

CITY OF MOUNTAIN VIEW
RESOLUTION NO. 18758
SERIES 2023

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MOUNTAIN VIEW
AMENDING THE GRANT-PHYLLIS PRECISE PLAN TO ALLOW GENERAL PLAN MIXED-USE
VILLAGE CENTER DEVELOPMENT AS A PROVISIONAL USE AND ADD DEVELOPMENT STANDARDS,
TO UPDATE THE ADMINISTRATION PROVISIONS, AND TO MAKE OTHER
MINOR TEXT MODIFICATIONS AND CLARIFICATIONS

WHEREAS, AB 3194 amended the Housing Accountability Act to remove barriers to housing production by restricting local jurisdictions from denying housing development projects that complied with objective General Plan standards, such as allowed uses and densities, even if inconsistent with the established zoning designation; and

WHEREAS, the proposed Grant-Phyllis Precise Plan amendments will allow mixed-use developments, and establish Mixed-Use Village Center development standards consistent with other mixed-use developments while not reducing densities allowed in the General Plan in compliance with SB 330; and

WHEREAS, the procedures set forth in Chapter 36, Article XVI, Division 11 of the Mountain View City Code, whereby the City can amend a Precise Plan, have been executed; and

WHEREAS, Chapter 36 of the City Code requires the Environmental Planning Commission and City Council each hold a duly noticed public hearing before a Precise Plan is amended; and

WHEREAS, the Environmental Planning Commission held a duly noticed public hearing on December 7, 2022 and recommended the City Council approve the Grant-Phyllis Precise Plan Amendment with a modification to allow waivers to General Plan Mixed-Use Village Center standards if they physically constrain the residential floor area allowed in the General Plan; and

WHEREAS, the City Council held a public hearing on January 24, 2023 and received and considered all evidence presented at said hearing regarding the Grant-Phyllis Precise Plan Amendment, including the recommendation from the Environmental Planning Commission, City Council report, project materials, testimony, and written materials submitted; now, therefore, be it

RESOLVED: that the City Council of the City of Mountain View hereby makes the findings for amendment of a Precise Plan, pursuant to Section 36.50.95 of the City Code:

- a. The proposed Precise Plan Amendment is consistent with the General Plan because the amendments reflect the densities and intensities and uses already considered and approved

in the General Plan; implements the policies and goals of and establishes development standards consistent with the Mixed-Use Corridor Land Use Designation by allowing multi-family residential development; and include revised text such as updated tenant descriptions, additional principles and objectives related to mixed-use developments, and approval processes consistent with the Zoning Ordinance;

b. The property covered by the proposed Precise Plan Amendment is within the Planned Community (P) Zoning District because the amendment is inclusive of all properties within the Precise Plan;

c. The proposed Precise Plan Amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the community because the text edits, including updated tenant descriptions, added principles and objectives related to mixed-use developments, and new development standards for Mixed-Use Village Center Developments provide clarity to standards outlined in the General Plan, such as densities and anticipated land uses, and improve the overall usability of the Grant-Phyllis Precise Plan to further General Plan goals and policies;

d. The proposed Precise Plan Amendment promotes the development of desirable character, harmonious with existing and proposed development in the surrounding area, because the text revisions improve the implementation of the Precise Plan;

e. The site has special conditions of size, shape, land ownership, existing development, or development opportunities that can only be addressed by approval of the proposed Precise Plan Amendment because the amendments are necessary to provide standards for residential development allowed by the General Plan; and

f. The approval of the proposed Precise Plan Amendment is in compliance with the provisions of the California Environmental Quality Act (CEQA) because an Environmental Impact Report (EIR) was prepared for the Housing Element Update and associated zoning amendments, which EIR was considered, certified, and adopted by the City Council by separate resolution on January 24, 2023, all in conformance with CEQA, prior to approval and adoption of this Resolution; and be it

FURTHER RESOLVED: that the P(27) Grant-Phyllis Precise Plan Amendment, as more specifically shown in Exhibit A, attached hereto and incorporated herein by reference, is hereby approved.

