

CITY OF MOUNTAIN VIEW  
ENVIRONMENTAL PLANNING COMMISSION  
RESOLUTION NO.  
SERIES 2020

A RESOLUTION OF THE ENVIRONMENTAL PLANNING COMMISSION OF THE CITY OF MOUNTAIN VIEW RECOMMENDING THE CITY COUNCIL APPROVE ZONING MAP AMENDMENTS AT 250 EAST DANA STREET, 300 MOORPARK WAY, 709 VAQUERO DRIVE, AND 2254 WYANDOTTE STREET TO BE CONSISTENT WITH THE GENERAL PLAN LAND USE MAP

WHEREAS, the State adopted Senate Bill 1333, requiring Zoning and General Plan consistency in charter cities, and Senate Bill 330, restricting cities from reducing allowed densities; and

WHEREAS, there are several sites in the City, including 250 East Dana Street, 300 Moorpark Way, and 709 Vaquero Drive, where the Zoning Map is not consistent with the General Plan and the General Plan allows greater density; and

WHEREAS, the City has acquired land for a new park at 2254 Wyandotte Street, where housing is not, and has not previously been, an allowed use, and, thus, a park would not reduce the allowed residential density of the site; and

WHEREAS, Zoning Map Amendments at these sites would bring the Zoning Map into closer consistency with the General Plan; and

WHEREAS, the Environmental Planning Commission held a public hearing on December 2, 2020, on said Zoning Map Amendments pursuant to Section 36.52.65 of the City Code;

NOW, THEREFORE, BE IT RESOLVED by the Environmental Planning Commission of the City of Mountain View:

1. That the Environmental Planning Commission hereby recommends the City Council approve Zoning Map Amendments pursuant to the following required findings in Section 36.52.70 of the City Code:

a. The proposed amendments are consistent with the General Plan because they are specifically targeted to address and correct inconsistency by updating the Zoning designations to be consistent with the General Plan designations; and

b. The proposed amendments will not be detrimental to the public interest, health, safety, convenience, or welfare of the City because the existing General Plan designations consider these issues, and the new Zoning designations do not create significantly different uses or character than what exists on the sites or in the immediate vicinity; and

c. The sites are 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 because they are consistent with the General Plan designations which considered these issues, and the new Zoning designations do not create significantly different uses or character than what exists on the sites or in the immediate vicinity; and

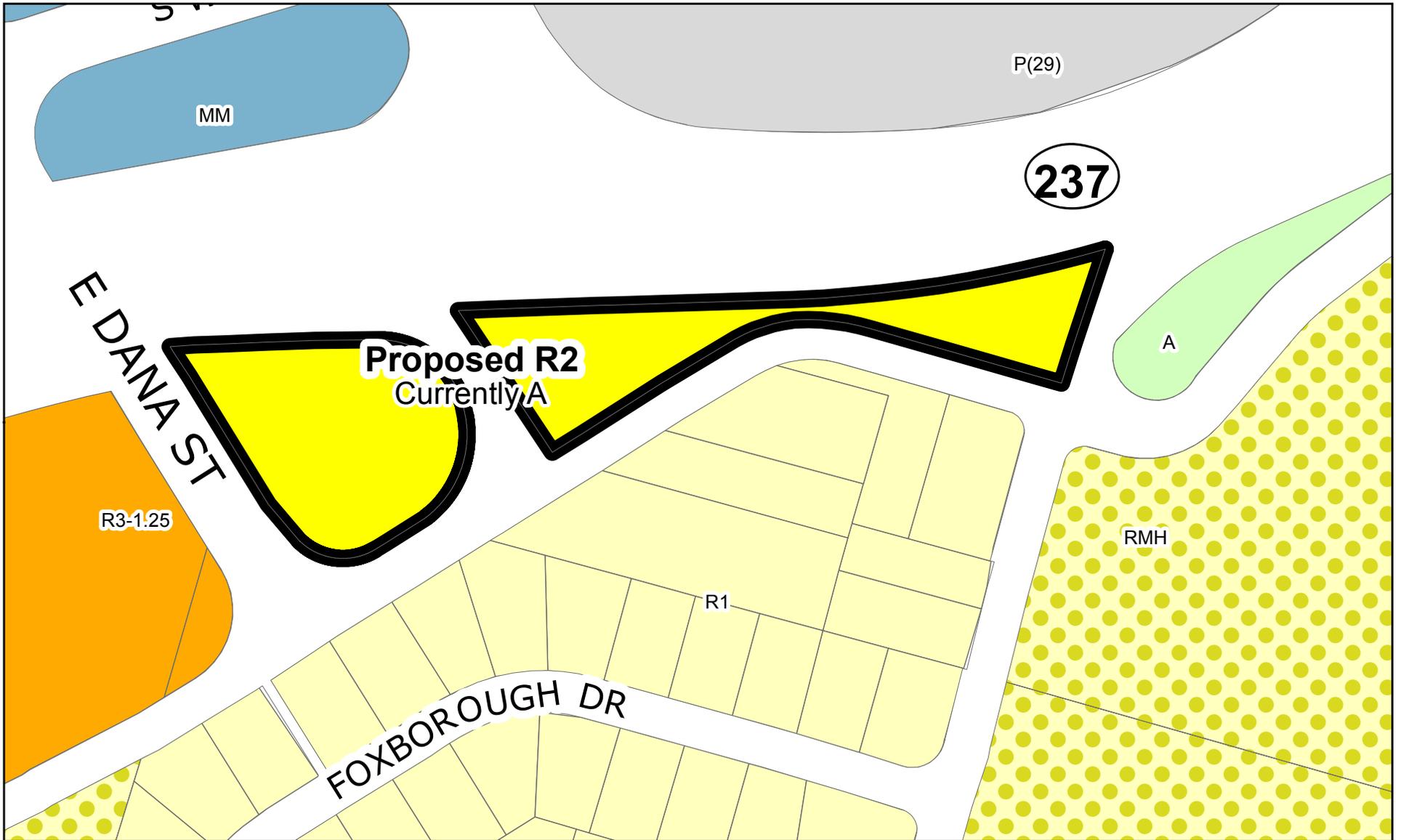
d. The proposed projects comply with the California Environmental Quality Act (CEQA) because they are exempt from environmental review pursuant to CEQA Guidelines Section 15061(b)(3). The activity is covered by the general rule (“common sense” exemption) that exempts activities that can be seen with 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.

