

CITY OF MOUNTAIN VIEW

ENVIRONMENTAL PLANNING COMMISSION STAFF REPORT FEBRUARY 1, 2023

5. PUBLIC HEARINGS

5.1 1020 and 1040 Terra Bella Avenue Public Storage and Affordable Housing Projects

RECOMMENDATION

That the Environmental Planning Commission recommend the City Council:

1. Adopt a Resolution of the City Council of the City of Mountain View Adopting the Initial Study/Mitigated Negative Declaration for the Terra Bella Public Storage and Alta Housing Affordable Housing Projects Located at 1020 Terra Bella Avenue, 1040 Terra Bella Avenue, and 1055 San Leandro Avenue Pursuant to the California Environmental Quality Act, to be read in title only, further reading waived (Exhibit 1 to the EPC Staff Report).
2. Adopt a Resolution of the City Council of the City of Mountain View Approving a General Plan Map Amendment From General Industrial to High-Density Residential for 1020 Terra Bella Avenue, and a General Plan Text Amendment to Allow an Increase in the Maximum Floor Area Ratio (FAR) from 0.55 FAR to 2.50 FAR in the General Industrial Land Use Designation for Uses with Limited Employees and Customers that Provide a Significant Public Benefit Toward Affordable Housing, to be read in title only, further reading waived (Exhibit 2 to the EPC Staff Report).
3. Adopt an Ordinance of the City of Mountain View Approving a Zoning Map Amendment from the MM (General Industrial) Zoning District to a P (Planned Community) Zoning District for the Properties Located at 1020 Terra Bella Avenue, 1040 Terra Bella Avenue, and 1055 San Leandro Avenue, to be read in title only, further reading waived (Exhibit 3 to the EPC Staff Report).
4. Adopt a Resolution of the City Council of the City of Mountain View Approving a Planned Community Permit and Development Review Permit to Construct a Six-Story Affordable Housing Development with 106 Affordable Rental Units and Two Manager's Units with a Two-Level Podium Garage, and a State Density Bonus with a Concession on a 1.04-Acre Project Site at 1020 Terra Bella Avenue, to be read in title only, further reading waived (Exhibit 4 to the EPC Staff Report).

5. Adopt a Resolution of the City Council of the City of Mountain View Approving a Planned Community Permit and Development Review Permit to Construct a Six-Story and a Four-Story Personal Storage Building with At-Grade Parking on a 3.8-Acre Project Site at 1040 Terra Bella Avenue and 1055 San Leandro Avenue, to be read in title only, further reading waived (Exhibit 5 to the EPC Staff Report).

PUBLIC NOTIFICATION

The Environmental Planning Commission's (EPC) agenda is advertised on Channel 26, and the agenda and this report appear on the City's website. All property owners within a 750' radius and other interested stakeholders were notified of this meeting. Following this EPC meeting, a City Council public hearing will be held regarding this project, and property owners and interested parties will be separately notified of the hearing.

BACKGROUND AND ANALYSIS

- Project Location: The proposed development includes approximately two-thirds of a City block on the north side of Terra Bella Avenue, between Linda Vista Avenue and San Rafael Avenue. The site is comprised of two developments: Alta Housing's affordable housing project at 1020 Terra Bella Avenue and a Public Storage facility at 1040 Terra Bella Avenue and 1055 San Leandro Avenue (Figure 1).



Figure 1: Locational Map

- The Public Storage site is referred to together as 1040 Terra Bella Avenue in this report.
- Project Site Size: Approximately 4.8 acres combined with subdivided sites of approximately 1 acre at 1020 Terra Bella Avenue and approximately 3.8 acres at 1040 Terra Bella Avenue.
 - Existing/Proposed General Plan Designation:
 - 1020 Terra Bella Avenue: General Industrial to High-Density Residential.
 - 1040 Terra Bella Avenue: General Industrial (existing/proposed).

