

# 2645 & 2655 FAYETTE DRIVE

A MULTI-FAMILY PROJECT  
REQUEST FOR ZONING CHANGE

PREPARED FOR:

THE CITY OF  
MOUNTAIN VIEW  
GATEKEEPER

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# STATEMENT OF INTENT

In May of this year the City Council approved our project on 2645 & 2655 Fayette Drive for 24 “for sale” condominium units. While the Council offered praise regarding the architecture, site plan, and variety of units provided, during deliberations some asked why we hadn’t designed the project to build out to its maximum, comparing it to adjacent projects which propose anywhere from 4 to 7 story residential developments.

The discrepancy in development size is due to both the El Camino Precise Plan and San Antonio Precise Plan leaving out a small portion of Fayette Drive, the two lots that this project occupies, which remains an isolated jetty of R3D zone surrounded by higher density designations. Our design complies with its designated zone but it is dwarfed in context by the surrounding Precise Plans. The property is in the San Antonio Change Area, though, indicating intention to be included in the Precise Plan. Given this, we believe now is the time to reconsider the zoning classification for these two lots.

Following the City Council hearing we explored with our clients the idea of submitting a Gatekeeper application to rezone the property consistent with the adjacent Precise Plans and conclude this is a smart decision with many benefits. Approval of the rezoning would yield 10-16 additional housing units (34-40 total) on the site by merely allowing an increase in FAR from 1.05 to 1.85 and building height from 2 & 4 floors to 4 & 5 floors. This increase in density to approximately 60 units per acre is consistent with the General Plan High Density Residential Zone, which allows 36 to 80 dwelling units per acre.

This package is our formal request to annex the lots at 2645 and 2655 Fayette Drive from the R3D zone to the San Antonio Precise Plan; no change to the General Plan is required. Given this project has already received Council approval for its design and siting, the process to approve a taller design would be streamlined for quick Council approval. There will be little to no impact on the original site plan, landscaping, utilities, and public works coordination with alleviates any significant burden on Staff.

We hope you agree that this zoning change is consistent with the vision of the General Plan, will be a simple transition from the currently approved development, and will provide numerous community benefits. Most notably, the change will significantly increase the housing supply that directly contributes to the success of both the San Antonio Center as well as the El Camino Corridor. We respectfully ask that the City Council approve this Gatekeeper application and allocate staff time to formally consider the requested zoning amendments. Thank you for your consideration and we look forward to working with the City on these changes.

