

CITY OF MOUNTAIN VIEW**ENVIRONMENTAL PLANNING COMMISSION****STAFF REPORT**

WEDNESDAY, MARCH 3, 2021

5. PUBLIC HEARINGS**5.1 Minor Zoning Map Amendment at 300-320 Moorpark Way****RECOMMENDATION**

That the Environmental Planning Commission adopt a Resolution of the Environmental Planning Commission of the City of Mountain View Recommending the City Council Approve a Zoning Map Amendment at 300-320 Moorpark Way to R2 (One- and Two-Family Residential) to Be Consistent with the General Plan Land Use Map, to be read in title only, further reading waived (Exhibit 1 to the EPC Staff Report).

PUBLIC NOTIFICATION

The Environmental Planning Commission (EPC) agenda is advertised on Channel 26, and the agenda and this EPC Staff Report are available on the City's website. The property owners were mailed a notice, and property owners and tenants within 750' of the affected property were mailed notices.

BACKGROUND AND ANALYSIS

In September 2018, the State adopted SB 1333. This bill requires charter cities like Mountain View to resolve inconsistencies between zoning ordinances or precise plans and their General Plan. On December 2, 2020, staff brought forward several General Plan and Zoning Amendments addressing inconsistencies between these documents (Exhibit 2 – [December 2, 2020 EPC Staff Report](#)). The EPC did not take action on the site in question, 300 Moorpark Way, due to inadequate noticing.

The General Plan Designation for 300-320 Moorpark Way is Medium Low-Density Residential, which allows residential uses at up to 7 to 12 dwelling units per acre. The zoning for the property is A (Agriculture), which allows single-family homes and agricultural uses, and conditionally allows churches, child care, and other uses. The property is surrounded by State Route 237 to the north, a Montessori school and a vacant commercial building across Moorpark Way (both Zoned R1-10sd – Single-Family Residential – Special Design) to the south, a child-care center across an off-

ramp to the west (zoned A – Agriculture, but separately being considered for a rezoning to R2), and a mobile home park to the southeast (zoned RMH – Mobile Home Residential).

Staff recommends approval of the rezoning at 300–320 Moorpark Way from A (Agriculture) to R2 (One- and Two-Family Residential), to be consistent with the site’s current General Plan designation, Medium Low-Density Residential (7 to 12 units per acre).

ENVIRONMENTAL REVIEW

The proposed amendment is exempt from environmental review pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15061(b)(3). The activity is covered by the general rule (“common sense” exemption) that exempts activities that can be seen with certainty to have no possibility for causing a significant effect on the environment. No physical development is proposed as part of the project, and the project would not result in the potential for substantially increased allowed density, areas of new development, or new allowed land uses within the City of Mountain View. Exhibit 3 (CEQA Exemption) provides an analysis of this exemption.

CONCLUSION

Staff recommends that the EPC recommend a minor Zoning Map amendment at 300-320 Moorpark Way to be consistent with the City's General Plan Land Use Map.

Prepared by:

Eric Anderson
Principal Planner

Approved by:

Martin Alkire
Advanced Planning Manager

Aarti Shrivastava
Assistant City Manager/
Community Development Director

EA/1/CDD
899-03-03-21SR

- Exhibits: 1. Zoning Map Resolution
2. [December 2, 2020 EPC Staff Report](#)
3. CEQA Exemption