- Proposed General Plan Text Amendment (GPA): The 1040 Terra Bella Avenue public storage development proposes a GPA to the General Industrial Land Use Designation to allow, on a discretionary basis, an increase from 0.55 floor area ratio (FAR) up to 2.50 FAR for uses with few employees and customers, such as warehouses, if accompanied by a significant public benefit in support of affordable housing.
- Existing/Proposed Zoning District: For both developments, rezonings are proposed from the MM (General Industrial) District to P (Planned Community) District.
- Surrounding Land Uses: North—U.S. 101; east—light industrial and research and development offices (one story); south—light industrial and research and development offices (one to two stories), including three existing buildings on the remainder of the block where the project is located; and west—a new multi-family rental and ownership development with commercial space (five to seven stories) under construction, the Church of Scientology of Silicon Valley (two stories), and a vacant one-story commercial building.
- Current Site Conditions: One existing uninhabited dilapidated structure most recently used as office space (1020 Terra Bella Avenue) and 18 existing one-story personal storage buildings (1040 Terra Bella Avenue).
- Applicant/Owner: Carlos Castellano for Alta Housing (1020 Terra Bella Avenue) and Cherry Miao for Public Storage (1040 Terra Bella Avenue).

Project Overview

The property owners, Public Storage and Alta Housing, have partnered to pursue a collaborative development of 1020 and 1040 Terra Bella Avenue. The collaboration includes a land swap and land donation of approximately 0.5 acre from Public Storage to Alta Housing to accommodate an affordable housing development and new personal storage facility.

As a condition of approval, a Lot Line Adjustment will be processed separately to implement the land donation and reconfiguration of the Alta Housing and Public Storage parcels (Figure 2 and 3). Facilitating the proposed development, as described in more detail below.



Figure 2: Existing Project Parcels



Figure 3: Proposed Project Parcels

Alta Housing—1020 Terra Bella

The proposed development would demolish the existing building and site improvements, including removal of nine street trees and two on-site non-Heritage trees, to redevelop the site with a new six-story, 100% affordable residential building with 108 units (including two manager’s units) and a two-level podium garage containing 96 parking spaces. The proposed rental unit mix includes two studio units, 49 one-bedroom units, 29 two-bedroom units (including one manager’s unit), and 28 three-bedroom units (including one manager’s unit). The proposal includes a State Density Bonus request for additional density above the General Plan High-Density Residential Land Use Designation density of 80 dwelling units per acre and one concession to reduce project parking requirements, which is discussed later in this report.

Project parking is accommodated in a two-level, aboveground podium garage. Ground-level garage parking is accessible via a driveway from Terra Bella Avenue, and the second level of parking is accessed by a separate driveway ramp off San Rafael Avenue. Garage access is split in this manner to maximize parking efficiency on each level. Units, common amenities, building entries, and utility rooms wrap the parking podium level along each public street frontage (Exhibit 6—Project Plans 1020 Terra Bella Avenue).