Sincerely,

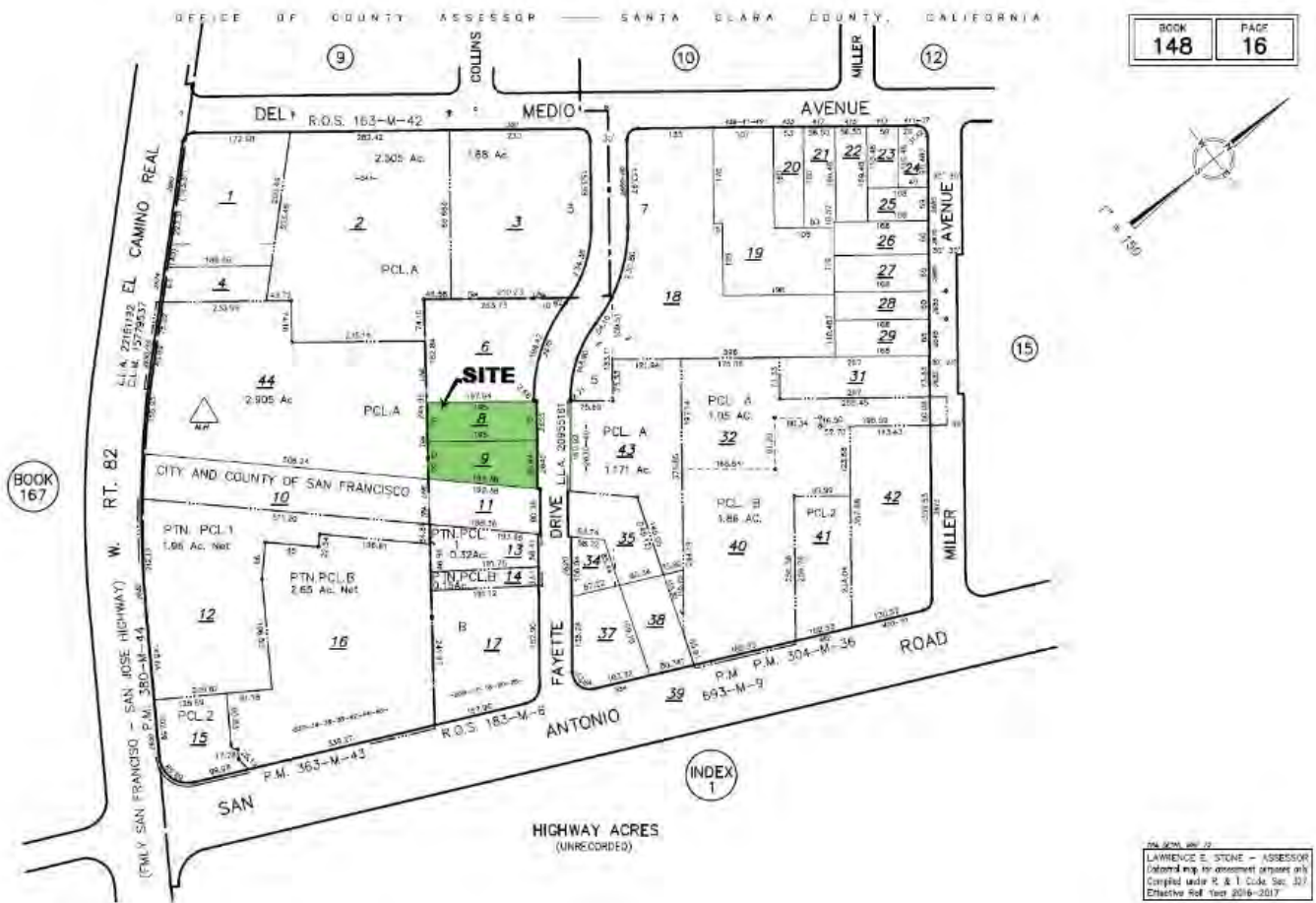
Bill Maston



# BACKGROUND

The project at 2645 and 2655 Fayette Drive consists of two lots, 8 and 9, which currently occupy the General Plan's High Density Residential district, R3-D zone, which is immediately adjacent Precise Plan Zones 38 (El Camino Real) and 40 (San Antonio). In fact, these lots are almost completely surrounded by high density Precise Plans, leaving the approved massing contextually incongruous.

