

ORDINANCE NO.

AN ORDINANCE AMENDING THE ZONING MAP
OF THE CITY OF MOUNTAIN VIEW FOR THE PROPERTY
LOCATED AT 779 EAST EVELYN AVENUE FROM THE
P-30 (SYLVAN-DALE) PRECISE PLAN TO THE
R4 (HIGH-DENSITY RESIDENTIAL) 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 following Zoning Map Amendment is consistent with the High-Density Residential Land Use Designation of the General Plan of the City of Mountain View based upon the industrial-to-residential land use conversion policies adopted by City Council (Resolution No. 16984), based on the following criteria:

a. Minimum Lot Size of 2 Acres – While the project does not meet the minimum lot size of 2 acres (at 1.93 acres), it does meet the intent of the lot size criteria as the relationship between the unit count achievable on the project site to the amount of staff resources used to process the application is proportional. The proposed high-density residential project includes the maximum units achievable for the site while being compatible with adjacent development and land uses in scale, massing, and height;

b. Contiguous with Existing Residential Zones – The project site is located within an area of the City previously identified for potential industrial-to-residential conversions due to the adjacent residential land uses to the south. A large portion of this segment of Evelyn Avenue, from Moorpark Way/SR 237 to the City limit border, has transitioned to residential uses with the approval and construction of the Mondrian residential community (at the corner of Moorpark Way and East Evelyn Avenue). The conversion of this project site to residential would add housing units along a commute and bicycle corridor and support affordable housing options for residents of the community;

c. Maintain Operations of Existing Adjacent Businesses – The commercial uses adjacent to the project site – the gas service station and personal storage facility – can be maintained and continue to operate with the proposed residential project. These uses generally have limited impacts on residential land uses. The most impacted of the two businesses by the project is the gas service station, due to its proximity to the property lines; however, the existing driveway access to the gas service station will be maintained, the on-site vehicle circulation will be maintained (with minor modifications

to on-site parking), and the project design has accounted for potential noise impacts from the gas station's auto repair bays (at the rear) by including high-rated windows and doors along the adjacent frontages of the project; and

d. Do Not Create Islands of Residential or Industrial Properties – The project itself does not create a residential island due to the existing residential land uses to the south and further west along Evelyn Avenue. While the gas service station will remain as a commercial/industrial use at the corner, this type of business is often found within residential areas along major arterials within the City and so is not considered a conflicting land use.

The City Council also finds and determines that the following Zoning Map Amendment is consistent with the High-Density Residential Land Use Designation of the General Plan of the City of Mountain View based upon the required findings in Section 36.52.60 of the City Code:

1. The proposed Zoning Map Amendment is consistent with the General Plan because it aligns with the High-Density Residential Land Use Designation and implements goals and policies of the 2030 General Plan, including LUD 2.3 (Local Collaboration) by coordinating roadway and bike lane improvements with the City of Sunnyvale; LUD 3.1 (Land Use and Transportation) by locating higher land use intensities along a major commute corridor – Evelyn Avenue; LUD 3.5 (Diversity) by encouraging residential developments serving a range of diverse households and income levels within the City; and LUD 8.5 (Pedestrian and Bicycle Amenities) by supporting bicycle and pedestrian improvements that connect the project site to the surrounding neighborhood; and

2. The proposed Zoning Map Amendment will not be detrimental to the public interest, health, safety, convenience, or welfare of the City as the project will be consistent with goals and policies of the General Plan; the amendment facilitates the construction of a new residential affordable housing development within the City, which meets a major City Council goal for Fiscal Year 2015-16; and is designed to meet development objectives, standards, and regulations which reflect community goals and values; and

3. The site is physically suitable for the requested zoning designation and anticipated land use development as it places a compatible residential use near existing residential uses, provides a higher-density residential use along a bicycle and commute corridor – Evelyn Avenue – and the site provides convenient vehicular, bicycle, and pedestrian access with adjacent public streets; and

4. The proposed project complies with the California Environmental Quality Act because an Initial Study and Mitigated Negative Declaration (IS/MND) was

prepared for the General Plan Map Amendment, the Zoning Map Amendment, and development project, which identified environmental impacts for air quality, hazardous materials, noise, and utilities that can be mitigated to a less-than-significant level. The IS/MND was circulated for public review from December 22, 2015 to January 21, 2016.

Section 2. Zoning Change. The Zoning Map of the City of Mountain View is hereby amended to indicate as follows: the property identified as 779 East Evelyn Avenue with Assessor Parcel No. 161-15-006, whereby the property is hereby rezoned from P-30 (Sylvan-Dale) Precise Plan to the R4 (High-Density Residential) District, all as more specifically shown in Exhibit A, attached hereto and incorporated by reference herein.