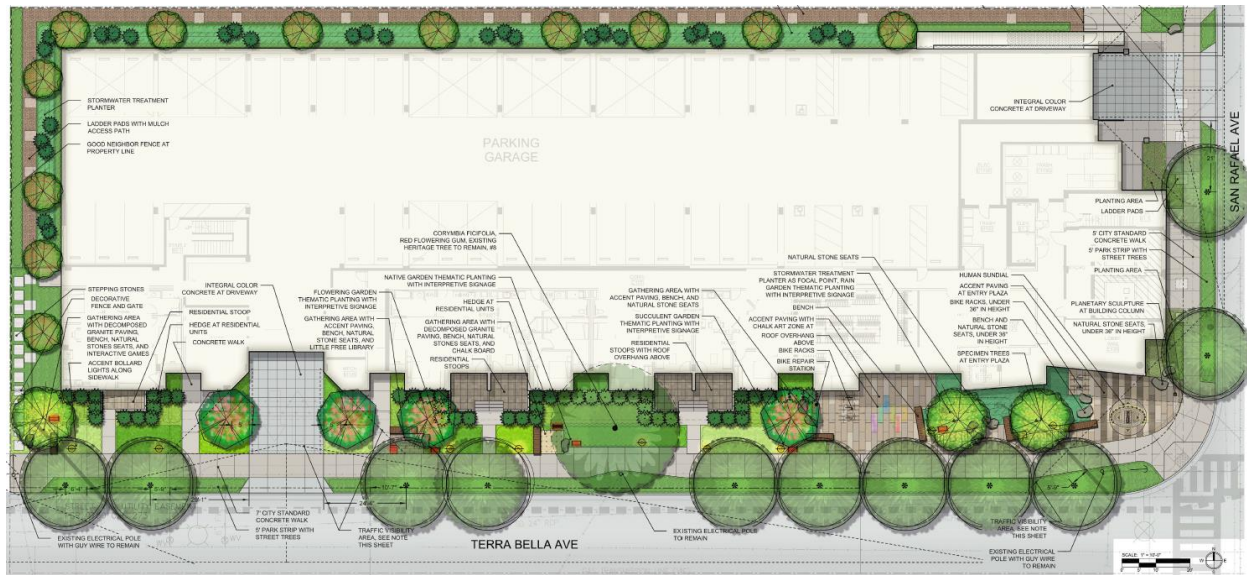


Figure 4: Ground-Level Landscape and Trees

Public Storage—1040 Terra Bella

The project proposal would demolish the 18 existing, one-story personal storage buildings and manager unit and construct two, new multi-story personal storage buildings and site improvements over two development phases. In Phase 1, a six-story building (Building One) would be constructed along the Linda Vista Avenue frontage of the site, which includes a main office and public reception area. A temporary business office would be placed in the Phase 2 area during Phase 1 construction, and nine existing one-story personal storage buildings would remain in use until Phase 2 is constructed.

In Phase 2, a four-story building (Building Two) would be constructed along the San Rafael Avenue frontage, behind the Alta Housing project. Both buildings would also have prominent visibility and orientation toward the U.S. 101 and the State Route 85 on-ramp to the north. Vehicular site access would occur from Linda Vista and San Rafael Avenue. Vehicle access would be provided from both the Linda Vista and San Rafael Street frontages in both development phases (Exhibit 7—1040 Terra Bella Avenue Project Plans). The applicant is requesting a 10-year Development Agreement (DA) to extend the entitlement period to allow this two-phase development for the project with dedication of land to accommodate an affordable housing development.