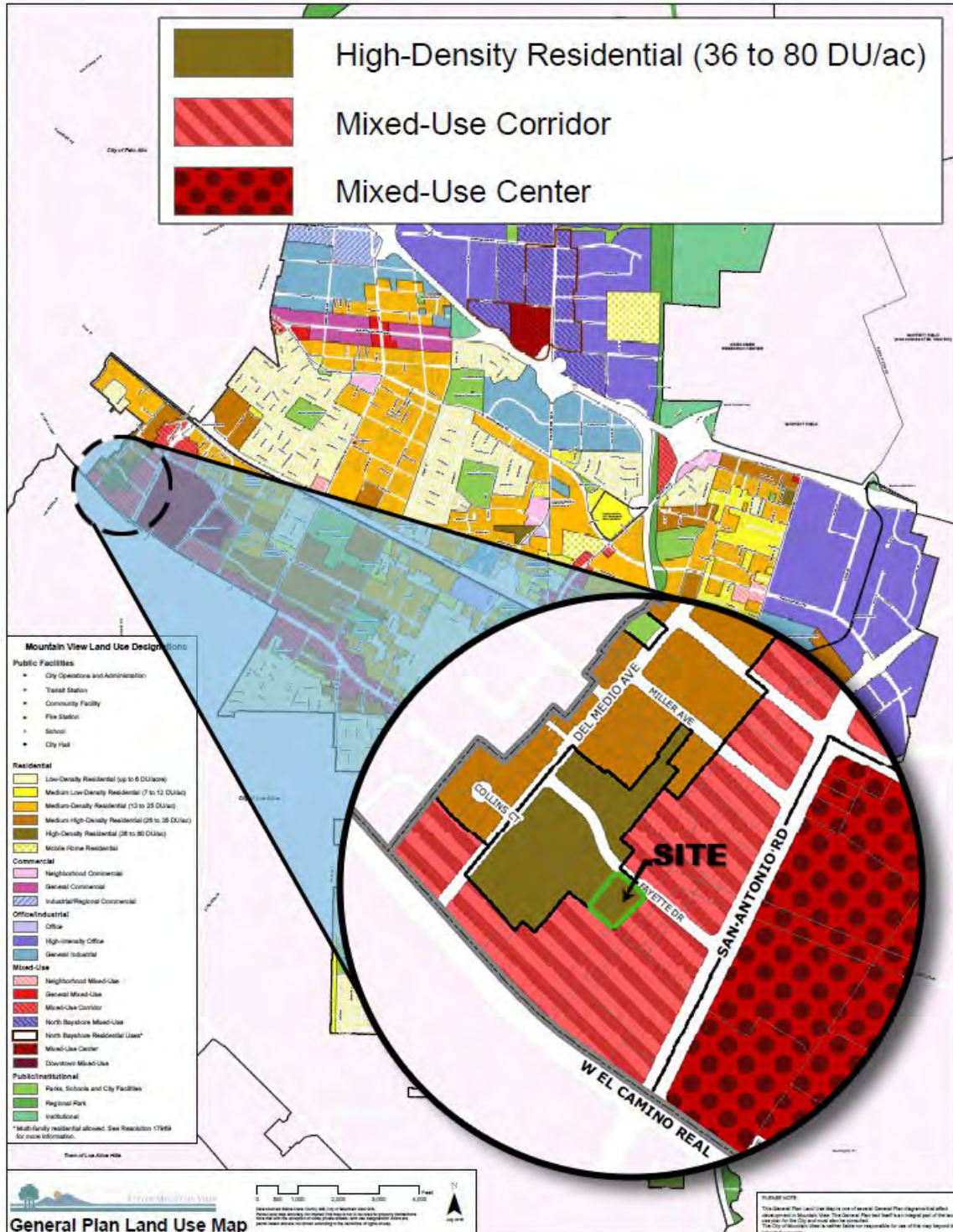
## PARCEL MAP



The following pages consist of current maps and zoning information that illustrate the isolation of the property amidst a neighborhood supporting dense development.

# CITY OF MOUNTAIN VIEW GENERAL PLAN LAND USE MAP

The site lies within the High-Density Residential area of the General Plan surrounded by the Mixed-Use Corridor. The High Density Residential area allows for up to 80 units per acre and up to 5 stories. The Mixed Use Corridor allows for a floor area ratio of 1.85 and heights of 6 stories or more.



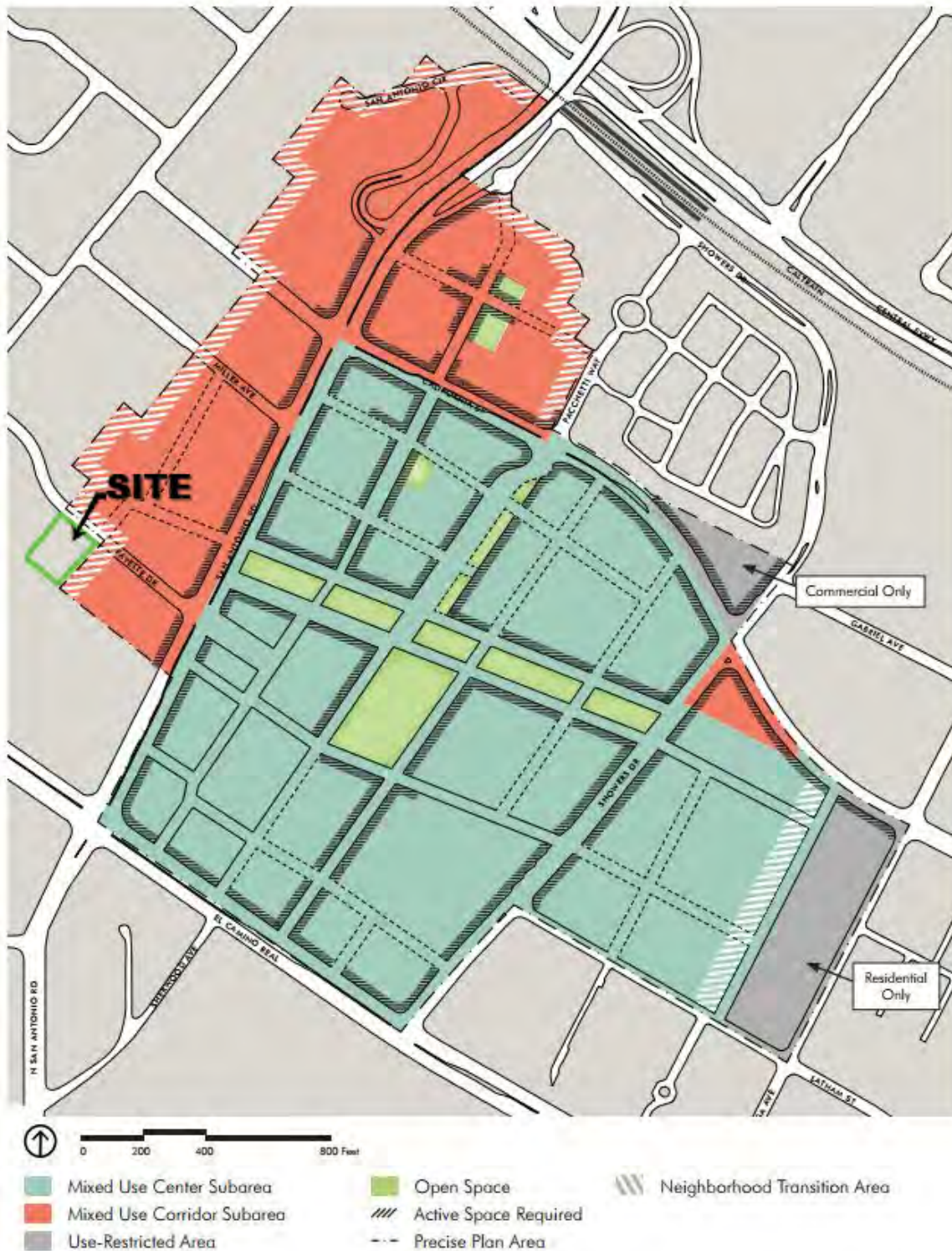






# SAN ANTONIO PRECISE PLAN MAP

The site lies just west of the bounds of the current San Antonio Precise Plan Map.