2. That the Zoning Map Amendments are recommended for approval and incorporated herein by reference in Attachment A.

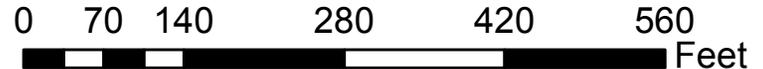
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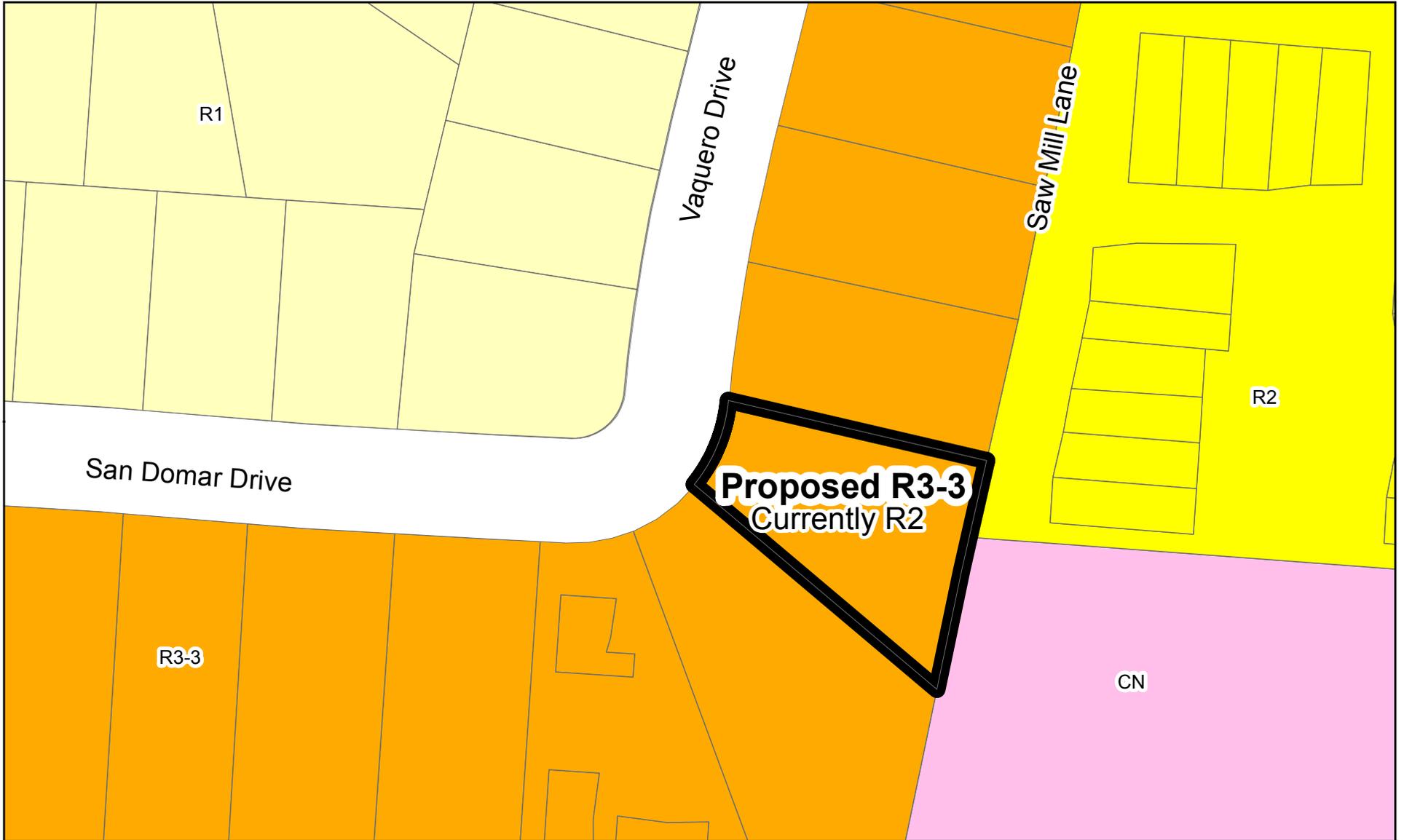
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Attachment: A. Zoning Map Amendments

