

ORDINANCE NO.

AN ORDINANCE AMENDING THE ZONING MAP FOR THE PROPERTY LOCATED AT 1001 NORTH SHORELINE BOULEVARD FROM THE ML (LIMITED INDUSTRIAL) AND MM (GENERAL INDUSTRIAL) ZONING DISTRICTS TO THE P (PLANNED COMMUNITY) ZONING DISTRICT

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

Section 1. Council Findings. An application was received from Sares Regis for a Zoning Map Amendment for the property located at 1001 North Shoreline Boulevard to change the zoning from the ML (Limited Industrial) and MM (General Industrial) Zoning District to the P (Planned Community) Zoning District.

On May 6, 2020, 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.

The City Council finds and determines, at a duly noticed public hearing on June 30, 2020, that the following Zoning Map Amendment is consistent with the Mixed-Use Center Land Use Designation of the General Plan of the City of Mountain View based upon the following findings made pursuant to Section 36.52.70 of the City Code:

a. The Zoning Map Amendment and project are consistent with the General Plan because the project implements the goals and policies of the Mixed-Use Center Land Use Designation, including promoting a vibrant mix of retail along with residential and office uses along Shoreline Boulevard; a project with a density of 38.8 dwelling units per acre and has a maximum of seven-stories in conformance with the requirements of the General Plan Land Use Designation; and

b. The Zoning Map Amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the City because the resulting P (Planned Community) Zoning District and the proposed project promote development that is of desirable character; and the project will be consistent with the goals and policies included in the General Plan, and the design of the proposed buildings and residential use are compatible with the developments in the area; and

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 as it includes new residential buildings, associated parking structures, and on-site amenities, and the design of the proposed buildings and residential use are compatible with the developments in the area; 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) was prepared for the project and circulated for the required 45-day public comment period, which ended on November 11, 2019. Staff has received no comments on the Draft EIR. All significant impacts of the project have been mitigated to less than significant with the incorporation of mitigation measures and standard City conditions of approval. A final EIR was made available to the Public on January 13, 2020; and

e. The following 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 to indicate as follows: the property identified as 1001 North Shoreline Boulevard with Assessor Parcel No. 153-15-032 is hereby rezoned from the ML (Limited Industrial) and MM (General Industrial) Zoning District to the P (Planned Community) Zoning District, all as more specifically shown in Exhibit A, attached hereto and incorporated by reference herein.

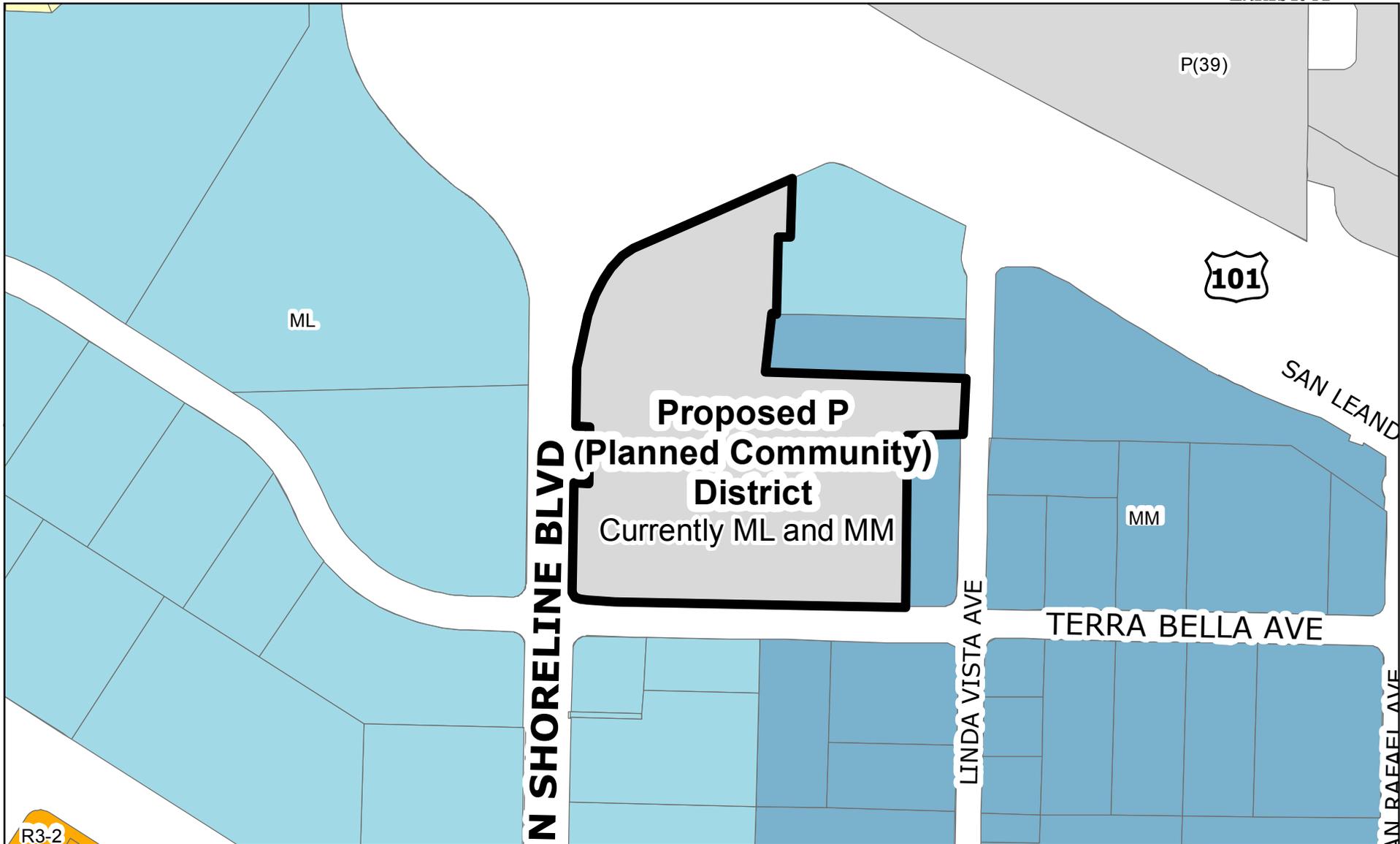
Section 3. The provisions of this ordinance shall be effective thirty (30) days from and after the date of its adoption.

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.

DP/1/ORD
807-06-30-20o

Exhibit: A. Zoning Map Amendment



**Proposed Rezoning:
1001 North
Shoreline Boulevard**