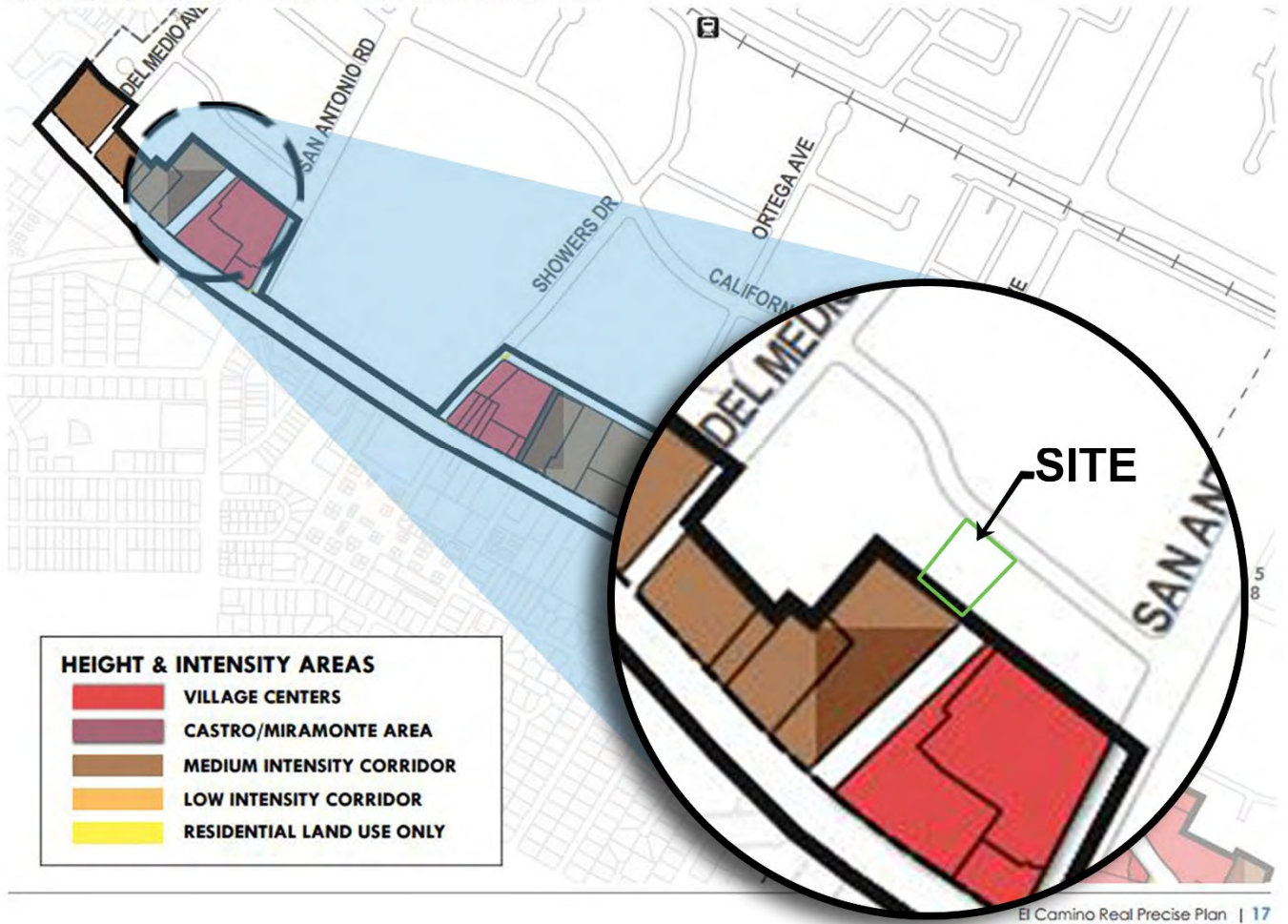


**FIGURE 4-2** San Antonio Precise Plan Land Use Subareas

# EL CAMINO PRECISE PLAN MAP

The site sits outside of the Medium Intensity Corridor of the El Camino Precise Plan.

