

CITY OF MOUNTAIN VIEW
RESOLUTION NO.
SERIES 2018

A RESOLUTION APPROVING AMENDMENTS TO THE P-5
(460 SHORELINE BOULEVARD) PRECISE PLAN

WHEREAS, Chapter 36 in the Mountain View City Code sets forth a procedure whereby the City can amend Precise Plans; and

WHEREAS, said Chapter 36 of the Mountain View City Code requires that both the City's Environmental Planning Commission and City Council hold a duly noticed public hearing before the Precise Plan is amended; and

WHEREAS, an Initial Study/Negative Declaration and technical studies were prepared for the project and circulated for public review for 20 days consistent with the California Environmental Quality Act (CEQA) Guidelines, and included findings incorporated herein by reference; and

WHEREAS, an Environmental Assessment/Finding of No Significant Impact (EA/FONSI) was prepared for the project and was circulated for public review for 10 days pursuant to the National Environmental Policy Act (NEPA) and included findings incorporated herein by reference; and

WHEREAS, the Environmental Planning Commission held a public hearing on December 6, 2017 on said amendments, and recommended that the City Council adopt the proposed amendments to the P-5 (460 Shoreline Boulevard) Precise Plan; and

WHEREAS, the City Council held a public hearing on January 30, 2018, to consider the proposed amendments to the P-5 (460 Shoreline Boulevard) Precise Plan;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Mountain View finds:

1. That the findings required for the amendment of the Precise Plan, contained in Section 36.50.95 of the Mountain View City Code, have been made as follows:

a. The amendments are consistent with the General Plan because the proposal clearly demonstrates superior site and building design and compatibility with surrounding uses and development since the project complies with all applicable development standards outlined in the 460 Shoreline Boulevard Precise Plan for this

site, including the density and parking, with approval of the requested amendments to allow an increase from 125 units to 170 units, and an increase in density from the 37 dwelling units allowed to 50 units on the 3.4 acres, which is consistent with the High-Density Residential Land Use Designation. The three-story massing, although higher compared to the adjacent two-story buildings, includes architectural details to decrease mass, a third-story step-back from the closest adjacent residential use, and the height is 9' lower than the maximum height allowed;

b. The property covered by the proposed Precise Plan is within the Planned Community (P) District;

c. The proposed amendments would not be detrimental to the public interest, health, safety, convenience, or welfare of the community because the site plan and architecture are compatible with surrounding uses and development because the project includes private and common open space for recreation and gathering spaces for residents, the driveway support emergency vehicle access, and well-lighted safe pedestrian pathways support walkable connections within the neighborhood;

d. The proposed amendments promote development of desirable character, harmonious with existing and proposed development in the surrounding area, because it conforms to the 460 Shoreline Boulevard Precise Plan in terms of use, density, and parking, and the R-3 Zoning Development Standards in terms of scale and character, it incorporates elements of the existing development on the site and features found in nearby residential development such as balconies, private open space and common open space, pedestrian pathways, and attractive landscaping with amenities such as benches, and the project provides sufficient setbacks and attractive wall plane variation and roof lines to break up the appearance of mass;

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 amendment because the amendment with the approval of the project will increase the supply of affordable housing; and

f. The proposed amendment is in compliance with the provisions of the California Environmental Quality Act (CEQA), because an Initial Study and technical studies were prepared pursuant to the CEQA Guidelines for the project and circulated for public review, and the analysis resulted in a Negative Declaration that there would be no significant environmental impacts as a result of the project.

2. That the amendments to the P-5 (460 Shoreline Boulevard) Precise Plan, attached hereto as Exhibit A, have been reviewed and approved by the City Council and is hereby adopted.

TIME FOR JUDICIAL REVIEW:

The time within which judicial review of this document must be sought is governed by California Code of Procedure Section 1094.6 as established by Resolution No. 13850 adopted by the City Council on August 9, 1983.

