

~~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.~~

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~~<sup>82</sup>+ acres, 3.4~~237~~<sup>237</sup> acres of ~~City-owned~~ land ~~owned by MidPen Housing Coalition~~, and 1.9~~65~~<sup>65</sup> 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~~<sup>65</sup> 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^

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