The foregoing resolution was regularly introduced and adopted at Regular Meeting of the City Council of the City of Mountain View, duly held on the 24th day of January 2023, by the following vote:

AYES: Councilmembers Abe-Koga, Kamel, Matlachak, Ramlrez, Vice Mayor Showalter, and Mayor Hicks

NOES: None

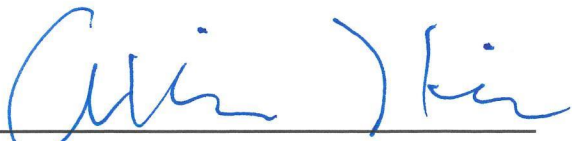
ABSENT: None

ATTEST:

APPROVED:



HEATHER GLASER
CITY CLERK



ALISON HICKS
MAYOR

Pursuant to Mountain View Charter § 709(b), I do hereby certify that the foregoing is an original or a correct copy of the Resolution passed and adopted by the City Council of the City of Mountain View at a Regular Meeting held on the 24th day of January 2023, by the foregoing vote.



City Clerk
City of Mountain View

EY/1/RESO
810-12-07-22r-2

Exhibit: A. Grant-Phyllis Precise Plan Amendment

GRANT-PHYLLIS PRECISE PLAN

JULY 8, 1986

ADOPTED BY THE MOUNTAIN VIEW CITY COUNCIL

RESOLUTION NO. 14485

Amended

Resolution No.

Summary

January 24, 2023

18758

Allow General Plan Mixed-Use Village Center Development as a provisional use, and add development standards, update administration provisions and other minor text clarifications.

GRANT-PHYLLIS PRECISE PLAN
JULY 8, 1986
Revised January 24, 2023

I. AREA DESCRIPTION

The area covered by this Precise Plan is generally bounded by El Camino Real, Grant Road, and Phyllis Avenue. The total land area is approximately 18.8 acres in six separate parcels under eight separate ownerships. (See Exhibit II.) As of this writing, the area is substantially developed with commercial uses, including, as of December 2022, a small multi-tenant, low intensity commercial building, a City Sports, a service station, and a small shopping center, including a Nob Hill grocery store and 99 Ranch Market as the major anchor tenants.

II. BASIS FOR APPLICATION OF THE P ZONE AND THIS PRECISE PLAN

This area has been zoned to the P District since 1961. No detailed precise plan was adopted for this area; however, a general land use plan was adopted in June 1965, showing the area as "Community Shopping Center."

It is important to ensure that any new tenant or building development meets the high standards appropriate to this highly visible and important regional commercial site, and mixed-use residential development opportunity area. It is also necessary to ensure compatibility with the commercial development on adjacent sites, as well as the residential character of the surrounding neighborhood. In 2012, this area was identified as a Mixed-Use Village Center location in the City's 2030 General Plan update, which is envisioned to provide a neighborhood shopping center for local residents to shop and socialize. It is important that Village Centers support diverse businesses that provide services and goods that are accessible to people of all ages and abilities and designed with neighborhood connections to improve walkability and to reduce driving trips for daily goods and services.

III. PRINCIPLES AND OBJECTIVES

These Principles and Objectives are the basis for the specific criteria which follow in Section IV, Section V, and Section VI. They are derived from the policies and implementation statements of the General Plan, especially the Land Use and Design Chapter. They are to be used by developers and architects in interpreting the specific criteria of the Precise Plan and in preparing plans for the site, and by the staff and City Council in reviewing such plans.

- A. The primary land use focus of this Precise Plan area is to serve the regional shopping market, placing an emphasis on large-scale uses, offering a variety of goods and services, and drawing customers from a wide market area. New residential and mixed-use development cannot reduce the commercial focus.

- B. Major retail outlets and grocery stores are strongly encouraged and are considered a necessary part of any new development. Major restaurants may be considered regional commercial uses.
- C. Local-serving retail and office uses may be appropriate if clearly secondary to the regional commercial emphasis of this area.
- D. Large-scale offices, especially those serving as employment centers rather than service outlets, are not appropriate.
- E. Quality design and continued maintenance and upgrading of this area are needed.
- F. Buffering of adjacent residential areas from this major commercial concentration is required. Additionally, new projects shall consider transitions between uses and buildings and provide appropriate screening with adjacent neighborhoods.
- G. Careful design of pedestrian, automobile, and truck access and movement is needed to facilitate such movement among the separate properties and to buffer adjacent residential areas from the negative impacts of such traffic.
- H. The design of each project (including new development, remodeling, or major change of use within the Center) should lead to further improvement and visual integration of the development sites within this Precise Plan area (e.g., circulation, open space, parking, building orientation, etc.).

