

ORDINANCE NO.

AN ORDINANCE APPROVING A ZONING MAP AMENDMENT FOR THE PROPERTIES LOCATED AT 525, 531, 555, 565, 569, AND 769 EAST EVELYN AVENUE FROM THE P-30 (SYLVAN-DALE) PRECISE PLAN AND R3-2.2 (MULTIPLE-FAMILY RESIDENTIAL) DISTRICT TO THE R4 (HIGH-DENSITY RESIDENTIAL) DISTRICT

THE CITY COUNCIL OF THE CITY OF MOUNTAIN VIEW DOES HEREBY ORDAIN AS FOLLOWS:

Section 1. Council Findings. An application was received from Prometheus Real Estate Group for a Zoning Map Amendment for the property located at 525, 531, 555, 565, 569, and 769 East Evelyn Avenue to change the zoning from the P-30 (Sylvan-Dale) Precise Plan and the R3-2.2 (Multiple-Family) Residential Zoning District to the R4 (High-Density) Residential Zoning District;

On April 3, 2019, the Environmental Planning Commission held a duly noticed public hearing and reviewed all project materials, staff reports, public testimony, and environmental review on said zoning map amendment and adopted a resolution recommending City Council approval of the Zoning Map Amendment;

The City Council finds and determines, at a duly noticed public hearing on April 30, 2019, that the following Zoning Map Amendment is consistent with the High-Density Land Use Designation of the General Plan of the City of Mountain View based upon the following findings made pursuant to Section 36.52.60 of the City Code:

a. The Zoning Map Amendment and project are consistent with the General Plan because the project implements the goals and policies of the High-Density Residential Land Use Designation, including providing appropriate building setbacks from the public right-of-way; innovative architecture which responds to the project site surroundings; all parking provided within parking structures and below the buildings; and a residential use which is compatible with the surrounding uses; provides high-density residential uses near multiple transit uses; and provides convenient vehicular, bicycle, and pedestrian access with the adjacent public street system; and

b. The Zoning Map Amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the City as the resulting R-4 (High-Density Residential) Zoning District and the proposed project promote development that is of desirable character, and the project will be consistent with the goals and policies included in the General Plan, and the design of the proposed buildings and residential use are compatible with the surrounding residential developments; and

c. 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 development, including new residential buildings, associated parking structures, and on-site amenities, as an environmental analysis has been completed which has identified any upgrades or improvements needed to utilities, infrastructure, or the project site to accommodate the increased development, and the use and development are consistent with other residential development in the area in terms of building massing, scale, and the building locations; and

d. The proposed project complies with the California Environmental Quality Act because an Environmental Impact Report (EIR) has been prepared and circulated for public comment for the required 45 days, which ended November 26, 2018. Staff received five comment letters on the Draft EIR and has provided a response to these comments in the Final EIR document. All significant impacts of the project have been mitigated to less-than-significant with the incorporation of mitigation measures and standard City conditions of approval, and a Mitigation, Monitoring, and Reporting Program will be adopted; and

e. The following Zoning Map Amendment is in conformity with the procedures set forth in Chapter 36, Article XVI, Division 13, of the Mountain View City Code whereby the City may amend the City's Zoning Map.

Section 2. Zoning Change. The Zoning Map of the City of Mountain View is hereby amended to indicate as follows: the property identified as 525, 531, 555, 565, 569, and 769 East Evelyn Avenue with Assessor Parcel Nos. 161-15-004, 161-15-005, and 161-15-016, is hereby rezoned from the P-30 (Sylvan-Dale) Precise Plan and R3-2.2 (Multiple-Family) Residential Zoning District to the R4 (High-Density) Residential Zoning District, all as more specifically shown in Exhibit A, attached hereto and incorporated by reference herein.