Figure 4: Height and FAR Areas (2700 to 1952 West El Camino Real)



## EXISTING ZONING CODE (SECTION 36.10.70.)

**ZONING DISTRICT:** R3D

**EXISTING USE:** Commercial and Multi-Family Residential

**APN:** 189-32-079; 189-32-080

**SITE AREA:** 28,990 SF (148-16-008: 13,826 SF, 148-16-009: 15,164 SF)

**REFERENCE:** City of Mountain View, General Plan and City of Mountain View Zoning Ordinance

**DENSITY** 5 units for 9000 SF lot area + 1 unit per 850 SF = 28 total (~42/acre)

**FAR** 1.05. max

**HEIGHT** 45' to ridge max, 36' top of plate max

### **SETBACKS**

<b>Front</b>	15' min (& $\geq$ height of adjacent wall (measured to top of wall plate))
<b>Rear</b>	15' min (& $\geq$ height of adjacent wall (measured to top of wall plate))
<b>Side</b>	15' min (& $\geq$ height of adjacent wall (measured to top of wall plate))
<b>Between Principle structures</b>	One-half (1/2) the sum of the nearest opposing walls of the subject parcel (measured to the top of the wall plate)

**SITE COVERAGE** 40% of site max

**PAVEMENT** 30% of site (dedicated to auto use)

**OPEN AREAS** 35% of site, no private space requirement

**FENCES** 7' max height

**STORAGE** No requirement

### **PARKING**

<b>Studio-1 Bedroom &lt; 650 SF:</b>	1.5 spaces per unit (1 covered)
<b>1 Bedroom (&gt;650 SF) or more:</b>	2 spaces per unit (1 covered)

**Guest Parking:** 15% of total parking spaces required

**Accessible:** See Attached CBC table 11B-208.2

**Bicycle:** 1 space/unit + 1 space/10 units for guest



## ZONING REQUIREMENTS: COMPARISON BY ZONING PLAN

*Preferred ✓*

	GENERAL ZONING R3D (Existing lots)	SAN ANTONIO PRECISE PLAN (Mixed Use Corridor p.75)	EL CAMINO PRECISE PLAN (Medium Intensity, p.25)
DENSITY	36-80 Units / Acre	-	-
F.A.R.	1.05	1.35 1.85 for Tier 1	1.35 1.85 for Tier 1
HEIGHT	45' ridge, 36' plate	3 stories or 45' 4 for Tier 1 or 55'*	3 stories or 45' 4 for Tier 1 or 55'
PAVEMENT COVERAGE	30% max	40% max	25% max
OPEN AREA	35% min	40% min 175 SF common/unit	40% min
SETBACKS	15'	24' from curb at Fayette or 25' in neighborhood transition	15' or 25' adjacent residential zone

\*Up to 5 stories or 65' considered on a case-by-base basis.

### San Antonio notes:

**Residential height transitions.** The maximum height of new development in neighborhood transition areas (see Figure 4-2) shall not exceed the allowed height of the adjacent residentially-zoned property by more than one story at all setback lines. Where additional height is permitted, additional stories must step back 10 feet per story. Additional height or setback restrictions may be required if these areas are proposed near existing, single-family residential (see Figure 4-6). P.83

**Additional height for rooftop amenities.** Up to an additional 10 feet of overall height is allowed with a Provisional Use Permit for rooftop amenities. This additional height may be applied to structures such as stairways, rooftop equipment and enclosures, and other rooftop amenities. Additional height may be allowed for elevator structures or similar mechanical installations.

**General exceptions.** The Zoning Administrator and/or City Council may approve minor exceptions to requirements for block length, setbacks, usable open space, pavement coverage and design guidelines where it is found that such an exception is compatible with adjacent properties, consistent with the Plan vision and principles, and meets Plan principles, policies and design guidelines for development character.

# SAN ANTONIO PRECISE PLAN TABLES

**TABLE 4-3** Mixed Use Corridor Intensity and Height Standards

	INTENSITY TYPE	
	Base	Tier 1
<b>MAXIMUM FLOOR AREA</b>	1.35 Up to 0.50 can be office or commercial	1.85 FAR Up to 0.50 FAR can be office or commercial
<b>MAXIMUM STORIES</b>	3 stories	4 stories <sup>1</sup>
<b>MAXIMUM BUILDING HEIGHT</b>	45 feet	55 feet <sup>1</sup>
<b>PUBLIC BENEFITS REQUIREMENT</b>	No public benefit contribution required.	Public benefit contribution required.

