

CITY OF MOUNTAIN VIEW  
RESOLUTION NO.  
SERIES 2018

A RESOLUTION CONDITIONALLY APPROVING A MASTER PLAN  
FOR THE NORTH OF CALIFORNIA STREET MASTER PLAN AREA  
WITHIN THE SAN ANTONIO PRECISE PLAN  
ON THREE PROPERTIES TOTALING APPROXIMATELY 8.63 ACRES  
AT 2580 AND 2590 CALIFORNIA STREET AND 201 SAN ANTONIO CIRCLE

WHEREAS, an application was received from Greystar for a Master Plan for the North of California Street Master Plan area within the San Antonio Precise Plan to allow a 1.85 FAR mixed-use development consisting of 632 residential units and up to 20,000 square feet of commercial space to replace an existing 70,000 square foot office building and 53,000 square feet of existing retail, on three properties totaling 8.63 acres located at 2580 and 2590 California Street and 201 San Antonio Circle (Application No. PL-2017-071); and

WHEREAS, the Environmental Planning Commission held a public hearing on June 6, 2018 on said application and recommended approval to the City Council subject to the required findings; and

WHEREAS, on June 26, 2018, the City Council held a public hearing on said application and received and considered all evidence presented at said hearing, including the recommendation for approval from the Environmental Planning Commission;

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

1. That the Master Plan for the North of California Street Master Plan area to allow a 1.85 FAR mixed-use development consisting of 632 residential units and up to 20,000 square feet of commercial space is conditionally approved based on the conditions contained herein and pursuant to the following required findings in Section 36.50.55 of the City Code:

a. The proposed Master Plan is consistent with the provisions of the San Antonio Precise Plan since the development proposed in the Master Plan meets the applicable development standards, including height, setbacks, development intensity, and mix of uses; meets the design guidelines for site layout, building massing, and articulation; meets the objectives of the Precise Plan, including revitalizing the plan

area, providing housing, supporting commercial vitality, creating new open spaces and pedestrian-oriented frontages, and promoting coordinated and well-integrated development; and the Master Plan will ensure coordinated development of adjacent parcels. The project clearly demonstrates superior site and building design and compatibility with surrounding uses and developments because the project transitions in scale, height, and intensity to the adjacent residential neighborhood to the north and east; provides a new network of streets and pedestrian/bicycle paths to improve connectivity in the plan area; provides new, publicly accessible open spaces; and provides adequate off-street parking to serve the project; and

b. The proposed Master Plan is consistent with the General Plan because it implements the goals and policies of the San Antonio Change Area and the Mixed-Use Corridor Land Use Designation by providing a new mixed-use project which locates higher-density residential close to services and transit, improves circulation within the Change Area and connectivity to other neighborhoods; allows underutilized properties to be redeveloped and enhanced; and encourages new gathering places in publicly accessible open spaces; and

c. The proposed Master Plan will not be detrimental to the public interest, health, safety, convenience, or welfare because the proposed uses and development are compatible with other residential and commercial developments in the area in terms of building massing, scale, and site layout; the Master Plan will ensure orderly development of adjacent properties; and an environmental analysis has been completed demonstrating the project will not have new or substantially more severe impacts compared with those identified and mitigated per the San Antonio Precise Plan EIR; and

d. The Master Plan promotes a well-designed development that is harmonious with existing and planned development in the surrounding area by providing for a new mixed-use project locating residences close to services and transit; maintaining appropriate setbacks and height and massing transitions to adjacent residences; and meeting the development standards and design guidelines set forth in the San Antonio Precise Plan and the General Plan form and character guidelines for the El Camino Real Change Area; and

e. The approval of the Master Plan complies with the California Environmental Quality Act (CEQA) because an Initial Study of Environmental Significance was prepared pursuant to Section 15168 of the CEQA Guidelines and found, with implementation of the San Antonio Precise Plan standards and guidelines, standard City Conditions of Approval, State regulations, and mitigation measures identified in the San Antonio Precise Plan EIR and the 2030 General Plan and Greenhouse Gas Reduction Program EIR, the proposed project would not result in any

new or substantially more severe environmental impacts compared with those evaluated in these EIRs.