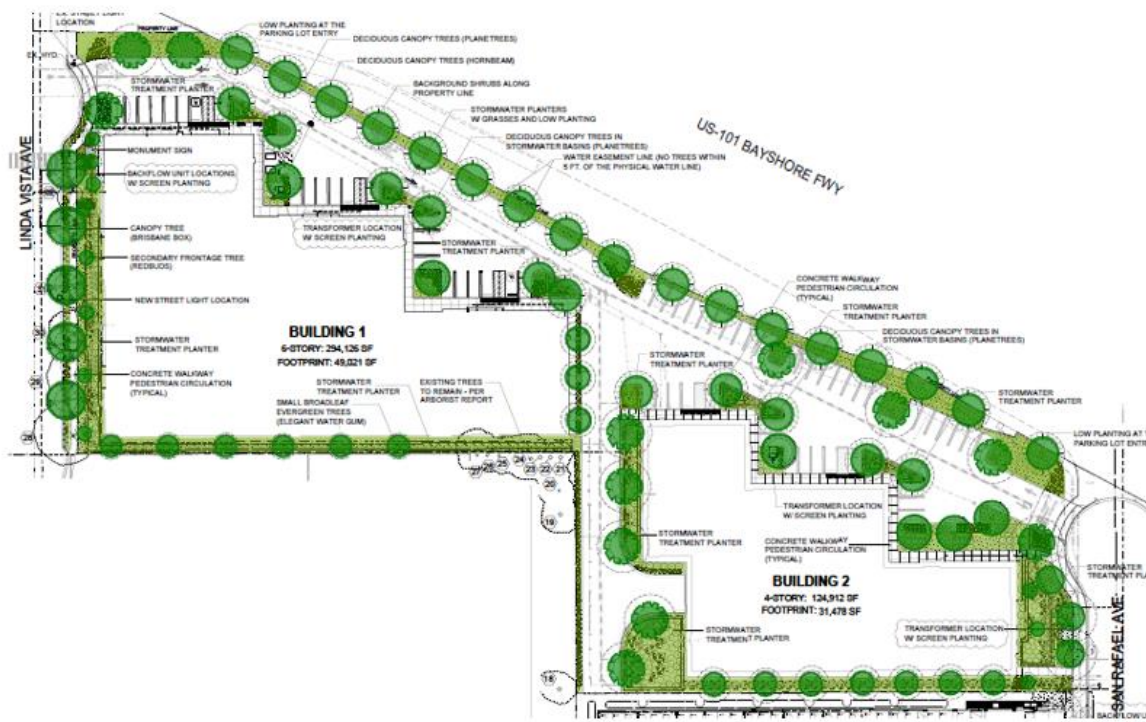


Figure 5: 1040 Terra Bella, Site Layout

The applicant also requests a parking reduction to provide 66 spaces in lieu of the 204 required spaces per City zoning standards. Parking would be provided in surface-level parking spaces distributed across the property but primarily located directly adjacent to the personal storage buildings and along the U.S. 101 sound wall along the north property line.

Prior Meetings and Hearings

Gatekeeper Authorization

On [August 25, 2020](#), the City Council authorized staff resources (Exhibit 8—Council Report dated August 25, 2020) to work on a Gatekeeper application for a General Plan Amendment to High-Density Residential (36 to 80 dwelling units per acre) for the Alta Housing site, a General Plan Text Amendment to allow greater industrial intensities (FAR) under the General Industrial General Plan land use designation for the Public Storage site, and a Zoning Map Amendment to accommodate both project proposals through a P (Planned Community) Zoning District. The City Council also provided the following direction:

- Requested a parking study be conducted for both sites;

- Include mindful architecture and design to help activate the Terra Bella Avenue frontage; and
- Include multiple trees throughout the site to provide canopy and air purification benefits.

Study Sessions

Environmental Planning Commission Study Session

On [March 23, 2022](#), the EPC held a Study Session (Exhibit 9—EPC Report dated March 23, 2022) and provided direction on both projects, including general support for the proposed building and site designs, as well as:

- Supported the affordable housing project design and stressed the importance of requesting cost-neutral design changes only, being mindful of cost impacts to affordable housing;
- Supported the Public Storage height changes from two 5-story buildings in the Gatekeeper application to one 6-story and one 4-story building;
- Requested Public Storage to include more on-site trees; and
- Noted the new Public Storage buildings would be a substantial improvement from the existing structures and supported staff’s preliminary recommendations.

City Council Study Session/New Business

At an [April 12, 2022](#) Study Session (Exhibit 10—Council Report dated April 12, 2022), the City Council was generally supportive of the proposed building and site designs and provided direction on both projects, including:

- Support for waiving the nonresidential housing impact fee for the Public Storage project, pursuant to Section 36.40.65.(d)(3) of the City Code, due to the low-employment generating use (fewer than one employee per 2,000 square feet of gross floor area).
- Requested Alta Housing to work with City staff on cost-neutral design solutions for:
 - Warmer-toned building colors;

- Reducing the prominence of the garage entries, particularly on Terra Bella Avenue;
 - Continuing to enhance the landscape design and amenities of the public street frontages, particularly along San Rafael Avenue; and
 - Improving the building’s boxy appearance.
- Noted the Public Storage project would be a substantial improvement over current site conditions and asked the applicant to work with City staff to:
 - Diversify tree species;
 - Increase the on-site number of trees, particularly along the U.S. 101 property line; and
 - Evaluate incorporating an art mural.

On [September 13, 2022](#), Council authorized a \$13.5 million funding reservation for the project. The City’s \$13.5 million financial contribution to the project is expected to exceed the anticipated contribution of Measure A funds by the County of Santa Clara (per the Memorandum of Agreement for Measure A funding between the City and the County) and would allow the City to own the site, rather than the County, and subject to a separate agreement to be negotiated with Alta Housing (Exhibit 11—Council Report dated September 13, 2022).

Community Meetings

1020 Terra Bella: On May 19, 2022, Alta Housing hosted a virtual neighborhood meeting in collaboration with Housing Division staff. Eight members of the public attended and provided input, including general support for the project and the revisions to the landscape frontage on Terra Bella Avenue. One member of the public noted the upper-floor building design seemed bland.

