

ORDINANCE NO. 1-20

AN ORDINANCE AMENDING THE ZONING MAP FOR THE PROPERTIES  
LOCATED AT 851 AND 853 SIERRA VISTA AVENUE FROM THE  
R3-2/SD (MULTIPLE-FAMILY RESIDENTIAL/SPECIAL DESIGN)  
AND MM-40 (GENERAL INDUSTRIAL) DISTRICTS TO  
R3-2 (MULTIPLE-FAMILY RESIDENTIAL)

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

Section 1. Council Findings. An application was received from Colony Sierra Vista Homes, LLC, for a Zoning Map Amendment for the property located at 851 and 853 Sierra Vista Avenue to change the zoning from the R3-2sd (Multiple-Family/Special Design) Zoning District and MM-40 (General Industrial) Zoning District to the R3-2 (Multiple-Family Residential) Zoning District.

On December 4, 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.

On January 14, 2020, the City Council held a public hearing on said request and received and considered all evidence presented at the hearing including project materials, staff reports, public testimony, and environmental review on the Zoning Map Amendment.

The City Council finds and determines, at a duly noticed public hearing on January 14, 2020, that the following Zoning Map Amendment is consistent with the Medium-Intensity 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 project implements the goals and policies of the Medium-Density Residential Land Use Designation, including a project with a density of 16 dwelling units per acre and has a maximum of three stories in conformance with the requirements of the General Plan Land Use Designation and a medium-density residential use, which is compatible with the surrounding residential uses; and

b. The Zoning Map Amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the City as because the resulting R3 (Multiple-Family Residential) Zoning District and the proposed project promote development that is of desirable character, the project will be consistent with the goals and policies included in the General Plan, and the design of the proposed buildings are compatible with the surrounding multiple-family residential developments. The proposed removal of the Special Design Zoning Overlay is to ensure compatibility and consistency with the surrounding properties and due to the recent Zoning Map Amendments from Industrial to Residential Zoning Districts; 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 Zoning Map Amendment is in compliance with the provisions of the California Environmental Quality Act (CEQA) because an Initial Study and Mitigated Negative Declaration have been prepared for the development project, which identified environmental impacts for noise and air quality that can be mitigated to a less-than-significant impact with incorporation of mitigation measures and standard City conditions of approval; and

e. The following Zoning Map Amendment is in conformance 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 properties identified as 851 and 853 Sierra Vista Avenue with Assessor Parcel Nos. 153-03-022, 153-03-006, 153-03-007 is hereby rezoned from the R3-2sd (Multiple-Family/Special Design) Zoning District and MM-40 (General Industrial) Zoning District to the R3-2 (Multiple-Family 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.

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The foregoing ordinance was regularly introduced at the Regular Meeting of the City Council of the City of Mountain View, duly held on the 14th day of January 2020, and thereafter adopted at the Regular Meeting of said Council, duly held on the 28th day of January 2020, by the following roll call vote:

AYES: Councilmembers Clark, Hicks, Matichak, Ramirez, Vice Mayor Kamei, and Mayor Abe-Koga

NOES: None

ABSENT: Councilmember McAlister

NOT VOTING: None

ATTEST:

APPROVED:

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LISA NATUSCH  
CITY CLERK

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MARGARET ABE-KOGA  
MAYOR

Date of Attestation: \_\_\_\_\_

I do hereby certify that the foregoing ordinance was passed and adopted by the City Council of the City of Mountain View at a Regular Meeting held on the 28th day of January 2020, by the foregoing vote, and was published in the *San Jose Post Record* by reference on the 24th day of January 2020, and posted in three prominent places in said City.

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City Clerk  
City of Mountain View

DP/2/ORD  
807-01-14-20o

Exhibit: A. Zoning Map Amendment

# Proposed Rezoning: 851-853 Sierra Vista Ave



CITY OF MOUNTAIN VIEW

