

ORDINANCE NO.

AN ORDINANCE AMENDING THE ZONING MAP FOR THE PROPERTIES LOCATED AT 801/805/809/813 EL CAMINO REAL WEST AND 1032/1044/1060 CASTRO STREET FROM THE CRA (COMMERCIAL/RESIDENTIAL-ARTERIAL) ZONING DISTRICT 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. After a public hearing, the City Council finds and determines that the amendment is in conformity with the procedures and findings set forth in Section 36.52.60 of the Mountain View City Code whereby the City may amend the City's Zoning Map; and

The amendment is consistent with the General Plan because it implements the goals and policies of the El Camino Real Change Area and the Mixed-Use Corridor Land Use Designation because it provides the appropriate zoning to allow a new mixed-use project which offers a place for people to live and work close to services and transit, allows underutilized properties along the Corridor to be redeveloped and enhanced, and provides a publicly accessible plaza which engages the street and creates pedestrian activity; and

The amendment will not be detrimental to the public interest, health, safety, convenience, or welfare of the City because it provides the appropriate zoning to allow a development project which will be compatible with the surrounding neighborhood in terms of building size, layout, and architecture; implements new street design standards which improve the safety and accessibility of all ways of travel; and provides adequate off-street parking to serve the project in an area that is currently under-parked; and

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 an environmental analysis has been completed which has identified any upgrades or improvements needed to utilities, infrastructure, or the project site to accommodate the increased development and the use and development is consistent with other residential and commercial development in the area in terms of building massing, scale, and building locations; and

The project complies with the California Environmental Quality Act (CEQA) because an Environmental Impact Report (EIR) has been prepared and circulated for public comment for the required 45 days, which ended on September 15, 2014. Staff received six comment letters on the Draft EIR and has provided a response to these comments in the Final EIR document. 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; and

The Environmental Planning Commission (EPC) held a public hearing on December 3, 2014 on said application and recommended that the City Council approve the Zoning Map Amendment subject to the required findings; and

On November 17, 2014, the City Council adopted the El Camino Real Precise Plan and said Precise Plan will take effect in 30 days. If unchallenged, the boundaries of the Precise Plan may include this property, in its entirety, and will change its zoning designation.

Section 2. Zone Change. The Zoning Map of the City of Mountain View is hereby amended to indicate as follows: the properties identified as 801/805/809/813 El Camino Real West and 1032/1044/1060 Castro Street with Assessor Parcel Nos. 189-01-124, 189-01-125, 189-01-126, 189-01-127, 189-01-128, 189-01-133, 189-01-148, 189-01-152, and 189-01-153 are hereby rezoned from the CRA (Commercial/Residential-Arterial) District to the P (Planned Community) District, all as more specifically shown in Exhibit A, attached hereto and incorporated by reference herein.

Section 3. P District Standards. The project site shall comply with the following P District standards:

I. Any development proposal within this P District shall require a Planned Community Permit and comply with the standard findings of approval which include, but are not limited to, compliance with the 2030 General Plan and any applicable section of the Zoning Ordinance. This document does not limit in any manner the authority of the City to place conditions of approval on subsequent development applications in this District.

II. Uses—Permitted and conditionally permitted uses identified in the El Camino Real Precise Plan.

III. Development Standards—Development standards and guidelines of the El Camino Real Precise Plan.

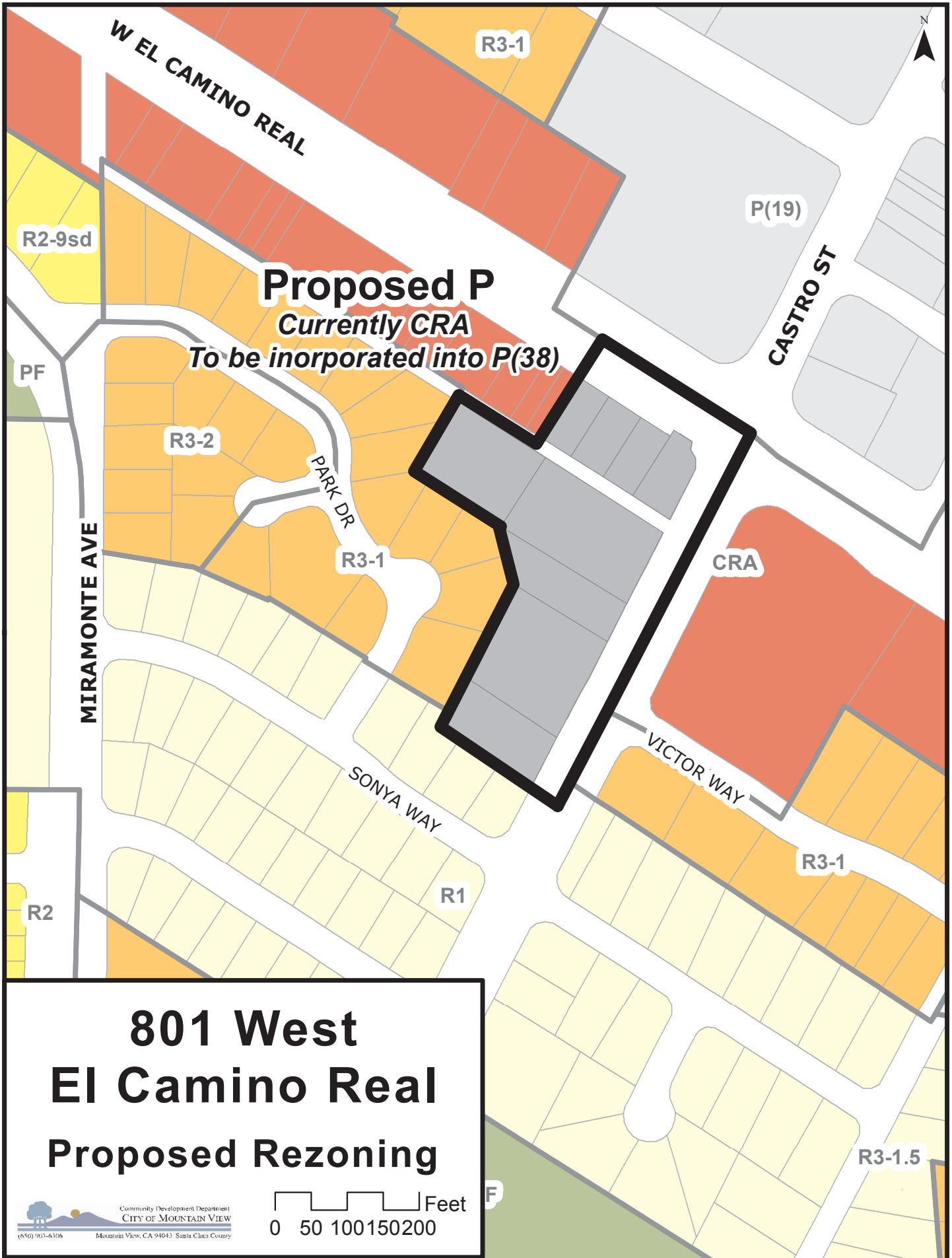
Section 4. The provisions of this ordinance shall be effective thirty (30) days from and after the date of its adoption.

Section 5. 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 6. 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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SW/7/ORD  
818-12-09-14o-E



**801 West  
El Camino Real  
Proposed Rezoning**