*1. Up to 5 stories (65 feet) will be considered on a case-by-case basis if project provides significant public benefits or major open space improvements per Figure 4-2. Additional height (in feet) may be allowed if needed to accommodate commercial uses.*

**TABLE 4-5** Frontage and Setback Standards

	STREET TYPE				
	Major Public Streets	Neighborhood Streets	Greenways	Main Internal Streets	Flexible Connections
<b>FRONTAGE LINE</b>	Curb line		Pacchetti: West: curblines; East: eastern edge of open space. Hetch Hetchy: 38 ft. (minimum) from SFPUC ROW. <sup>1</sup>	Curb line	Outside edge of required sidewalk width
<b>BUILDING FRONTAGE SETBACK<sup>2</sup></b>	18 ft. from Frontage Line	24 ft. from Frontage Line	18 ft. from Frontage Line	10 ft. from Frontage Line	No minimum distance from Frontage Line. <sup>3</sup>
<b>HEIGHT AT FRONTAGE SETBACK</b>	Buildings can be a maximum of 4 stories (55 feet) above grade at the setback line. Where more than 4 stories are allowed (See Tables 4-3 and 4-4), 80% of a building's linear frontage above 4 stories must step back a minimum of 10 ft on every street the project faces.				Determined through the development review process. <sup>3</sup>
<b>GROUND-FLOOR HEIGHT</b>	14 ft. minimum (floor-to-ceiling height) for commercial uses and active spaces for residential uses.				
<b>MINIMUM SETBACK IN NEIGHBORHOOD TRANSITION AREAS<sup>4</sup></b>	25 ft. <sup>1</sup>		N/A		

*1. Additional setback and upper floor step backs may be required during development review process. Where fire access is required, follow Fire Department standards to allow equipment access.*  
*2. See building frontage guidelines in Section E for guidance on the amount of building area to be located at or near the frontage setback line.*  
*3. Flexible connection standards in Chapter 3 provide minimum building separation requirements.*  
*4. See Figure 4-2 for Neighborhood Transition Areas. See height standards and design guidelines in Sections D & E for more direction.*

# EL CAMINO PRECISE PLAN TABLES

**Table 9: Height, Intensity, and Coverage Standards**

	BASE		TIER 1
	Commercial/Office/Other	Residential/Hotel/Mixed-Use	Residential/Hotel/Mixed-Use
Minimum Project Lot Area	None	None	20,000 sf
Maximum Floor Area Ratio	<b>0.50</b>	<b>1.35</b> (a)	<b>1.85</b> (a)
Maximum Height (b)	3 stories/45 feet	3 stories/45 feet	4 stories/55 feet
Maximum Pavement Coverage	No Maximum	25%	25%
Minimum Open Area	15%	40%	40%

**Table 10: Setback Standards**

	Ground Floor Commercial (d)	Other Ground Floor Uses and All Upper Floors (e)	Surface Parking (g)
Minimum El Camino Real Setback	10 ft (c)	16 ft Upper Floors Over Commercial: 10 ft	10 ft
Maximum El Camino Real Setback	15 ft (c)	Ground Floor: 25 ft Upper Floors and Structured Parking: N/A	N/A
Minimum Street Setback, other than El Camino Real	10 ft (c)	15 ft (f)	10 ft
Minimum Side & Rear Setback	0 ft	15 ft	5 ft
Minimum Setback Adjacent to Residentially-Zoned Parcel	25 ft	25 ft (f)	10 ft

(a) If Mixed-Use, uses other than residential or hotel may be no greater than 0.50 FAR.

(b) Heights shown are maximums without bonuses for architectural features or rooftop amenities. Projects must comply with both stories and overall height maximums.

(c) See Page 14 for additional ground floor commercial requirements.

(d) In building areas using these standards, design should follow the Ground Floor Commercial guidelines on Page 35 and residential land uses are limited to those under "Required Ground Floor Commercial Areas" on pages 10 and 11.

(e) Includes above-grade structured parking. May also include commercial spaces with less pedestrian activity, such as offices.

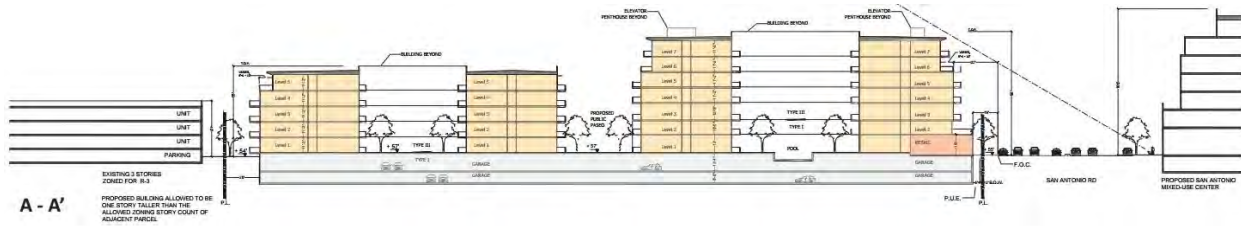
(f) See Page 30 for upper floor standards in Neighborhood Transition areas.

(g) Includes driveways parallel to the street.



# CONTEXT: PROPOSED DEVELOPMENT ACROSS FAYETTE DRIVE

The following are elevations of the project currently under City Review directly across Fayette from our proposed project, which ranges in heights of 5 stories to 7 stories.