NOW, THEREFORE, BE IT FURTHER RESOLVED by the City Council of the City of Mountain View that the Master Plan for said project is hereby granted subject to the developer's fulfillment of all of the conditions which are attached hereto in Exhibit A and incorporated herein by reference.

TIME FOR JUDICIAL REVIEW

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

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MH/2/RESO  
802-06-26-18r-E-1

Exhibit: A. Conditions of Approval, PL-2017-071

CONDITIONS OF APPROVAL  
APPLICATION NO.: PL-2017-071  
2580 CALIFORNIA STREET

The applicant is hereby notified, as part of this application, that (s)he is required to meet the following conditions in accordance with the City Code of the City of Mountain View and the State of California. The lead department is identified on each condition where necessary. Where approval by the Community Development Director, City Engineer, Public Works Director, City Attorney, Chief Building Official, or Fire Department is required, that review shall be for compliance with all applicable conditions of approval, adopted policies and guidelines, ordinances, laws and regulations, and accepted practices for the item(s) under review. The applicant is hereby notified that (s)he is required to comply with all applicable codes or ordinances of the City of Mountain View and the State of California that pertain to this development and are noted herein.

This approval is granted for a Master Plan for the North of California Street Master Plan area for a 1.85 FAR mixed-use development consisting of 632 residential units and up to 20,000 square feet of commercial space with below-grade parking to replace an existing 70,000 square foot office building and 53,000 square feet of existing retail on an 8.63-acre project site, located on Assessor Parcel Nos. 148-17-002, 148-17-003, and 148-18-015. Development proposed pursuant to the Master Plan shall be substantially as shown on the project materials listed below, except as may be modified by conditions contained herein:

- a. Project drawings prepared by Seidel Architects for Greystar dated April 30, 2018.
- b. An Initial Study of Environmental Significance per Section 15168 of the CEQA Guidelines, as prepared by the City for the project, and kept on file in the Planning Division of the Community Development Department.

**THIS REQUEST IS GRANTED SUBJECT TO THE FOLLOWING CONDITIONS:**

Community Development Department – 650-903-6306

- 1. **DEVELOPMENT PERMITS REQUIRED:** The Master Plan provides a framework for redevelopment of the site, but does not approve construction of any project. Any development project proposed pursuant to the Master Plan shall require separate approval of development permits as required by the San Antonio Precise Plan and the City Code, including, but not limited to, Planned Community Permits, Development Review Permits, Provisional Use Permits, Heritage Tree Removal Permits, and Subdivision Maps as appropriate. Development permit applications shall be subject to the City’s submittal requirements and review processes in place at the time of submittal, as well as City standard conditions of approval and any project-specific conditions as required.
- 2. **SINGLE DEVELOPMENT:** Based on the site design and layout in the Master Plan, development of the entire Master Plan Area shall occur concurrently as a single project. Development permits shall not be approved for projects which do not incorporate all properties within the Master Plan Area.
- 3. **PUBLIC BENEFIT PACKAGE:** In compliance with the San Antonio Precise Plan, the applicant is required to provide a public benefit in exchange for additional development intensity and to advance the goals and policies of the Precise Plan. The applicant has proposed to provide a public benefit program consisting of a cash payment estimated at \$4,037,208.07. The public benefit funds will be used for transportation-related improvements focused in the San Antonio area. The required funds shall be provided prior to building permit issuance. The final payment amount will be determined based on the minimum required public benefit value for the San Antonio Precise Plan area at the time of fee payment, applied to the project’s 192,156.5 square feet of additional development intensity.

## PLANS AND SUBMITTAL REQUIREMENTS

4. **REVISIONS TO THE APPROVED PROJECT:** Minor revisions to the approved Master Plan shall require approval by the Zoning Administrator. Major modifications to the Master Plan as determined by the Zoning Administrator shall require a public hearing, which can be referred to City Council.

