CITY OF MOUNTAIN VIEW RESOLUTION NO. 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;

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.

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

—<u>Amended</u> <u>Resolution No.</u>

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

Summary

GRANT-PHYLLIS PRECISE PLAN JULY 8, 1986

Revised

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.) AtAs of this writing, the area is substantially developed with commercial uses, including, as of March 1986 December 2022, a small multi-tenant, low-intensity officecommercial building, a PayLess and Albertsons store City Sports, a service station, a Handyman home improvement store and a small shopping center, including a Nob Hill grocery store and 99 Ranch Market as the major anchor tenant tenants.

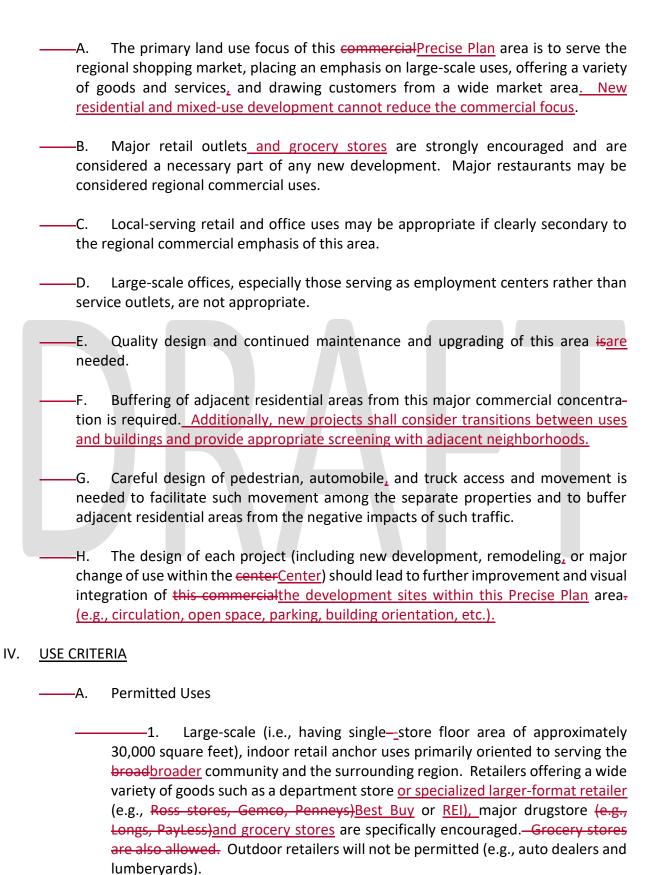
II. BASIS FOR APPLICATION OF THE P ZONE AND THIS PRECISE PLAN

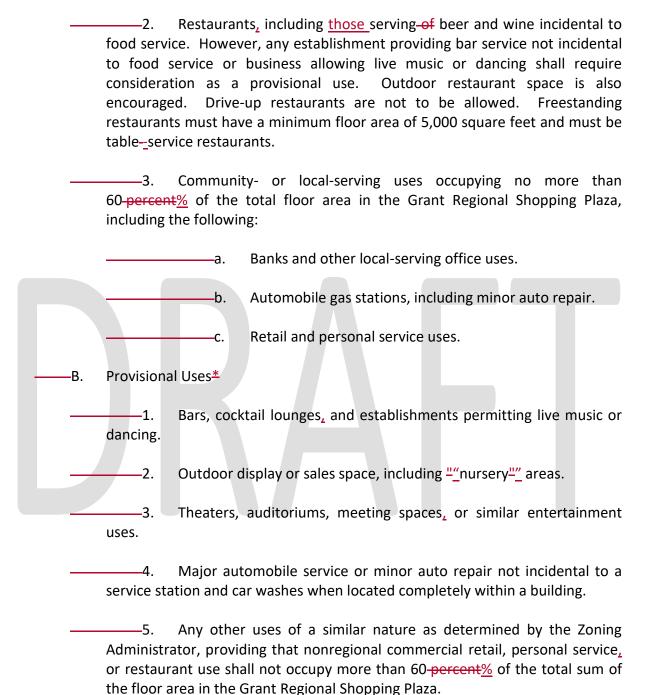
——This area has been zoned to the P District since 1961. No detailed precise plan was adopted for this area; however, a general land use land use plan was adopted in June 1965, showing the area as "Community Shopping Center"."

