

ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MOUNTAIN VIEW
APPROVING A ZONING MAP AMENDMENT FOR THE PROPERTIES LOCATED AT
922-950 SAN LEANDRO AVENUE (APN 153-18-026 AND 153-18-031)
FROM THE MM (GENERAL INDUSTRIAL) ZONING DISTRICT TO THE
R3-1.5 (MULTIPLE-FAMILY RESIDENTIAL) ZONING DISTRICT,
AS RECOMMENDED BY THE ENVIRONMENTAL PLANNING COMMISSION

WHEREAS, on December 15, 2023, Kian Malek, on behalf of City Ventures, submitted a formal application (Application No. PL-6773) for a Zoning Map Amendment for the properties located at 922-950 San Leandro Avenue (APN 153-18-026 and 153-18-031) from the MM (General industrial) Zoning District to the R3-1.5 (Multiple-Family Residential) Zoning District, as shown in Exhibit A, attached hereto and incorporated herein; and

WHEREAS, on the same date, the applicant submitted an application for a General Plan Map Amendment to modify the property from General Industrial to Medium-Density Residential; a Planned Unit Development Permit and Development Review Permit for a 38-unit rowhouse development and related site improvements, utilizing State Density Bonus Law, replacing a multi-tenant industrial building and two single-family homes; a Heritage Tree Removal Permit to remove five Heritage trees; and a Vesting Tentative Map for condominium purposes with one common lot, associated with the 38-unit rowhouse development at 922-950 San Leandro Avenue; and

WHEREAS, the City has complied with the procedures and requirements set forth in Government Code Section 65853, *et seq.*, and Section 36.52.40, *et seq.* (Zoning amendments), of the Mountain View City Code (City Code); and

WHEREAS, the Environmental Planning Commission held a duly noticed public hearing on February 18, 2026 on said application and recommended the City Council approve a Zoning Map Amendment, based on the findings herein. On the same date, the Environmental Planning Commission also recommended that the City Council adopt the Initial Study/Mitigated Negative Declaration (IS/MND) and Mitigation Monitoring and Reporting Program (MMRP) prepared for the project and approve a related General Plan Amendment, Planned Unit Development Permit, Development Review Permit, Heritage Tree Removal Permit, and Vesting Tentative Map for the project; and

WHEREAS, the City Council held a duly noticed public hearing on March 24, 2026, on said application and received and considered all information, documents, and comments presented at said hearing, including the recommendation from the Environmental Planning Commission, the City Council report, project materials, testimony, and written materials submitted; and

WHEREAS, on the same date, the City Council adopted a companion resolution adopting the IS/MND and MMRP for the application; and

WHEREAS, on the same date, the City Council adopted a companion resolution adopting a General Plan Amendment to modify the General Plan Land Use Map from General Industrial to Medium-Density Residential for the subject property; and

WHEREAS, on that same date, the City Council adopted a companion resolution conditionally approving a Planned Unit Development Permit, Development Review Permit, utilizing State Density Bonus Law, and a Heritage Tree Removal Permit for the project; and

WHEREAS, on the same date, the City Council adopted a companion resolution conditionally approving a Vesting Tentative Map for condominium purposes with one common lot; now, therefore,

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

SECTION 1. Findings. The City Council hereby makes the findings for a Zoning Map Amendment pursuant to Section 36.52.70 (Findings) of the City Code:

a. **The proposed amendment is consistent with the General Plan.** The proposed Zoning Map Amendment from General Industrial to the R3-1.5 (Medium-Density Residential) Zoning District for the subject properties is consistent with the General Plan because it is consistent with a companion General Plan Amendment to modify the General Plan Land Use Map from General Industrial to Medium-Density Residential for the properties. These amendments help implement themes, goals, and Land Use Development (LUD) policies of the General Plan and the Medium-Density Residential land use by helping reduce land use conflicts between land uses (General Plan Policy LUD 3.4) through the introduction of medium-density residential use to a site that immediately abuts existing single-family homes (to the south) and a future City park site (to the west), allowing for a more compatible residential land use and replacing a less compatible industrial land use designation. The proposed amendment also promotes General Plan Land Use Policy LUD 3.5 (Diversity) by providing new land for diverse housing types/households and serving a range of income levels, particularly (through the companion rowhouse development project) by providing ownership housing opportunities at different market-rate and below-market-rate income levels, and General Plan Land Use Policy LUD 3.9 (Parcel assembly) by placing two existing properties in a medium-density (multiple family) residential Zoning District, facilitating development on an assemblage of those two parcels in conformance with the requirements of the Medium-Density Residential General Plan Land Use Designation;

b. **The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the City.** The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the City because the proposed project promotes new opportunities for residential development that is of desirable residential character next to existing residential development areas and helps to meet the City's Regional

Housing Needs Assessment. The proposal has also been reviewed pursuant the California Environmental Quality Act (CEQA) to evaluate potentially significant environmental impacts of the project and any necessary mitigation thereof. Additionally, any related development pursuant to the amendment will be reviewed for consistency with applicable health and safety codes of the City;

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.** The site is physically suitable for the requested/anticipated land use development (including, but not limited to, access, provision of utilities, compatibility with adjoining land uses, and absence of physical constraints) because the site has frontage on an existing public street with the ability to provide vehicle/nonvehicle access to the site and utility improvements sufficient to serve the permitted density of the proposed land use designation (16 to 25 units per acre). Additionally, an environmental analysis was completed for the site, including a utility analysis memorandum, which determined the project will not cause deficiencies in the utility system at and around the project site. Further, the site is relatively flat and improved with existing urban uses, reflecting physical suitability for redevelopment, and the proposed land use designation will further provide for a transitional residential density between existing single-family land uses to the south and nonresidential land uses to the north, consistent with General Plan goals and policies for compatible land uses; and

d. **The proposed amendment is in compliance with the provisions of the California Environmental Quality Act (CEQA).** The proposed amendment complies with provisions of the CEQA because the project was evaluated, and the potential environmental impacts of the project were disclosed pursuant to CEQA. Specifically, an IS/MND was prepared for the project pursuant to CEQA Guidelines Sections 15064(f)(3) and 15070(b), which found that, with implementation of Mountain View City Code requirements, standard City conditions of approval, and mitigation measures disclosed in the IS/MND and MMRP, the project would not result in any potentially significant environmental impacts (per Attachment 1 to the Council report and incorporated herein by reference as though fully set forth herein).

