

ORDINANCE NO.

AN ORDINANCE OF THE CITY OF MOUNTAIN VIEW  
AMENDING THE ZONING MAP FOR THE PROPERTIES LOCATED AT  
2645 AND 2655 FAYETTE DRIVE FROM THE  
R3-D (MULTI-FAMILY RESIDENTIAL) ZONING DISTRICT  
TO THE P-40 (SAN ANTONIO) PRECISE PLAN ZONING DISTRICT

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

Section 1. Council Findings. An application was received from Octane Fayette, LLC, for a Zoning Map Amendment for the properties located at 2645 and 2655 Fayette Drive, to change the zoning from the R3-D (Multi-Family) Zoning District to the P-40 (San Antonio) Precise Plan Zoning District;

On October 21, 2020, 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 November 17, 2020, 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 following findings made pursuant to Section 36.52.70 of the City Code:

a. The Zoning Map Amendment and project are consistent with the General Plan because the High-Density Residential General Plan designation allows the same land uses and supports housing at a similar floor area ratio (FAR) as the “Residential-Only” subarea in the San Antonio Precise Plan;

b. The Zoning Map Amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the City because the site can efficiently support additional density because it is near transit and commercial services; residential transition requirements will ensure larger setbacks adjacent to existing housing to the west; and developments of similar scale and intensity exist nearby;

c. The site is physically suitable for the requested Zoning Designation and anticipated residential development because the site is adjacent to areas in the San Antonio Precise Plan that allow similar densities and intensities; the site is near transit

and commercial services; the development site can accommodate the minimum required open area and other standards; and the site can be served by existing utilities;

d. The Zoning Map Amendment is in compliance with the provisions of the California Environmental Quality Act (CEQA) because an Initial Study and Mitigated Negative Declaration (IS/MND) was prepared for the Zoning Map Amendment, Precise Plan Amendments, and development project which identified environmental impacts for air quality and noise and vibration that can be mitigated to a less-than-significant level. The IS/MND was circulated for public review from March 6, 2020 to March 25, 2020. Minor changes to the project description were made after circulation that did not have an environmental effect and, therefore, recirculation of the IS/MND was not required; 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:

a. the properties identified as 2645 and 2655 Fayette Drive, with Assessor's Parcel Nos. 148-16-008 and 148-16-009, are hereby rezoned from the R3-D (Multi-Family) Zoning District to the P-40 (San Antonio) Precise Plan 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.

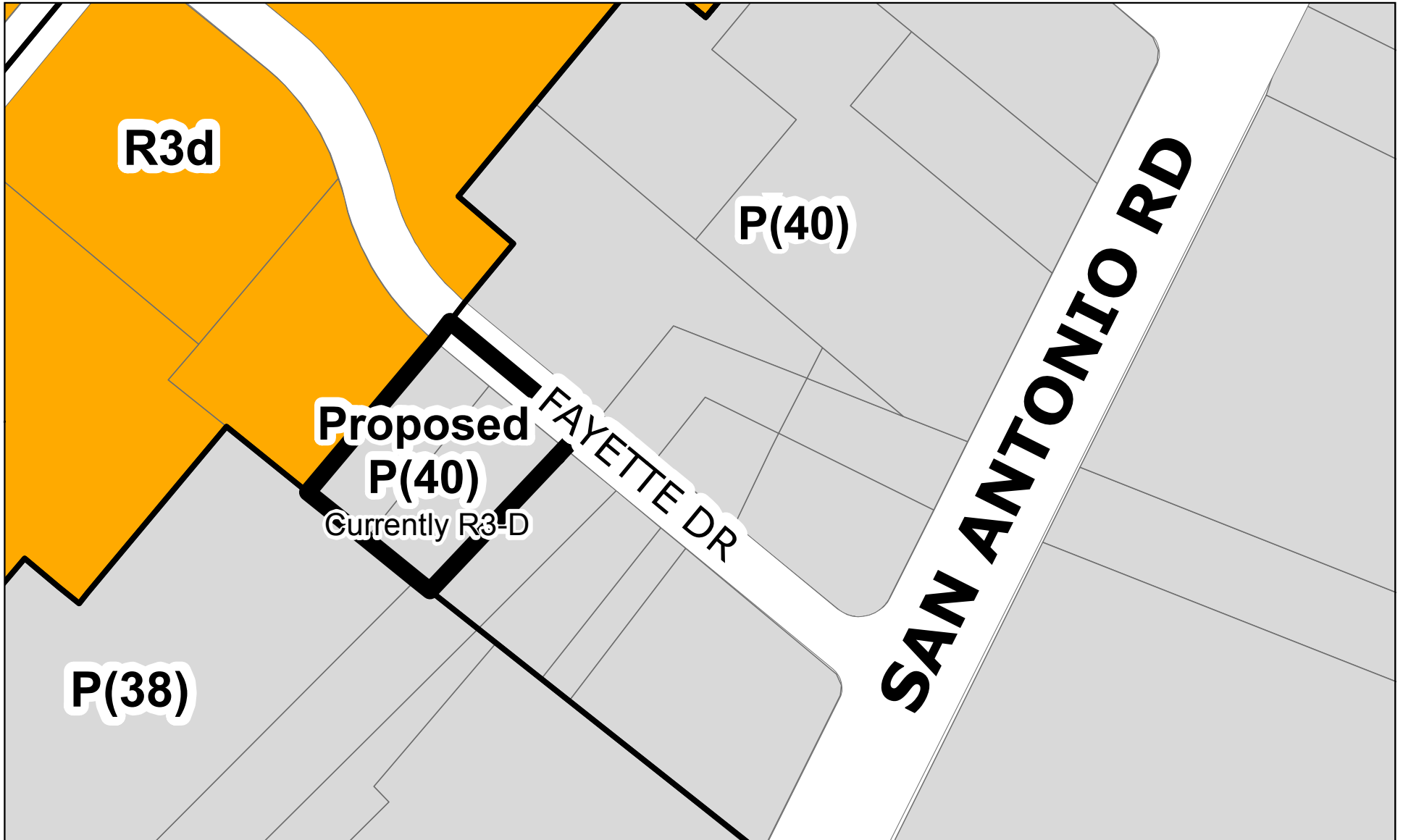
Section 5. Pursuant to Section 522 of the Mountain View City Charter, it is ordered that copies of the foregoing proposed ordinance be posted at least two (2) days prior to its adoption in three (3) prominent places in the City and that a single publication be made to the official newspaper of the City 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.

-----

EA/1/ORD  
899-11-17-20o

Exhibit: A. Zoning Map Amendment



**Proposed Rezoning:**  
**2645-2655 Fayette Dr**