1040 Terra Bella: On May 19, 2022, Public Storage hosted a separate virtual neighborhood meeting. Two members of the public attended and voiced full support for the project.

Development Review Committee Meetings

1020 Terra Bella Avenue: The project was reviewed by the Development Review Committee (DRC) in June and November 2022. The DRC and staff worked with the Alta Housing team to update the proposed color and material palette to incorporate warmer-

toned colors, refine the color/design of key accents (i.e., ground-level entry stoops/railings) to better distinguish them, refine window designs to provide more openness and less blank wall area, improve the appearance of garage entries, and ensure proposed landscape designs adequately screen utilities and provides for pedestrian interest and comfort along the project's public frontages. The applicant team has begun to incorporate improvements in the plans to address design recommendations and will continue to work with staff on these design details during the building permit process.

1040 Terra Bella Avenue: The Public Storage team met with the DRC in August and November 2022, which included recommendations to work with staff to refine the landscape plans to include higher canopy trees along U.S. 101, further recess the security gate/fencing from San Rafael Avenue to deemphasize security elements and better highlight landscaping, evaluate alternative colors for the metal window shades, and ensure the building parapets or other enclosures will fully screen future rooftop equipment. The applicant has begun to address design recommendations in the plans, which staff generally supports, and will address design details in the building permit review process.

Santa Clara County Airport Land Use Commission

The project was referred to the Santa Clara County Airport Land Use Commission (ALUC) for review due to the proposed General Plan Map and Text Amendments and Rezoning and the site's location within the area covered by the Moffett Field Airport Comprehensive Land Use Plan (CLUP). On November 16, 2022, the ALUC reviewed the project and found it to be consistent with the Moffett Field CLUP, with inclusion of two conditions of approval requiring both projects not exceed 182' in building height (above mean sea level) and filing of an avigation easement pursuant to requirements of the adopted CLUP. The projects comply with this height limit, and the avigation easement is a condition of approval applied to both projects.

ANALYSIS

General Plan Amendments

Currently, the combined 4.8-acre project site has a General Plan Land Use Designation of General Industrial, which accommodates lower-intensity industrial uses, but does not allow residential uses or higher-intensity industrial development above 0.55 FAR. To facilitate both the Alta Housing and Public Storage projects, General Plan Amendments are needed (Exhibit 2—Resolution for General Plan Amendments).

Alta Housing—1020 Terra Bella Avenue

For the Alta Housing project, the proposal includes a General Plan Map Amendment to

change the General Plan Land Use Designation for the project site to High-Density Residential, which supports high-density, multi-family residential uses. The proposed High-Density Residential Land Use Designation would allow a density of up to 80 units per acre, permitting the development to build up to 84 units. To allow the proposed 108-unit project (with a project density of 83.2 units per acre), the applicant is requesting a State Density Bonus of 29%, as discussed later in this report. The project density is considered compliant with the High-Density Residential General Plan Land Use Designation pursuant to State Density Bonus Law.

The proposed General Plan Map Amendment is appropriate as the project aligns with City objectives and General Plan Land Use and Design Goal LUD-3, which aim to provide additional housing opportunities serving a range of diverse households and incomes and focus higher land use intensities and densities along major commute corridors, such as Shoreline Boulevard and U.S. 101. Additionally, the project site is in close proximity to the mixed-use residential development at 1001 North Shoreline Boulevard, currently under construction, and future multi-modal infrastructure planned along Shoreline Boulevard, including the reversible bus line and other nearby bike lane improvements.

Public Storage—1040 Terra Bella Avenue

In order to facilitate the proposed higher-intensity development, General Plan Text Amendments are required to the existing General Industrial Land Use Designation to allow a maximum FAR of up to 2.5 from the current maximum FAR of 0.55. The proposed new amendment provides guidance for when such increased FAR should be considered; specifically, the increased FAR may be considered by zoning on a discretionary basis for industrial uses with few employees and customer visits, if they provide a significant public benefit in support of affordable housing (Exhibit 2—Resolution for General Plan Amendments).