IV. USE CRITERIA

A. Permitted Uses

1. Large-scale (i.e., having single-store floor area of approximately 30,000 square feet), indoor retail anchor uses primarily oriented to serving the broader community and the surrounding region. Retailers offering a wide variety of goods such as a department store or specialized larger-format retailer (e.g., Best Buy or REI), major drugstore and grocery stores are specifically encouraged. Outdoor retailers will not be permitted (e.g., auto dealers and lumberyards).
2. Restaurants, including those serving beer and wine incidental to food service. However, any establishment providing bar service not incidental to food service or business allowing live music or dancing shall require consideration as a provisional use. Outdoor restaurant space is also encouraged. Drive-up restaurants are not to be allowed. Freestanding restaurants must have a minimum floor area of 5,000 square feet and must be table-service restaurants.

3. Community- or local-serving uses occupying no more than 60% of the total floor area in the Grant Regional Shopping Plaza, including the following:
 - a. Banks and other local-serving office uses.
 - b. Automobile gas stations, including minor auto repair.
 - c. Retail and personal service uses.

B. Provisional Uses

1. Bars, cocktail lounges, and establishments permitting live music or dancing.
2. Outdoor display or sales space, including “nursery” areas.
3. Theaters, auditoriums, meeting spaces, or similar entertainment uses.
4. Major automobile service or minor auto repair not incidental to a service station and car washes when located completely within a building.
5. Any other uses of a similar nature as determined by the Zoning Administrator, providing that nonregional commercial retail, personal service, or restaurant use shall not occupy more than 60% of the total sum of the floor area in the Grant Regional Shopping Plaza.
6. General Plan Mixed-Use Village Center development (see Section VI).

V. DEVELOPMENT STANDARDS FOR COMMERCIAL DEVELOPMENT

- A. Building Height—two stories or 35’, whichever is less, plus a roof equipment screen of up to 10’, provided such screen is either at least 20’ behind the edge of roof or is integrated into the roof design. (See General Design Guideline G-7.)
- B. Yards and Setbacks
 1. Grant Road—a minimum of 75’ from the centerline for 25% of the lot frontage; and a minimum of 120’ for the remainder of the frontage.
 2. Oak Street—a minimum of 45’ from the centerline.
 3. Pamela Drive:
 - West Side—a minimum of 45’ from centerline.
 - East Side—a minimum of 75’ from centerline.

4. Phyllis Avenue—a minimum of 100' from the centerline.
5. At commercial-to-commercial property lines—no minimum is required.
6. At commercial-to-residential property lines—55', which may be reduced to a minimum of twice the height of the building wall if no mechanical equipment, blowers, exhausts, vents, trash enclosures, loading docks, truck parking areas or other noise, or heavy activity-producing elements are located at the residential-facing portion of the building.

C. Landscaping

1. A minimum of 15% of the site shall be landscaped. More may be required to effectively screen certain uses, buffer housing, or improve the site design.
2. Surface parking shall be screened from street view by a minimum 20' wide landscaped area which shall incorporate on-site tree planting and varied, undulating mounding to complement the Grant Road and Phyllis Avenue median landscaping.
3. Boundary lines with residential areas shall be buffered with a minimum 10' landscaped area which shall incorporate extensive use of large, evergreen trees and a 7' decorative masonry wall.

D. Parking and Loading

1. Parking shall conform to the standards of Zoning Ordinance Section 36.37.1, including incorporated landscaping.
2. Truck Loading Areas
 - a. Shall be provided for major tenants with access and maneuvering room separate from the automobile parking and circulation areas.
 - b. Entryways into the site shall be separate and clear from parking lot and maneuvering areas for a distance of 40' from the street curb.
 - c. Shall be either located away from residential areas or shall be provided with noise barrier walls as needed to protect residential areas from truck noise. Any such barrier walls shall be architecturally integrated with the building design.

d. Mutual use of truck access areas with adjacent properties shall be provided if possible.

