

ORDINANCE NO.

AN ORDINANCE AMENDING CHAPTER 36 OF THE
MOUNTAIN VIEW CITY CODE RELATING TO THE
EL CAMINO REAL VILLAGE CENTER FLOATING DISTRICT

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 13, 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 be amended to include a Village Center Floating District.

On November 17, 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 Code.

The required findings for an amendment to Chapter 36 of the Mountain View City Code, 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 General Plan's "Mixed-Use Corridor" Land Use Designation allows higher intensities with the provision of significant public benefits; and Policy LUD 20.2 (Focused intensive development) supports more intensive development in key locations along El Camino Real based on factors such as character of surrounding land uses and access to transit.

b. The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the City because the Village Center Floating District (VC Zone) establishes specific procedures and Zoning Map conventions for Village Centers in the Plan, consistent with the procedures in the El Camino Real Precise Plan; and procedures in the VC Zone support City Council review of development projects and the provision of significant public benefits.

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.

4. The proposed amendment is internally consistent with this chapter because the amendment establishes procedures and Zoning Map conventions for the VC Zone, a wholly new district; the VC Zone does not relate to other zoning districts, except the El Camino Real Precise Plan; and it contains the same procedures as the El Camino Real Precise Plan.

Section 2. Chapter 36, Article II, of the Mountain View City Code is hereby amended to read as follows:

“SEC. 36.04. Zoning districts established.

Mountain View shall be divided into zoning districts that consistently implement the general plan. The following zoning districts are established, and shall be shown on the official zoning map:

ZONING DISTRICT	MAP SYMBOL	SEE SECTION
Residential Zones		
Residential – Single-Family	R1	May include a suffix (e.g., R1-7); 36.10.10
Residential – One- and Two-Family	R2	May include a suffix (e.g., R2-9); 36.10.40
Residential – Multiple-Family	R3	Always includes a suffix (e.g., R3-2); 36.10.60
Residential – High-Density Multiple-Family	R4	36.12
Mobile Home Park	RMH	36.12.15

ZONING DISTRICT	MAP SYMBOL	SEE SECTION
Commercial Zones		
Commercial – Neighborhood	CN	36.18.35
Commercial – Office	CO	36.18.40
Commercial/Residential – Arterial	CRA	36.18.45
Commercial – Service	CS	36.18.55
Industrial Zones		
Limited Industrial	ML	36.20.25
General Industrial	MM	36.20.35
Special Purpose Zones		
Planned Community	P	36.22
Agricultural	A	36.24
Public Facility	PF	36.24.35
Flood Plain	F	36.26
Interim	U	36.26.35
Overlay Zones		Always preceded with a primary zoning district designation (e.g., R1-H1)
Height Limitation	-H	Always includes a suffix (e.g., R1-H1S); 36.26.65
Neighborhood Design	-ND	36.26.80
Special Design	-SD	36.26.85
Transit	-T	36.26.90
Village Center	-VC	36.26.95”

Section 3. Chapter 36, Article VIII, Section 36.26.95, is hereby added to the Mountain View City Code, reading as follows:

“36.26.95. Village center floating district.

Purpose. The village center floating district (VC zone) is intended to permit future growth and redevelopment in key locations within the El Camino Real precise plan in areas with concentrations of commercial uses and served by transit and regional

transportation networks. Use of the VC zone can implement neighborhood transition, open space, transit-supportive design, pedestrian access, and public benefits direction included in the El Camino Real precise plan. In addition to the requirements set forth in this section, projects in the VC zone must also comply with the El Camino Real precise plan.

Minimum requirements. The VC zone may only be applied to a project that meets all the following criteria:

- a. It is in a location identified as village center in the El Camino Real precise plan.
- b. It is on a parcel or group of parcels with a minimum area of 60,000 square feet (net). Several parcels may be combined to form a single project site if they have an integrated site and/or are proposed and approved as a single development or master plan.
- c. Rezoning to the VC zone requires the provision of public benefits consistent with the El Camino Real precise plan and any other public benefits policy in effect at the time of the rezoning. The value of public benefits provided as part of the rezoning are at the discretion of the city council, and are in addition to those provided by the project through a planned community permit.

Floor area ratio and height. Properties in the VC zone may have a floor area ratio and/or height consistent with the “Tier 2” standards and process requirements in the El Camino Real precise plan. All other development standards, guidelines, and land use requirements in the El Camino Real precise plan apply.

Permit and process required. The El Camino Real precise plan includes a tiered structure for development review. The lowest levels of intensity, “Base” and “Tier 1,” may be built with or without a VC zone in place. The highest level, “Tier 2,” may only be built within a VC zone. The VC zone is applied to a project site through the process in Sec. 36.52.35 (zoning amendments). The VC zone is applied in addition to, and does not replace, the El Camino Real precise plan.

Proposed development within a VC zone shall be required to obtain a planned community permit, consistent with the direction in the El Camino Real precise plan and in accordance with Sec 36.50.30 (planned community permits). Planned community permits for the development of “Tier 2” projects are subject to environmental planning commission review and city council approval.

Development criteria. Development in the VC zone will be reviewed for consistency with the development standards and guidelines in the El Camino Real

precise plan, which provide direction on setbacks, design, coverage, open area, access, parking, and other requirements.”

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.

EA/7/ORD
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