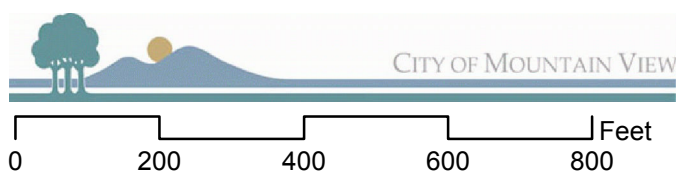
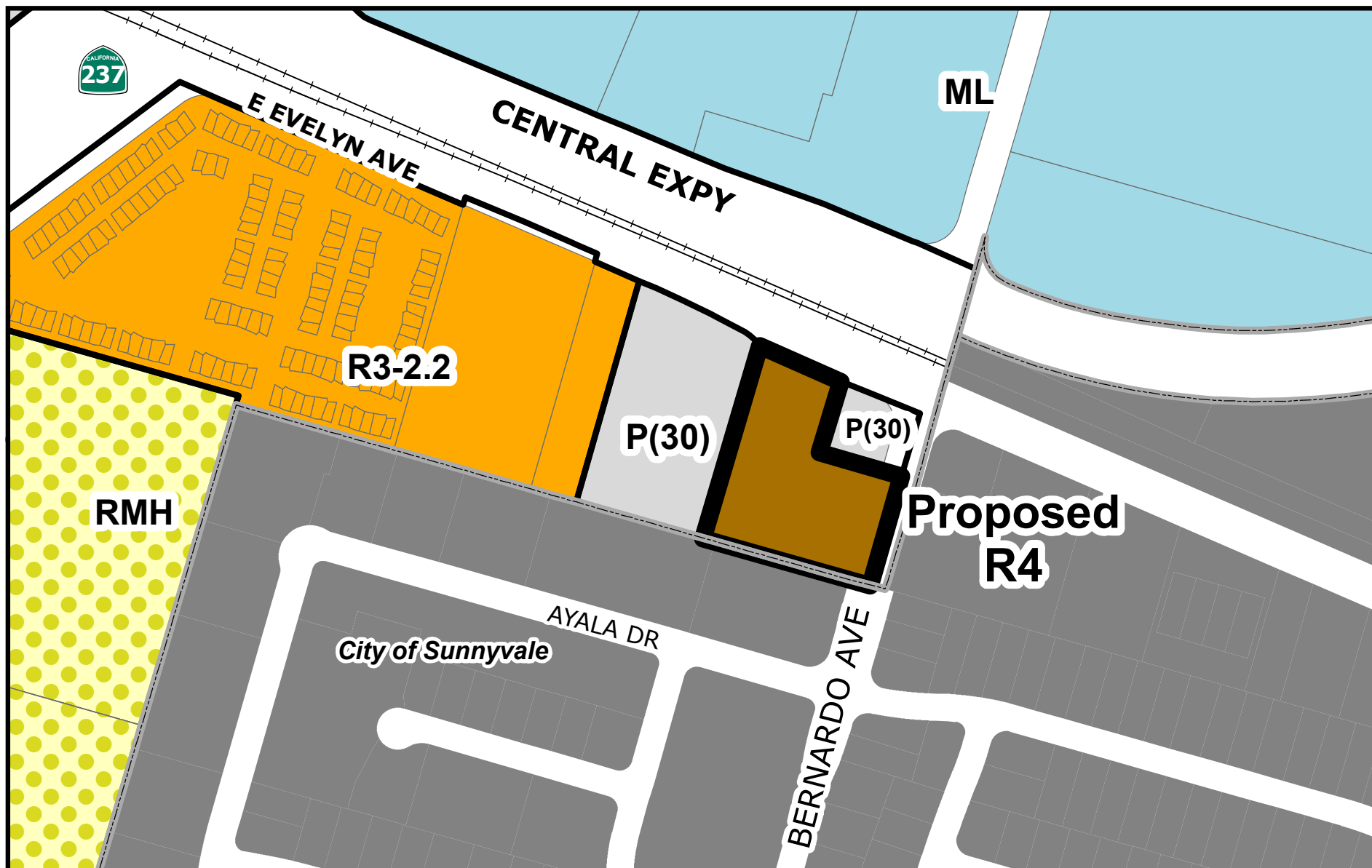
Section 3. The provisions of this ordinance shall be effective thirty (30) days from and after the date of its adoption.

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 the 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.

LH/3/ORD
823-03-01-16o-E

Exhibit A: Proposed Rezoning Map



Proposed Rezoning: 779 East Evelyn Avenue