3. Mutual access off of streets and coordination of internal circulation between separate properties is required.

E. General Design Guidelines

1. Each project shall endeavor to visually improve and relate to the separate commercial developments in this Precise Plan area to form a complementary and well-designed center.
2. Specific design style or materials are not required, but the projects must utilize materials and designs that are appropriate to the horizontal scale and residential character of the area. Compatible materials and shapes include textured surfaces, warm colors, wood and wood trim, sloped roofs or roof overhangs, and features providing shadows and other changing relief.
3. Landscaping along the perimeter property lines and against the building shall be used to mitigate the large scale of property and buildings in this area.
4. Specimen-quality, Heritage redwood trees currently exist on the two larger properties to the south. These trees shall be retained in any future development of these properties. In addition, new development of the northerly large parcel shall incorporate new major landscaped areas of large-scale trees.
5. Clear, separate pedestrian access shall be provided from the street to the buildings and between buildings, including buildings on separate lots, including use of special surfacing of major walkways and crosswalks. The pedestrian linkage from the Grant Road traffic signal at the entrance driveway opposite Bentley Square is particularly important.
6. Any outside display areas and nursery areas must be designed to complement the building and site design, and shall be confined to the approved designated area only and shall not interfere with pedestrian or vehicular circulation.
7. All roof equipment shall be screened from view on all sides with roof screening that is architecturally integrated with the building.
8. Noise-producing vents, fans, compressors, and other mechanical equipment, as well as truck parking, storage, or loading areas where similar equipment may be operated, shall be oriented away from residential areas and in no case result in

mechanical equipment noise exceeding 55 dB(A) during the day or 50 dB(A) at night at any location on adjoining residential property.

9. The introduction of publicly oriented artwork is encouraged.

F. Signs

Maximum sign areas shall generally comply with the provisions of the Commercial/Residential-Arterial (CRA) Zoning District. Maximum allowed freestanding sign height shall not exceed 20'. All signs shall be in accordance with a master sign program for the property and each specific site's sign program will be reviewed in conjunction with other sign programs within the area to provide a sense of continuity.

G. Upgrading Existing Facilities

Plans to upgrade existing buildings and sites would be required in conjunction with any additional floor area or intensifications of use on this property. Such plans would need to include as a minimum:

1. Repaving/resurfacing and restriping the parking.
2. Adding perimeter buffering, screening, and parking lot landscaping per Section 4.
3. Trash enclosures.
4. Screening of loading areas.
5. Screening or elimination of outside storage and equipment.
6. Roof equipment screening and buffering as needed.

In conjunction with land use changes, new signs, site modifications, building expansions, intensification of uses, and new buildings, upgrading to meet development standards will be required appropriate to the extent of changes as well as the need for such upgrading.

VI. STANDARDS FOR GENERAL PLAN MIXED-USE VILLAGE CENTER DEVELOPMENT

General Plan Mixed-Use Village Centers implement General Plan goals and policies to encourage walkable centers with a mix of accessible retail and other uses in key areas. They shall include neighborhood-serving commercial uses, public plazas, and walkable and

accessible connections to surrounding neighborhoods. Residential development is only allowed as part of a mixed-use development in compliance with this section.

All General Plan Mixed-Use Village Centers shall be designed and constructed in compliance with the requirements of the following provisions:

<p>Allowed Residential Uses</p>	<p>Only multi-family residential uses (including condominiums) are allowed. Other uses are also allowed if typically allowed with multi-family development, including accessory dwelling units (ADUs), junior accessory dwelling units (JADUs), residential accessory uses and structures, supportive and transitional housing, small- and large family day care, home occupations, residential care homes, and rooming and boarding. The permit requirements of the R4 Zone shall apply. Single-family homes, townhouses, rowhouses, and any other residential use with individual private garages are prohibited.</p>	
<p>Neighborhood Commercial Floor Area</p>	<p>0.25 FAR, minimum, except this total can be reallocated among lots in the Precise Plan through the development review process, with the approval of all affected property owners.</p>	
	<p>Allowed Uses</p>	<p>Per the CN Zoning District in Section 36.18.05.</p>
	<p>Ground-Floor Building Frontage (Storefront)</p>	<p>Building frontages facing public streets within 100' of the Phyllis Avenue/Grant Road, Bentley Square/Grant Road and Oak Lane/Grant Road intersections shall be neighborhood commercial storefront.</p>
	<p>Tenant Space to Accommodate Grocery Store</p>	<p>To ensure neighborhood access to daily goods, no existing tenant space of at least 15,000 square feet shall be reduced or demolished, unless replaced with at least one tenant space of at least 15,000 square feet, or unless the Village Center already contains a full-service grocery store or vacant tenant space of at least 15,000 square feet. In this section, "existing tenant space" also includes any building area previously used as a single tenant space.</p> <p>Over such tenant spaces, buildings shall be allowed 5' of additional height, in addition to any other height allowances.</p>