## SITE DEVELOPMENT AND BUILDING DESIGN

5. **FLOOR AREA EXEMPTION:** The development depicted in the Master Plan includes 4,285 square feet of office floor area dedicated for use by a nonprofit organization or other qualifying cultural/public service provider, in accordance with the criteria in the San Antonio Precise Plan. Per the Precise Plan, the area dedicated within a new development project for use by a nonprofit organization or cultural/public service provider may be exempt from the permitted floor area ratio of a given development project (or site). For any proposed project incorporating this exemption, this floor area (in square feet) shall be recorded on the property deed, clearly identifying the approved floor area ratio (FAR) exemption for exclusive use by the nonprofit organization or qualifying cultural/public service provider for the life of the project, prior to issuance of building permits.

## HERITAGE TREES

6. **IMPLEMENTATION:** Removal of trees depicted in the Master Plan documents is subject to approval of a separate Heritage Tree Removal Permit. Permits to remove, relocate, or otherwise alter Heritage trees cannot be implemented until a project building permit is secured and the project is pursued.

Public Works Department – 650-903-6311

## RIGHTS-OF-WAY

7. **PEDESTRIAN ACCESS EASEMENT (SIDEWALKS):** Dedicate a 7' wide pedestrian access easement along San Antonio Road and California Street and 5' wide pedestrian access easement along San Antonio Circle to the satisfaction of the Public Works Director. The dedications are required to widen the public street and sidewalk in accordance with the San Antonio Precise Plan.
8. **PUBLIC ACCESS EASEMENT, COVENANTS AND DEED RESTRICTIONS):** Dedicate the following public access easement, covenants, agreements and deed restrictions (PAE) on the property:
  - a. 56' wide PAE over "A" Street and 62' wide PAE over "B" Street to serve as a flexible connection for public vehicular, pedestrian, and bicycle access;
  - b. 14' wide PAE to serve as a flexible connection for public pedestrian and bicycle access from "B" Street to San Antonio Circle;
  - c. 11' wide PAE for access to the public utility mains across the property. The easement shall have a hard, drivable surface, such as Grasscrete or asphalt concrete; and
  - d. Public access over the open space area between Buildings 3 and 4.

The dedication shall indicate the following:

- a. Owner shall maintain, inspect, and monitor the PAE improvements in good order, condition, and repair and in compliance with the Americans with Disabilities Act (ADA);

- b. The PAE shall run with the land and be binding upon any successors;
  - c. If Owner shall fail to abide by PAE, Owner agrees to pay all reasonable costs and expenses incurred by City in enforcing the performance of such obligations; and
  - d. Owner agrees to defend, and hold City, its officers, employees, agents, and volunteers harmless from any liability for damage or claims for damage for personal injury, including, but not limited to, death and/or property damage caused by negligent acts, errors, or omissions in performance of services or operations under the Dedication, including maintenance operations performed on the PAE by Owner or Owner's contractors, subcontractors, agents, or employees.
9. **PUBLIC UTILITY EASEMENT:** Dedicate the following public utility easements (PUE) to the satisfaction of the Public Works Director:
- a. 39' wide PUE for the existing City 8" water, 8" sewer, and 80" storm drain mains across the property. The easement shall be kept clear of new trees, shrubs, and structures. Existing trees within the easement may remain until they have reached the end of their tree life cycles. No new trees shall be planted with the PUE.
  - b. PUE along the property frontage on San Antonio Road, San Antonio Circle, California Street, and Pacchetti Way, as determined necessary to accommodate the public joint utility facilities, including gas, electric, communication, and cable television conduits and vaults. Joint utility vaults are not allowed to encroach into the public sidewalk, and must fit either entirely within the landscape strip or within the PUE.

The property owner shall maintain the surface improvements over the PUEs, and must not modify or obstruct the easement areas in a manner contrary to the intent of the easement. The dedication statement shall specify that the easements be kept free and clear of buildings and other permanent structures/facilities.