Redevelopment of at least the PayLess site is likely. 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 Sections IV, Section V, and VSection VI. They are derived from the policies and implementation statements of the General Plan, especially the Community Development 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.



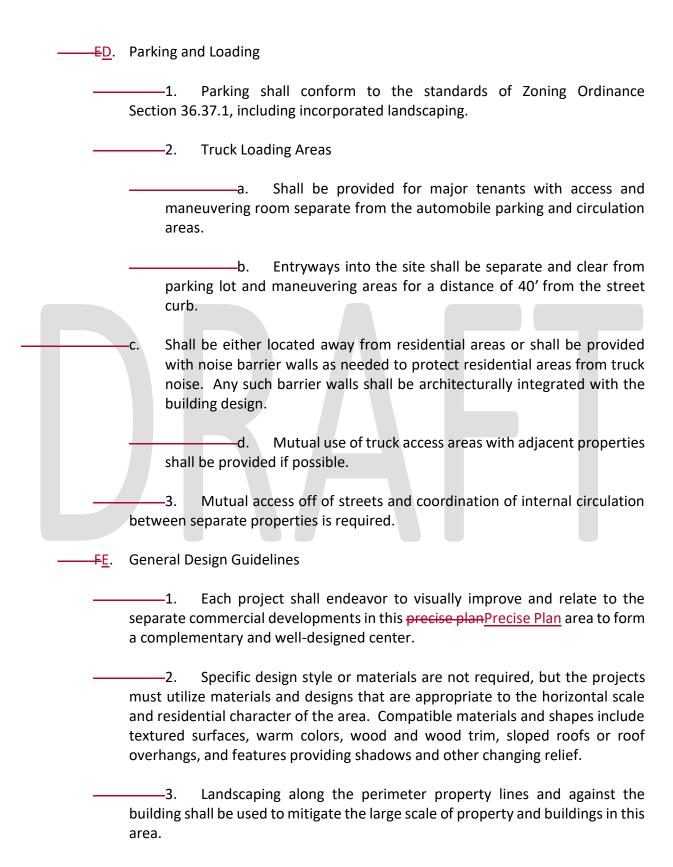


6. General Plan Mixed-Use Village Center development (see Section VI).

^{*}All provisional uses shall be approved by the City Council (See Section VI: Administration).

V.	DEVELOPMENT GUIDELINES STANDARDS FOR COMMERCIAL DEVELOPMENT					
		Building Height—two stories or 35', whichever is less, plus a roof equipment en of up to 10', provided such screen is either at least 20' behind the edge of roof integrated into the roof design. (See General Design Guideline G-7.)				
	——В.	Yards and Setbacks				
	1.	Grant Road—a minimum of 75' from the center line centerline for 25 percent of the lot frontage; and a minimum of 120' for the remainder of the frontage.				
		West Side—a minimum of 45' from center line centerline. East Side—a minimum of 75' from center line.				
	-	<u>centerline.4.</u> Phyllis Avenue—a minimum of 100' from the center line line.				
	-	25. At commercial-to-commercial property lines—no minimum is required.				
		36. 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.				
	—— <u>DC</u> .	Landscaping				
		1. A minimum of 15-percent% 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.				
		——————————————————————————————————————				

evergreen trees and a 7' decorative masonry wall.



- 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 stop lighttraffic 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.

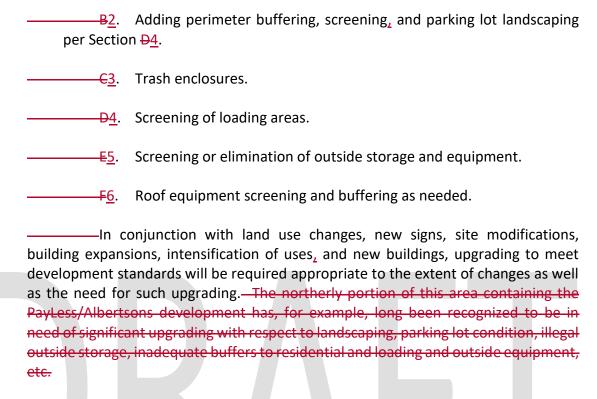
<mark>−−− H</mark>E. Signs

——Maximum sign areas shall generally comply with the provisions of the C3Commercial/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.