Maximum Density and FAR	<p>1.85 FAR (maximum)</p> <p>Any building area provided to meet the required minimum neighborhood commercial floor area and its required minimum parking and loading will not reduce residential floor area allowed by this section.</p>	
Height Limits	See Section 36.08.30 for exceptions to height limits.	
	<p>65' maximum</p> <p>Wall plates at each floor of a building shall not be higher than the distance to an adjacent residentially zoned property.</p>	
Setbacks	Street	<p>15' minimum.</p> <p>10' of landscaping in front of parking, including trees.</p>
	Rear and Sides	<p>Not adjacent to residential zoning districts—15' minimum, except side setbacks may be zero feet (0') when creating continuous neighborhood commercial storefronts within a single center.</p> <p>Adjacent to residential zoning districts—25' minimum, including at least 5' landscaping along the property line with adequate root zone for large-canopy trees.</p>
Open Area	<p>Thirty percent (30%) of lot area, minimum. Portions of the lot with only nonresidential uses and associated parking may be excluded from the required open area calculation. If excluded from this calculation, nonresidential development areas on the lot shall provide landscape/open area, consistent with Section V of this Precise Plan, including applicable parking area landscape requirements per Section 36.32.80 of the Zoning Ordinance.</p>	

Publicly Accessible Open Space	At least one publicly accessible open space shall be provided, with a cumulative area equal to 5% of project lot area (minimum). Publicly accessible open space shall count toward compliance with the overall open area standard.	
	Location	Shall be adjacent to a public street. Projects are encouraged to locate publicly accessible (POPA) open spaces adjacent to other sites in the Precise Plan to allow for expansion of public spaces over time.
	Minimum Dimensions	25' in all dimensions, minimum, except where the project lot area results in publicly accessible open space areas of less than 625 square feet.
	Dedication	The right of the public to access and use the open space shall be recorded against the property by an easement, covenant, or restrictions subject to review and approval by the City Attorney, and such right shall run with the land for the life of the development.
Personal Storage	A minimum of 164 cubic feet of personal storage shall be provided for each dwelling unit and shall be designed appropriately to accommodate a range of bulky items.	
Parking	<p>Use multi-family and shopping center parking standards—except projects are encouraged to reduce parking by providing shared parking between residential and commercial uses (see Section 36.32.70).</p> <p>Along public streets and publicly accessible open spaces, parking structures shall be wrapped with neighborhood commercial tenant spaces or residential units.</p>	
Circulation	<p>Developments shall maintain or establish mutual pedestrian access and shared parking within Village Centers.</p> <p>Developments shall establish new direct and publicly accessible pedestrian connections between neighborhood commercial uses, publicly accessible open spaces, and surrounding neighborhoods. An exception may be granted if the Zoning Administrator determines the required connections are not feasible or meaningful (for example, if only back yards are adjacent to the site or if public streets already provide direct access).</p>	

<p>Exceptions</p>	<p>Exceptions to the following standards will be allowed if the standard would physically prevent the construction of the residential floor area allowed (see Maximum Density and FAR): up to half the required Minimum Neighborhood Commercial Floor Area and Ground-Floor Building Frontage (Storefront), Height Limits, Rear and Side Setbacks (not adjacent to residential zoning districts), Open Area, and/or Personal Storage. To be granted the exception, the project applicant shall provide reasonable documentation of the project’s physical constraints to demonstrate the need for the exception. Any reduction in development standards shall be no greater than what is reasonably necessary to physically construct the residential floor area, together with other mandatory components of the project as required by this Precise Plan.</p>
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VII. ADMINISTRATION

For new developments or redevelopment of developed sites, the Zoning Administrator shall hold a duly noticed public hearing in accordance with Section 36.56 of the City Code (Applications, Hearings, and Appeals). Following such hearing, the Zoning Administrator shall forward a written recommendation to the City Council, which shall hold a duly noticed public hearing. The City Council may approve or disapprove the application.

After City Council approval of the development, the Zoning Administrator, after a duly noticed public hearing, may approve or disapprove any of the following: (1) provisional uses; and (2) building expansions and modifications that are consistent with the development standards of this Precise Plan. The decisions of the Zoning Administrator may be appealed to the City Council.

The Zoning Administrator may act administratively through the development review process on the approval of new sign programs or specific signs; of minor site changes and building alterations, such as building material changes or minor changes to the configuration of parking or landscape areas and changes in use to another use listed as permitted in this Precise Plan.

PREPLAN-1
Grant-Phyllis-PP (Rev. 01-24-23)

Exhibit: II. Grant-Phyllis Precise Plan Map

EL CAMINO REAL

Exhibit II



GRANT-PHYLLIS
PRECISE PLAN MAP

N 1"=200'