- 10. **PRIVATE UTILITY EASEMENT:** Dedicate private utility easements over "A" Street and "B" Street for the shared private utilities. The recorded grant deed for the dedication shall be submitted to the City prior to issuance of the building permit.
- 11. **EXISTING INGRESS/EGRESS AND PRIVATE UTILITY EASEMENT:** The existing ingress/egress and private utility easement over the northeast corner of the property for Tract 9033 New Mill Neighborhood shall be maintained. The rights of access to the public street and utilities shall be maintained during construction, unless otherwise agreed upon between the property owners.

**STREET IMPROVEMENTS**

- 12. **"A" STREET/CALIFORNIA STREET TRAFFIC SIGNAL IMPROVEMENTS:** Install a new traffic signal at the intersection of "A" Street and California Street to facilitate the operational safety of the new crosswalk and left-turn lane movement. The new traffic signal shall be synchronized and interconnected with the existing traffic signals on California Street at San Antonio Road and Pacchetti Way to optimize the signal timing to avoid backups at the San Antonio Road intersection.
- 13. **SAN ANTONIO ROAD IMPROVEMENTS:** Widen San Antonio Road travelway approximately 5' to provide three 11' travel lanes and one 15' travel lane to be shared with bicycles to connect to the San Antonio Caltrain Station.
- 14. **CALIFORNIA STREET IMPROVEMENTS:** Widen California Street travelway approximately 2' to 4' to provide a striped buffered bike lane along the project frontage from San Antonio Road to Pacchetti Way. Green-colored bike lane shall be provided at conflict locations (i.e., heavy turning, merging, intersections driveways etc.). Material

specifications shall be approved by the City.

The design and lane configurations shall meet the following criteria in accordance with the San Antonio Precise Plan: 6' bike lane, 3' striped bike lane buffer, 11' travel lane, and 10' minimum turn lane.

15. **PACCHETTI WAY IMPROVEMENTS:** Along the Pacchetti Way travelway, provide 11' travel lane, 6' bike lane, and 8' parking lane along the project frontage.
16. **CALIFORNIA STREET CROSSWALK:** Realign the westerly crosswalk on California Street at Pacchetti Way to be more perpendicular with the road to enhance pedestrian safety.
17. **PACCHETTI WAY CROSSWALK:** Provide a raised crosswalk and pedestrian caution signage on Pacchetti Way at "B" Street to provide traffic calming and help pedestrians cross at the offset driveways.
18. **VTA BUS STOP:** Coordinate with the Valley Transportation Authority (VTA) to maintain or improve the existing bus stop on San Antonio Road in accordance with VTA standards, and provide a temporary bus stop during construction of the frontage improvements. The new bus stop bench shall not encroach into the 7' wide detached public sidewalk.

#### SIDEWALKS AND DRIVEWAYS

19. **CURB, GUTTER, AND SIDEWALK IMPROVEMENTS:** New curb, gutter, and sidewalk shall be installed along the project street frontages in accordance with City standards and the San Antonio Precise Plan, as follows:
  - 8' detached sidewalk and 6' amenity/planter zone on San Antonio Road, San Antonio Circle, and California Street; and
  - 6' detached sidewalk and 4' amenity/planter zone on Pacchetti Way.

NOTE: In compliance with the California Environmental Quality Act (CEQA), an Initial Study has been prepared pursuant to Section 15168 of the CEQA Guidelines and a determination was made that the project is consistent with the analysis in and within the scope of the San Antonio Precise Plan EIR (2014).

NOTE: As required by California Government Code Section 66020, the applicant is hereby notified that the 90-day period has begun as of the date of approval of this application, in which the applicant may protest any fees, dedications, reservations, or other exactions imposed by the City as part of this approval or as a condition of approval of this development. The fees, dedications, reservations, or other exactions are described in the approved plans, conditions of approval, and/or the adopted City fee schedule.

MH/2/CDD  
802-06-06-18COA-E