— <u>|G</u>. 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:

A1. Repaving/resurfacing and restriping the parking.



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:

Allowed Residential	Only multi-family residential uses (including condominiums) are
<u>Uses</u>	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.

Neighborhood	0.25 FAR, mini	mum, except this total can be reallocated among lots in
Commercial Floor Area	the Precise Pla	n through the development review process, with the
	approval of all	affected property owners.
	Allowed Uses	Per the CN Zoning District in Section 36.18.05.
	<u>Ground-Floor</u>	Building frontages facing public streets within 100' of
	Building	the Phyllis Avenue/Grant Road, Bentley Square/Grant
	<u>Frontage</u>	Road and Oak Lane/Grant Road intersections shall be
	(Storefront)	neighborhood commercial storefront.
	<u>Tenant</u>	To ensure neighborhood access to daily goods, no
	Space to	existing tenant space of at least 15,000 square feet shall
	Accommodate	be reduced or demolished, unless replaced with at least
	Grocery Store	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.
		Over such tenant spaces, buildings shall be allowed 5' of
		additional height, in addition to any other height
		allowances.
Maximum Density	1.85 FAR (maxi	<u>mum)</u>
and FAR		
	Any building ar	ea provided to meet the required minimum
		commercial floor area and its required minimum parking
		Il not reduce residential floor area allowed by this
	section.	
Height Limits	See Section 36.08.30 for exceptions to height limits.	
	65' maximum	
		each floor of a building shall not be higher than the
	distance to an	adjacent residentially zoned property.
Setbacks	<u>Street</u>	15' minimum.
<u>JCLDGCK3</u>	<u> Jarcet</u>	25 minimum.
		10' of landscaping in front of parking, including trees.
		2. Idiadagning in trotte of partiting, morading trees.
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	Rear and Side	s 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.
		Adjacent to residential zoning districts—25' minimum,
		including at least 5' landscaping along the property line
		with adequate root zone for large-canopy trees.
Open Area	Thirty percen	t (30%) of lot area, minimum. Portions of the lot with
	only nonresid	ential uses and associated parking may be excluded from
	the required (open area calculation. If excluded from this calculation,
	non-residenti	al development areas on the lot shall provide
	landscape/op	en area, consistent with Section V of this Precise Plan,
	including app	licable parking area landscape requirements per Section
	36.32.80 of th	ne Zoning Ordinance.
Publicly Accessible	At least one	publicly accessible open space shall be provided, with a
Open Space	cumulative a	rea equal to 5% of project lot area (minimum). Publicly
	accessible op	en space shall count toward compliance with the overall
	open area sta	ndard.
	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	25' in all dimensions, minimum, except where the
	Dimensions	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
	<u> </u>	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 o	f 164 cubic feet of personal storage shall be provided for
i ersonar storage		unit and shall be designed appropriately to
		e a range of bulky items.
Parking		nily and shopping center parking standards—except
- WINING		encouraged to reduce parking by providing shared parking
		dential and commercial uses (see Section 36.32.70).
	DELWEEH 1631	activia and commercial uses (see Section 30.32.70).

	Along public streets and publicly accessible open spaces, parking
	structures shall be wrapped with neighborhood commercial tenant
	spaces or residential units.
Circulation	Developments shall maintain or establish mutual pedestrian access and
	shared parking within Village Centers.
	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).
Exceptions	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.

VII. ADMINISTRATION

- All major developments shall be approved by the City Council per Sections 36.22.6 through 36.22.10 of the Zoning Ordinance. In addition, uses which are identified as provisional uses within this Plan shall be approved by the City Council.
- Once a major project has been approved, building expansions and modifications within the original design intent of the Council approved plan as well as a sign program shall be approved by the Zoning Administrator after appropriate public hearings in accordance with Sections 36.22.6 through 36.22.8.
 - The approval of minor sign program changes, the approval of 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^so (Rev. 12 07 22)