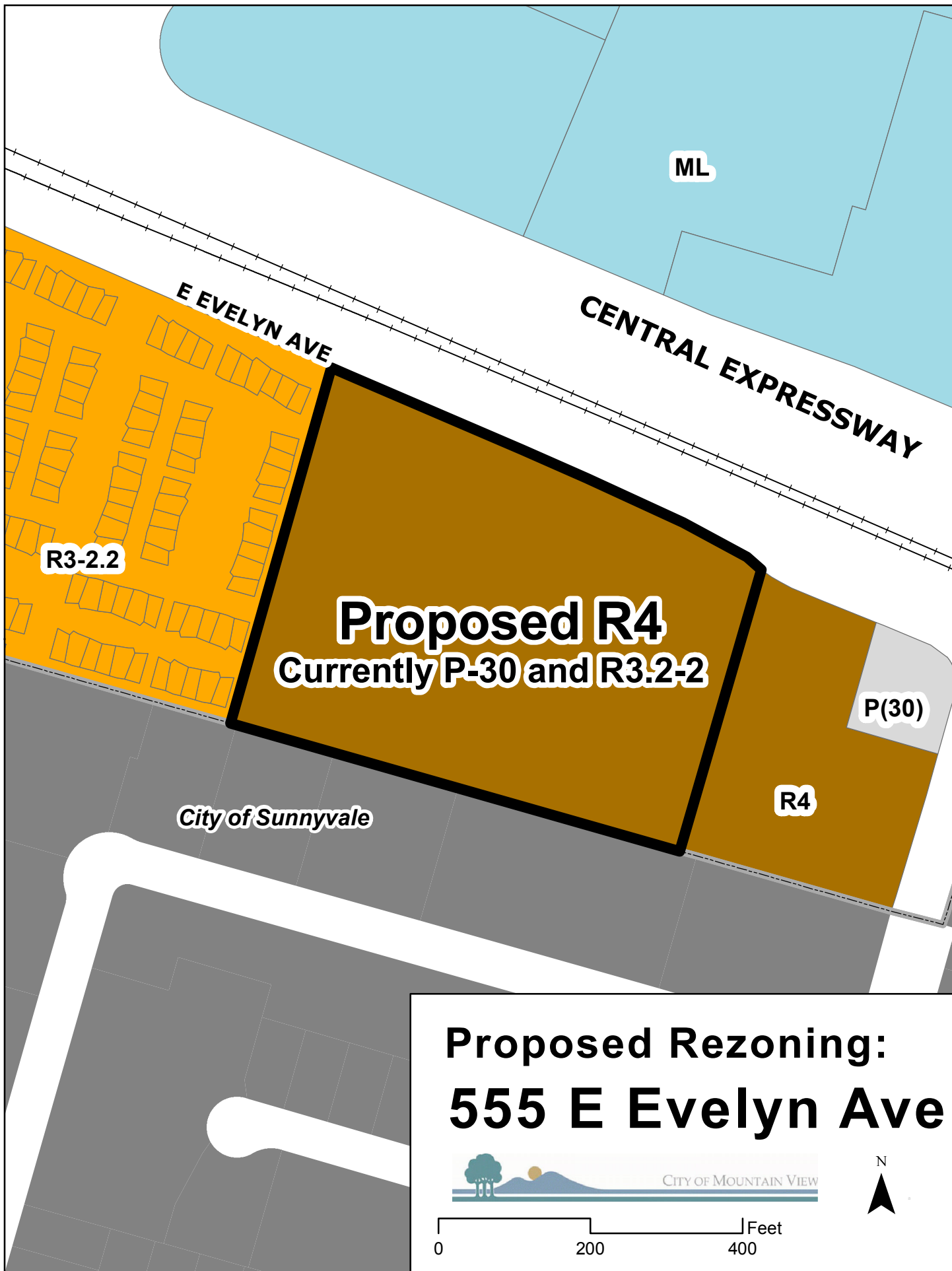
Section 3. The provisions of this ordinance shall be effective thirty (30) days from and after the date of its adoption.

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 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.

JR/3/ORD
839-04-30-19o

Exhibit: A. Zoning Map Amendment



Proposed Rezoning: 555 E Evelyn Ave



0 200 400 Feet

