

ORDINANCE NO.

AN ORDINANCE AMENDING THE ZONING MAP FROM NORTH BAYSHORE
PRECISE PLAN (P-34) TO NORTH BAYSHORE PRECISE PLAN (P-39) AND
PF (PUBLIC FACILITIES); MM-40 (GENERAL INDUSTRIAL) AND
L'AVENIDA SOUTH PRECISE PLAN (P-33) TO PF (PUBLIC FACILITIES)

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; and

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; and

On November 15, 2017, the Environmental Planning Commission held a duly noticed public hearing and recommended to the City Council that the City's Zoning Map be amended to change the designation of Assessor's Parcel No. 116-14-077 from MM-40 (General Industrial) to PF (Public Facilities); Assessor's Parcel Nos. 116-16-062, 116-16-068, and 116-16-035 from P-33 L'Avenida South Precise Plan to PF (Public Facilities); Assessor's Parcel Nos. 116-20-042, 116-22-026, and 116-22-027 from P-34 North Bayshore Precise Plan to PF (Public Facilities); and Assessor's Parcel Nos. 116-21-048 from P-34 North Bayshore Precise Plan to P-39 North Bayshore Precise Plan; and

On December 12, 2017, the City Council held a duly noticed public hearing to consider the Environmental Planning Commission's recommendation and the proposed Zoning Map Amendments, and has reviewed all associated staff reports, meeting minutes, testimony, and evidence constituting the record of proceedings.

Section 2. That the Zoning Map is hereby amended to change the designation of Assessor's Parcel No. 116-14-077 from MM-40 (General Industrial) to PF (Public Facilities); Assessor's Parcel Nos. 116-16-062, 116-16-068, and 116-16-035 from P-33 L'Avenida South Precise Plan to PF (Public Facilities); Assessor's Parcel Nos. 116-20-042, 116-22-026, and 116-22-027 from P-34 North Bayshore Precise Plan to PF (Public Facilities); and Assessor's Parcel Nos. 116-21-048 from P-34 North Bayshore Precise Plan to P-39 North Bayshore Precise Plan.

Section 3. That 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 PF District and P-39 North Bayshore Precise Plan allows public facility uses, consistent with the Regional Park General Plan Land Use Designation of said parcels.

b. The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the City, because the PF District and P-39 North Bayshore Precise Plan addresses the public interest as it provides areas for parks and public recreation in the North Bayshore Area.

c. The proposed amendment is in compliance with the provisions of the California Environmental Quality Act (CEQA) because an Environmental Impact Report (EIR) was prepared for the 2030 General Plan, and the requested zoning changes have been considered under said EIR through the subsequent review provisions of CEQA (PRC 21166, CEQA Guidelines Section 15162), and said zoning changes would not cause new or more severe significant impacts because the scope of allowed uses is not significantly different than the current zoning, and, given the inclusion of open space and recreation options and the removal of industrial uses, more likely to be less intensive and less impactful than previously assumed under the current zoning.

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 proposed amendment applies to parcels within a developed area served by existing and planned public infrastructure and services.

Section 4. That the zoning designation is hereby amended for Assessor's Parcel No. 116-14-077 from MM-40 (General Industrial) to PF (Public Facilities); Assessor's Parcel Nos. 116-16-062, 116-16-068, and 116-16-035 from P-33 L'Avenida South Precise Plan to PF (Public Facilities); Assessor's Parcel Nos. 116-20-042, 116-22-026, and 116-22-027 from P-34 North Bayshore Precise Plan to PF (Public Facilities); and Assessor's Parcel Nos. 116-21-048 from P-34 North Bayshore Precise Plan to P-39 North Bayshore Precise Plan, as shown in Exhibit A, attached hereto.

Section 5. The provisions of this ordinance shall be effective thirty (30) days from and after the date of its adoption.

Section 6. 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 7. 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.

MA/3/ORD
891-12-12-17o-E

Exhibit A. Zoning Map Amendments



Proposed Rezoning: Charleston Park, Crittenden Hill, Vista Slope, Stevens Creek

