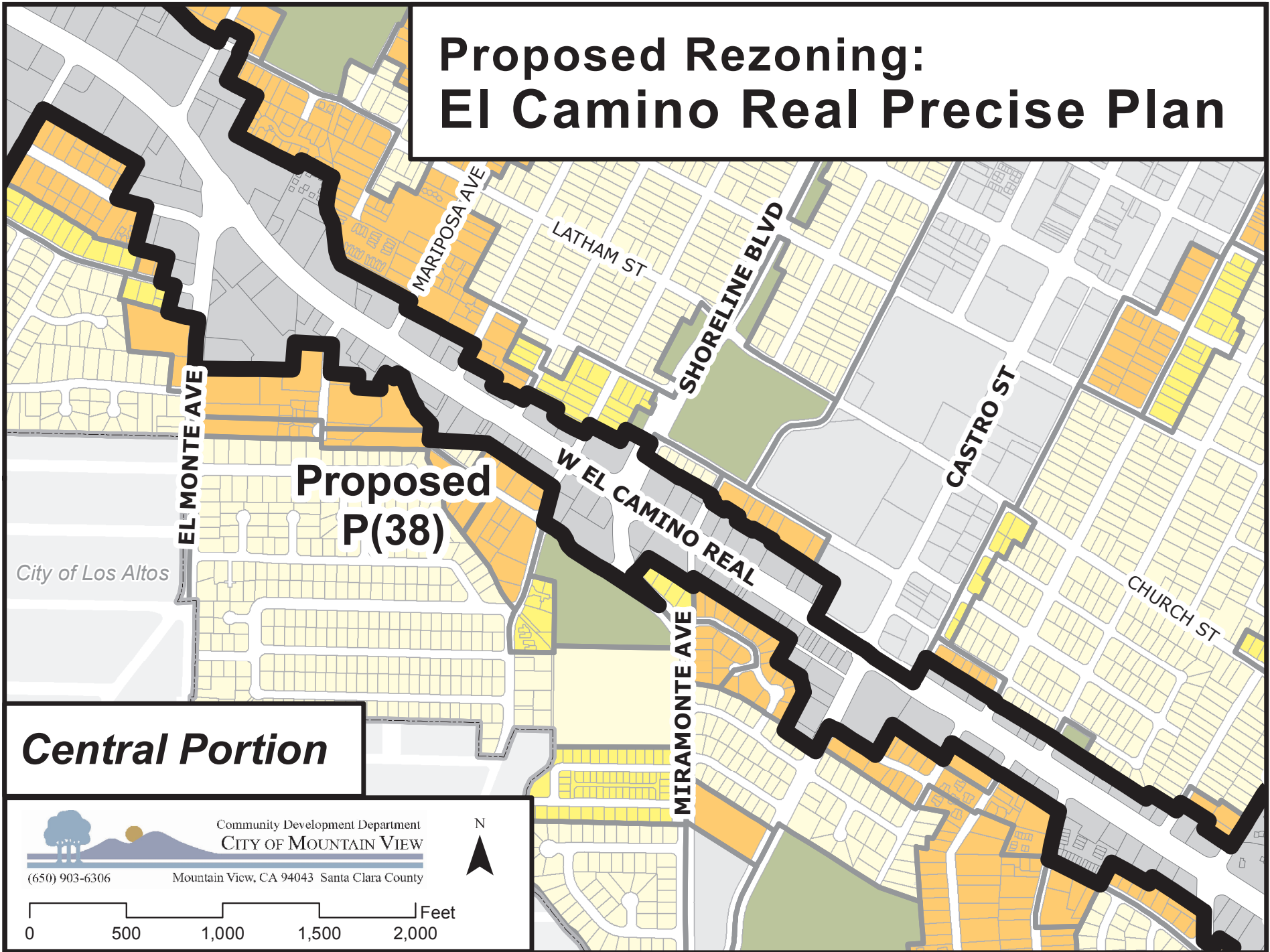
LATHAM ST

## Western Portion

Community Development Department  
CITY OF MOUNTAIN VIEW  
(650) 903-6306 Mountain View, CA 94043 Santa Clara County



