

ORDINANCE NO.

AN ORDINANCE AMENDING THE ZONING MAP FOR THE PROPERTIES
LOCATED IN THE SAN ANTONIO PRECISE PLAN AREA FROM CRA
(COMMERCIAL/RESIDENTIAL-ARTERIAL), P (PLANNED COMMUNITY),
P(8) SAN ANTONIO STATION PRECISE PLAN, P(9) SAN ANTONIO CENTER
PRECISE PLAN, P(11) CALIFORNIA STREET-SHOWERS DRIVE PRECISE PLAN,
AND P(12) 394 ORTEGA AVENUE PRECISE PLAN TO
P(40) SAN ANTONIO 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 17, 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 San
Antonio Precise Plan area from CRA (Commercial/Residential-Arterial), P (Planned
Community), P(8) San Antonio Station Precise Plan, P(9) San Antonio Center
Precise Plan, P(11) California Street-Showers Drive Precise Plan, and P(12) 394 Ortega Avenue
Precise Plan to P(40) San Antonio Precise Plan.

On December 2, 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 San Antonio Change Area and other direction in the General Plan; the P
District supports a diversity of allowed uses, consistent with the Mixed-Use Corridor
and Mixed-Use Center General Plan land use designations; and the P District promotes

improved connectivity through new street and sidewalk standards consistent with Policy LUD 21.3 and Policy LUD 21.4.

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 in the San Antonio Precise Plan area, such as pedestrian comfort, access to commercial goods and services, neighborhood transitions, transit access, and open space; the P District supports special public benefits guidance, allowing new development to provide improvements in the public interest; and the P District is associated with the San Antonio Precise Plan, which contains standards and guidelines supporting improved circulation, high-quality development, a flexible mix of compatible residential and commercial uses, and new publicly accessible 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 Plan Area includes a range of parcel sizes and conditions as well as different General Plan land use designations, and the P District and associated San Antonio Precise Plan will include specific development standards to address area conditions; the P District and associated San Antonio Precise Plan provide standards and guidelines for compatible land uses, high-quality development and neighborhood transitions, utility upgrades, and improved bicycle and pedestrian circulation; and future development will occur within an already developed area, served by public infrastructure and services and with a range of commercial and residential uses and transit services.

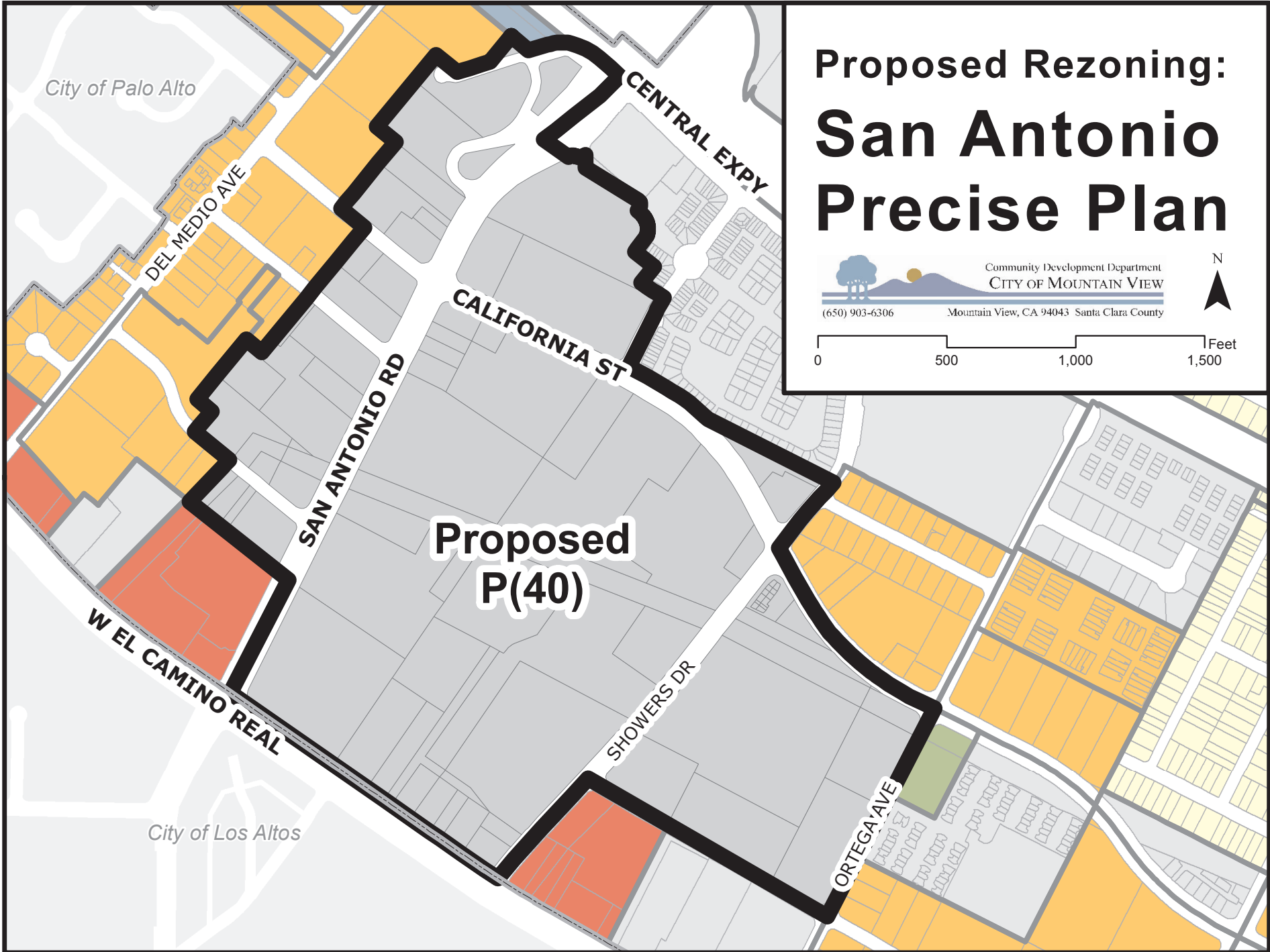
Section 2. Zone Change. The zoning designation for the properties located in the San Antonio Precise Plan area, as shown in Exhibit A attached hereto, is hereby amended from CRA (Commercial/Residential-Arterial), P (Planned Community), P(8) San Antonio Station Precise Plan, P(9) San Antonio Center Precise Plan, P(11) California Street-Showers Drive Precise Plan, and P(12) 394 Ortega Avenue Precise Plan to P(40) San Antonio 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.

RS/7/ORD
803-12-02-14o-E



Proposed Rezoning: San Antonio Precise Plan



Community Development Department
CITY OF MOUNTAIN VIEW

Mountain View, CA 94043 Santa Clara County