SECTION 2. Zoning Change. The Zoning Map, shall be amended to change the zoning designations for the properties located at 922-950 San Leandro Avenue (APN 153-18-026 and 153-18-031) from the MM (General Industrial) Zoning District to the R3-1.5 (Multiple-Family Residential) Zoning District, as shown in Exhibit A.

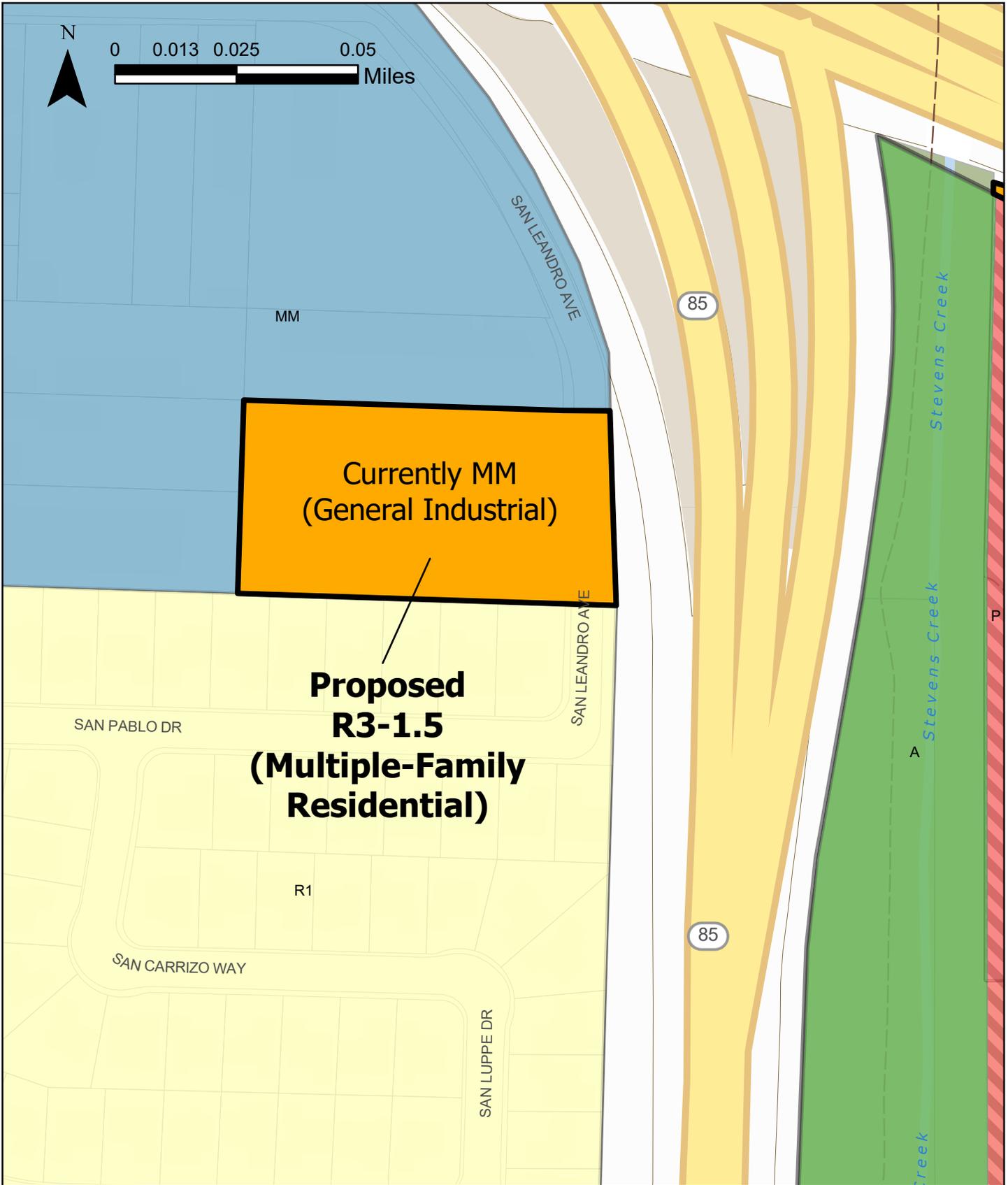
SECTION 3. Severability. If any section, subsection, sentence, clause, or phrase of this Ordinance is for any reason held to be unconstitutional, such decision shall not affect the validity of the other remaining portions of this Ordinance. The City Council hereby declares that it would have passed this 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 4. Publication. 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.

SECTION 5. Effective Date. The provisions of this Ordinance shall be effective thirty (30) days from and after the date of its adoption.

CDD/EM-03-24-26o

Exhibit: A. Zoning Map Amendment



Currently MM
(General Industrial)

**Proposed
R3-1.5
(Multiple-Family
Residential)**

**Proposed Zoning Map Amendment:
922-950 San Leandro Avenue**