PB/7/RESO
815-01-23-18r-E

Exhibit: A. 460 Shoreline Boulevard Precise Plan

460 SHORELINE BOULEVARD PRECISE PLAN
ADOPTED BY THE MOUNTAIN VIEW CITY COUNCIL

OCTOBER 16, 1978

RESOLUTION NO. 12287

AMENDED	RESOLUTION NO.	SUMMARY
May 14, 1979	12555	Allow 50 percent housing units.
<u>January 30, 2018</u>		<u>Allow an increase in the number of units on-site to 170 units, delete requirement for covered parking spaces.</u>

DRAFT

460 SHORELINE BOULEVARD PRECISE PLAN
MAY 1979
PROPERTY DEVELOPMENT GUIDELINES
FOR THE P (PLANNED COMMUNITY) DISTRICT

I. Property Description

The site consists of a total of 5.3~~82~~⁸²+ acres, 3.4~~237~~²³⁷ acres of ~~City-owned~~ land owned by MidPen Housing Coalition, and 1.9~~65~~⁶⁵ acres of land owned by the City and County of San Francisco ("San Francisco") in fee under the exclusive jurisdiction of the San Francisco Public Utilities Commission ("SFPUC"), the property hereinafter referred to as the "SFPUC Property." ~~the City of San Francisco (Hetch-Hetchy Aqueduct).~~ The General Plan designates the area for mixed-density residential use. The 1.9~~65~~⁶⁵ acres of ~~Hetch-Hetchy SFPUC property~~ land cannot be used for buildings but may be used for landscaping, parking and access. The odd configuration of the property makes development difficult. ~~A land swap with adjoining properties to "square off" the parcels would be advantageous to both parcels and is encouraged.~~

The zoning of the property and surrounding land is shown on the attached map. Surrounding uses include apartments and offices to the north, condominiums to the west and greenhouses to the south. A car wash, a lodge, a small office and residential land are located across Shoreline Boulevard. A complete neighborhood shopping center is less than 1/8 mile to the north.

II. Development Concept

The area is to be developed with a residential complex designed for ~~either~~ a mix of families and senior citizens ~~or exclusively for senior citizens~~. The residential location, proximity to shopping services and central location in the City all lend themselves to this unique and needed use. Planned Community District procedures should be utilized to ensure high-quality development and harmonious integration of uses with adjacent properties. ~~A substantial proportion of the entire parcel shall be retained for landscape and open space.~~

III. Land Use and Development Criteria

1. Density:

~~Alternative A—All Seniors~~

~~Up to 200 units of senior housing may be developed. The unusual qualities of senior citizen housing (e.g., small units, common facilities, small family size, need for low-cost housing and low automobile use) justify development at higher than normal densities. Two hundred units represent approximately 60 du/acre net area, or 38 du/acre including the Hetch-Hetchy lands.~~

~~Alternative—Mix of Seniors and Family Housing~~

Up to ~~125~~ 170 units of housing with a minimum of ~~55~~ 50 percent devoted to seniors may be developed. The unusual qualities of senior citizen housing (e.g., small units, common facilities, small family size, need for low-cost housing and low automobile use) justify development at higher densities. One hundred ~~twenty-five and seventy~~ units represent approximately ~~37 du~~ 50 du/acre net area, or ~~24 du~~ 32/acre including the ~~Hetch-Hetchy-SFPUC property lands~~.

2. Affordability:

Housing must be made available at ~~substantially~~ below-market prices. ~~Federal, State or private assistance programs must be utilized to guarantee affordable housing for families and senior citizens for a minimum period of 20 years.~~

3. Parking:

The minimum parking ratio ~~should~~ shall be 0.35 spaces per senior unit and ~~1.5-1/2~~ spaces per family unit. Special attention should be given in the site layout for additional, convenient guest parking facilities. Special attention shall also be given to parking for the disabled, minimization of paving, screening parking from Shoreline Boulevard and safe and efficient automobile access to and from the site. ~~At least half of the required spaces must be covered.~~

4. Development Standards:

Development standards of the R3* District shall be used as a guideline for development, although minor deviations from these criteria may be made if

justified by the odd shape of the parcel or unique qualities of this special housing. Seventy-five percent of the required front yard must be landscaped.

The site plan, building orientation and structural design should screen noise from Shoreline Boulevard.

A bus shelter must be provided in connection with the development of this property, if required by the City.

Special review consideration will be given to potential traffic conflicts along Shoreline Boulevard.

IV. Administration

After review and recommendation of the Zoning Administrator, the City Council shall act upon the initial PC Permit for the site. Said permit may specifically authorize subsequent reviews to be acted upon by the Zoning Administrator.

PREPLAN 1
460NShlineBlvd PP-so^

DRAFT