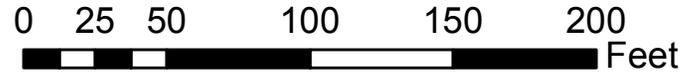


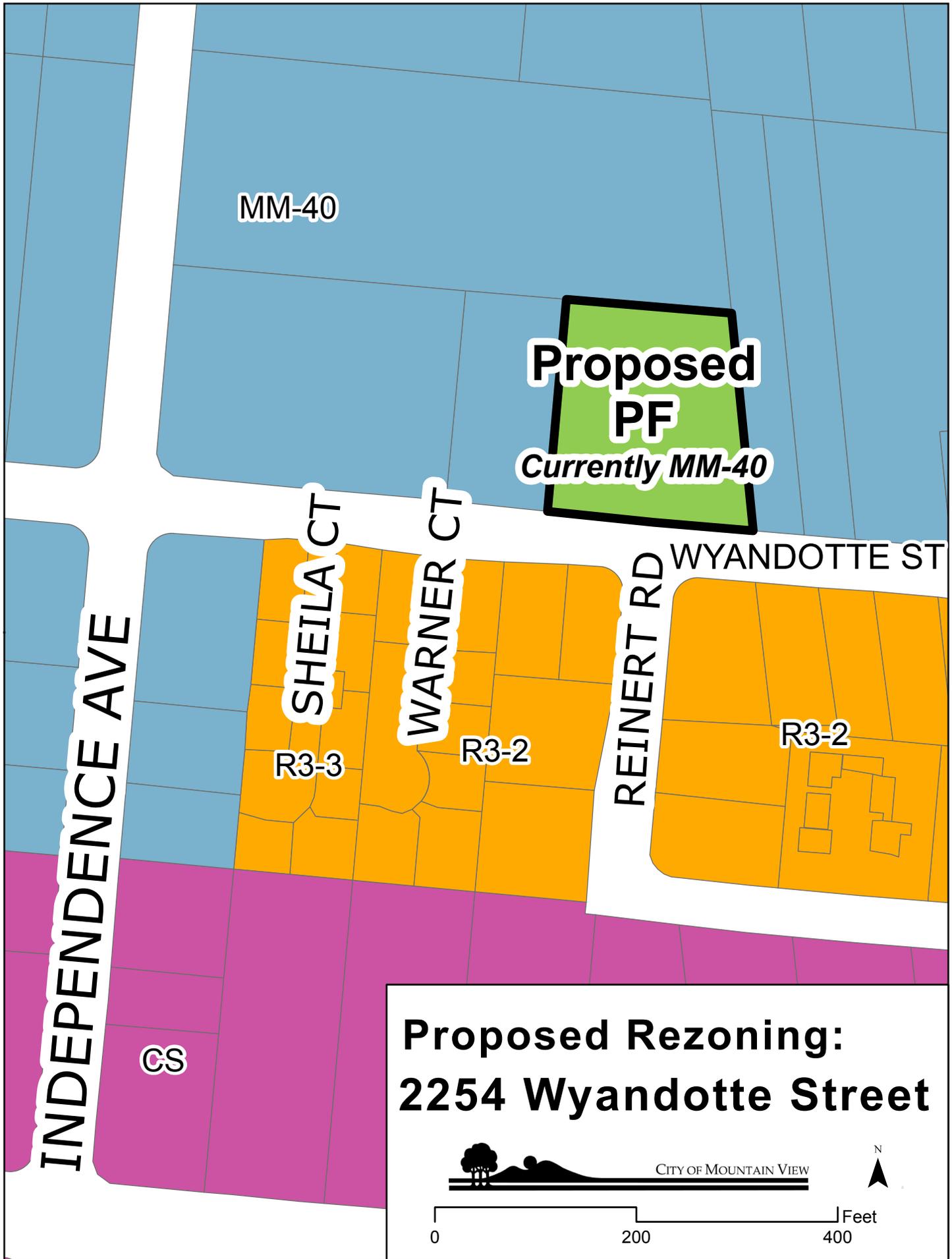
**Proposed Rezoning:  
250 E Dana Street  
and 300 Moorpark Way**





# Proposed Rezoning: 709 Vaquero Drive





**Proposed  
PF**  
*Currently MM-40*

**INDEPENDENCE AVE**

**SHEILA CT**

**WARNER CT**

**REINERT RD**

**WYANDOTTE ST**

**Proposed Rezoning:  
2254 Wyandotte Street**