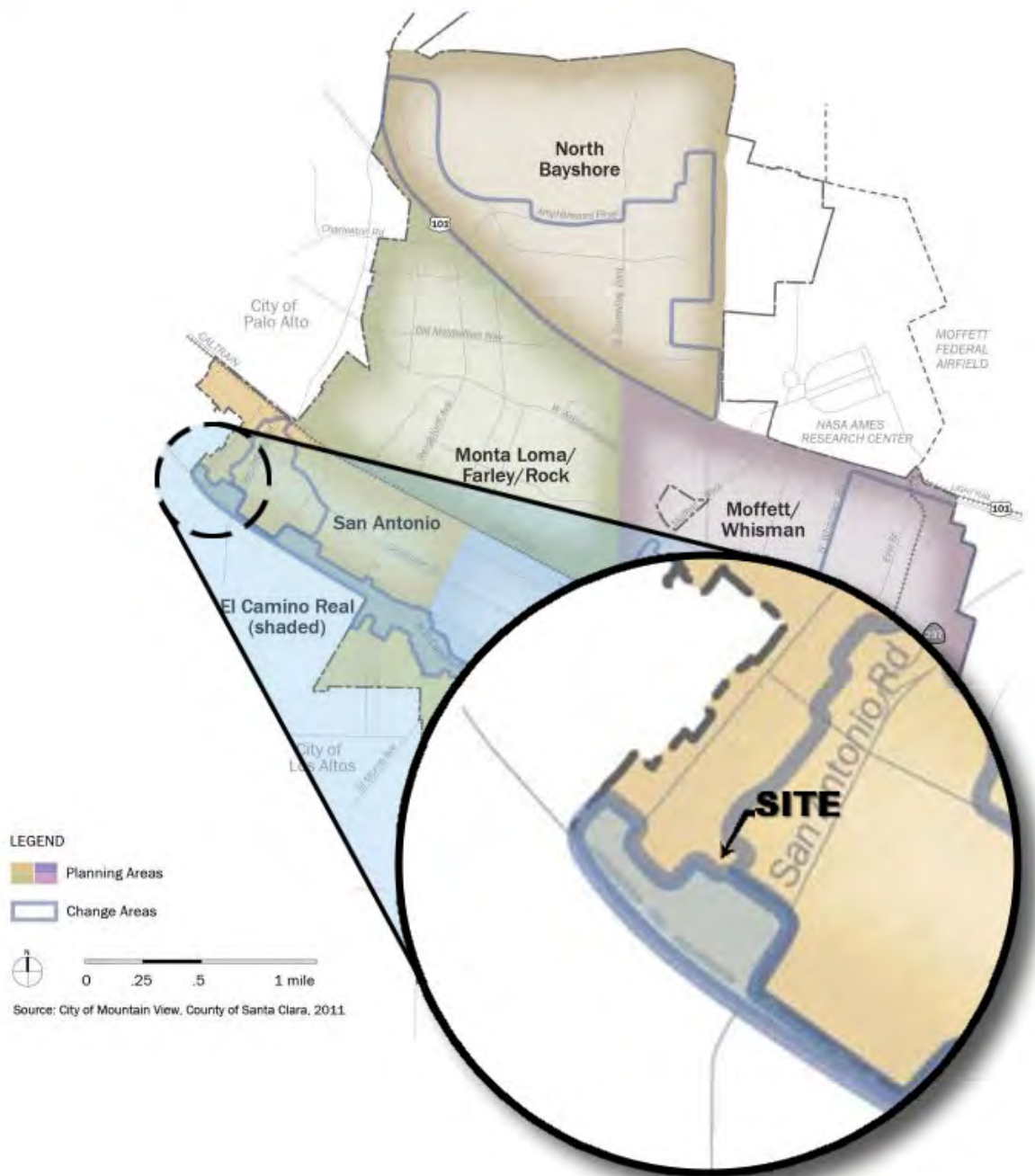
VIEW LOOKING FROM FAYETTE DRIVE 3  
N.T.S.



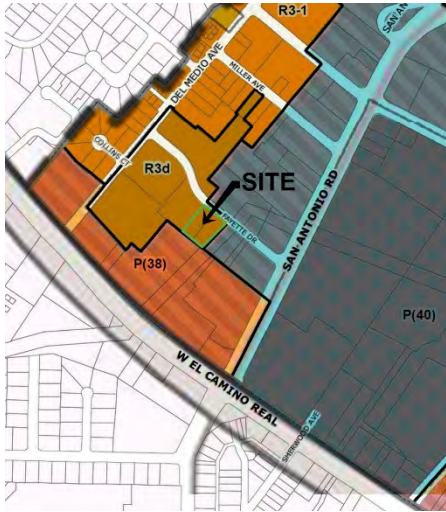
# PROPOSED ZONING CHANGE

Referencing the General Plan, it appears the intention for this property is to be included in the San Antonio Precise Plan. To stay consistent with that vision, we propose annexing the properties at 2645 and 2655 to that plan.