# Proposed Rezoning: El Camino Real Precise Plan

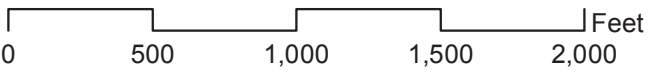


**Proposed  
P(38)**

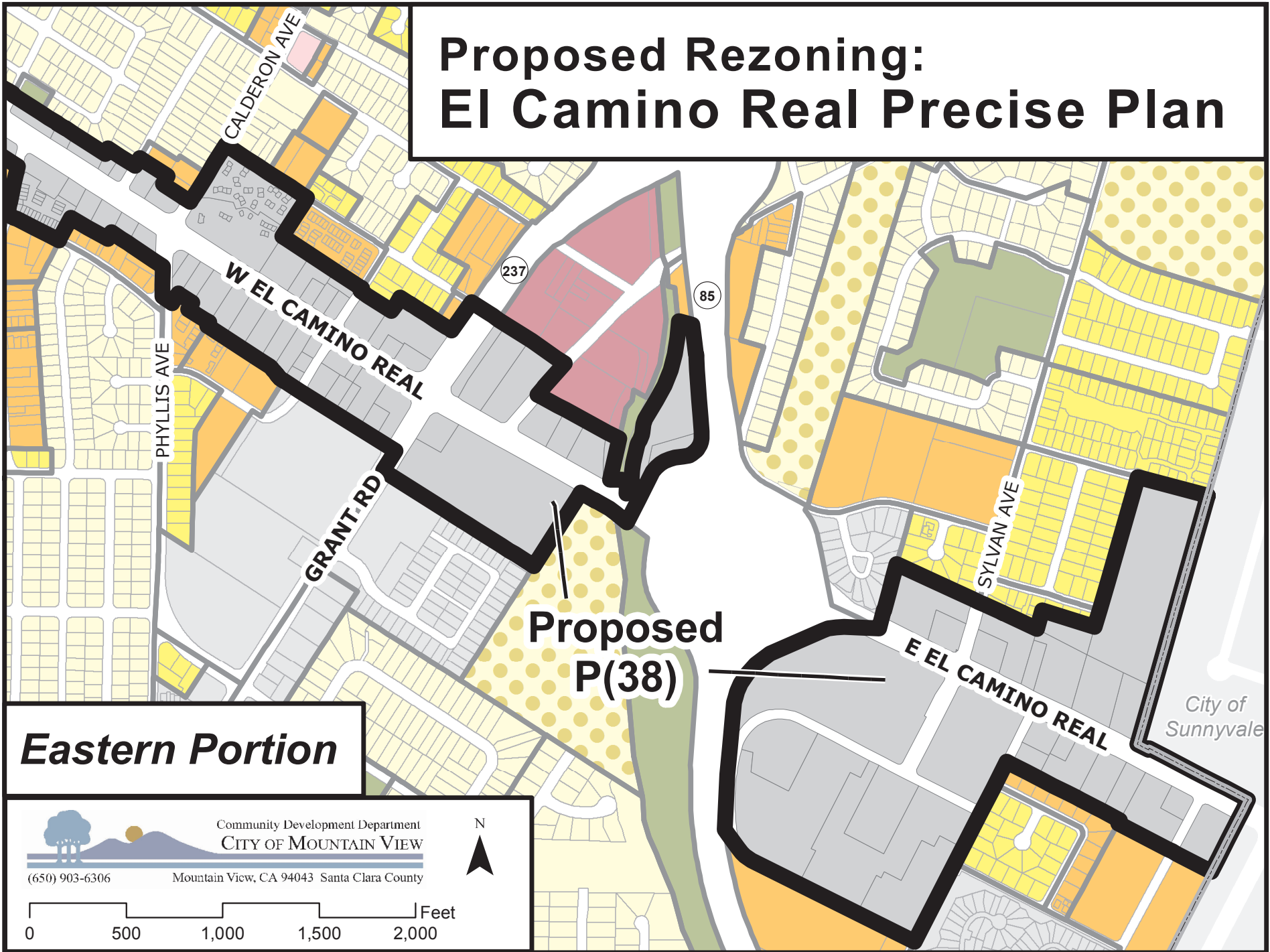
**Central Portion**



Community Development Department  
**CITY OF MOUNTAIN VIEW**  
Mountain View, CA 94043 Santa Clara County



# Proposed Rezoning: El Camino Real Precise Plan



## Eastern Portion

 Community Development Department  
CITY OF MOUNTAIN VIEW  
(650) 903-6306 Mountain View, CA 94043 Santa Clara County