Figure 2.1: Planning Areas



## COMPOSITE PLAN & NEW SAN ANTONIO BOUNDS



This composite map shows the R3D zone, the El Camino and San Antonio Precise Plan zones, and the High Density Residential and Mixed Use Corridor areas. We propose annexing the project lots to the San Antonio area (P(40)) as is intended by the General Plan Planning Areas Map shown on the previous page.

The San Antonio Precise Plan bounds would shift from the existing:



To proposed, now including properties on both sides of the Hetch Hetchy right-of-way until the zone meets the El Camino Precise Plan area to the southwest.



# PROPOSED NEW DEVELOPMENT

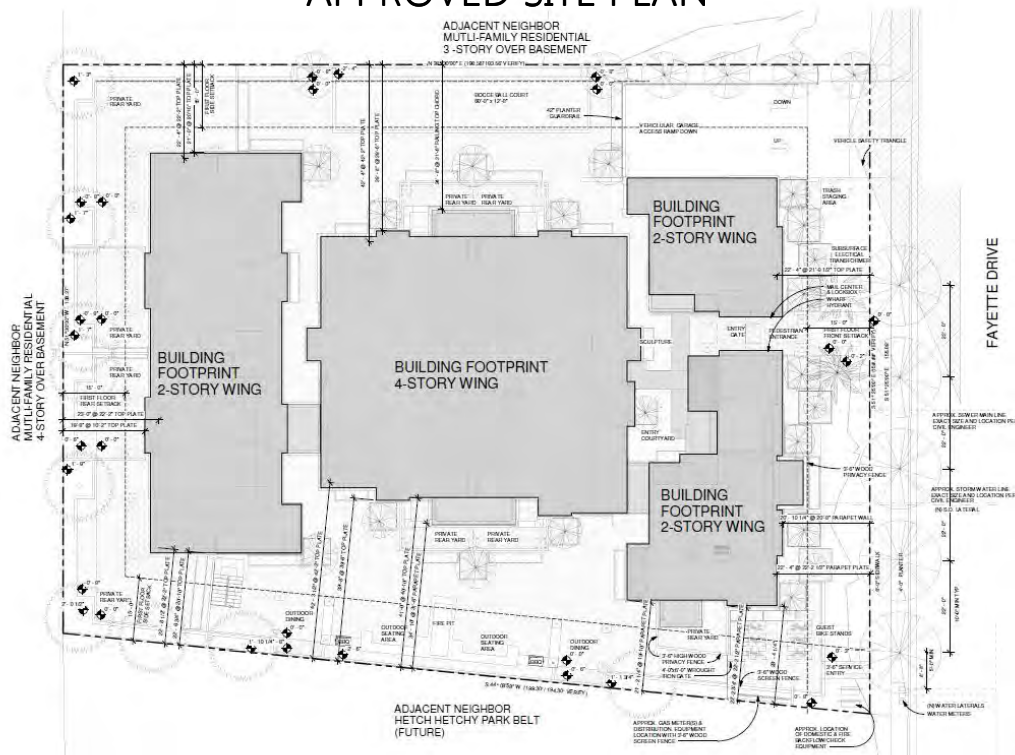
The changes we propose will have very little effect on the approved site plan because its setbacks far exceed those of the most recently approved projects across the street and behind the property. Conceptually, if we do nothing more than add two and one more floors to the existing foot print we would not only meet the new ordinance but have minimal impact on the neighborhood other than increased traffic from the additional 10-16 units that we would provide. This is a significant increase in the number of dwelling units as well as fees paid to the city for affordable housing, parks, etc. We would also provide one additional floor of underground parking and be fully compliant with the parking requirements by providing all required parking on site.

Furthermore, these proposed additional dwelling units are consistent with the San Antonio Precise Plan's Multiple Family Housing in the Mixed Use Corridor and the General Plan's vision for the area which states:

*"Housing growth will focus in the El Camino Real and San Antonio Change Areas" and "The community envisions the San Antonio Planning Area as a transitoriented, highly accessible and cohesive mixed-use district. Revitalization of the San Antonio Center will be an important step toward achieving this community vision by helping to establish a more sustainable development pattern at this prime location for residents and visitors."*

For these reasons we believe that this is a win-win for the city with very little impact on city staff's time.

## APPROVED SITE PLAN



PROPOSED SITE PLAN 2  
1" = 10'-0"



# APPROVED ELEVATIONS

## FAYETTE DRIVE ELEVATION (EAST)



## HETCH HETCHY ELEVATION (SOUTH)



# PROPOSED ELEVATIONS

## FAYETTE DRIVE ELEVATION (EAST)



## HETCH HETCHY ELEVATION (SOUTH)