The Public Storage project aligns with the new General Plan Text Amendment as, in turn for the increased FAR, Public Storage proposes a land swap and donation of approximately 0.5 acre of land to Alta Housing, resulting in a larger site for development of a 100% affordable housing development. This transaction allows Alta Housing to roughly double the size of the affordable housing project they could build on their existing property.

The proposed General Plan Text Amendment is appropriate as the project aligns with City objectives and General Plan Policy LUD-3.8, to preserve industrial districts, and further promotes General Plan Policy LUD-3.5, by increasing land available to provide additional housing opportunities serving a range of diverse households and incomes. Public Storage has estimated the land transaction and donation to Alta Housing has a value of approximately \$ 10 million.

Zoning Map Amendment

The project sites are currently in the MM (General Industrial) Zoning District, which does not allow residential development or industrial development at the intensity and height proposed by Public Storage. A Zoning Map Amendment is proposed to change the zoning of the project sites to P (Planned Community) District to facilitate construction of the high-density residential and higher-intensity personal storage projects (see Exhibit 3—Ordinance for Zoning Map Amendments).

The P District is designed to provide for those uses or combinations of uses which may be appropriate as a planned area development with specific development standards. It applies to those areas which by reason of their proximity to other zoning districts, topography, geographic location, size, shape, or existing development require special consideration in order to be properly integrated into the community and adjacent development and to further the planned circulation patterns, residential densities, and address other limitations. In this case, the P District is appropriate in order to accommodate the mix of uses proposed at greater intensity in a location near other new residential development and major corridors.

Additionally, while the City conducted a visioning process for potential redevelopment of the Terra Bella Avenue area in the past, the City has no adopted plans for the area. As such, development projects in the area have either followed existing MM (General Industrial) zoning standards or requested Gatekeeper authorization to pursue more intense and/or mixed-use redevelopment. Applying a P (Planned Community) Zoning District to these two project sites gives the City flexibility to consider appropriate development standards for the projects, considering site configurations and constraints, integration with adjacent development (including the 1001 North Shoreline Boulevard development), and more recent higher-intensity development in Mountain View.

1020 Terra Bella Avenue: As proposed, the Alta Housing project utilizes the East Whisman Precise Plan (EWPP) Mixed-Use Character Area development standards as a baseline since there is a similar development context with the redevelopment of 1001 North Shoreline Boulevard nearby, and the EWPP standards are recently adopted standards. The proposed project meets the applicable residential development standards from the EWPP, excluding two setbacks, one on San Rafael Avenue, where the project proposes a setback of 5', in lieu of a 10' setback, and a rear setback of approximately 8', in lieu of a 15' setback standard from the EWPP. The project is considered compliant with the proposed P District zoning, based on the project's compliance with the established development standards and pursuant to provisions of State Density Bonus Law.

1040 Terra Bella Avenue: As proposed, the Public Storage project generally meets the development standards applicable to industrial projects in the existing MM (General

The building has a simple, modern design. The building is clad with horizontal fiber cement siding, delineated by a mix of widely spaced vertical battens and recessed reveals, with vertical standing seam metal siding applied to the upper floors of each building end/corner. The two building corners facing Terra Bella Avenue feature angled inset walls with projecting fins to highlight this building accent. The ground-floor facade and windows are accented with steel awnings, sunshade elements, or trim details intended to provide visual interest and/or pedestrian-oriented features.



Figure 7: Project View from Terra Bella Avenue

Density Bonus Request

The affordable units in the proposed Alta Housing development will be available to households earning at or below 80% of the Average Median Income (AMI). Based on the 80% AMI income criteria for the proposed units, the project is eligible for an 80% State Density Bonus (or up to 152 units), up to four concessions, and unlimited waivers of development standards. The applicant, however, is requesting a 29% density bonus for the proposed 108 units and one concession to accommodate parking with no requested waivers from development standards, as further described below and in the applicant's density bonus request letter (Exhibit 12—Density Bonus Request Letter).

State Density Bonus Law restricts the City from requiring more than one parking space per studio/one bedroom units and 1.5 spaces per two/three bedroom units, inclusive of accessible and guest parking spaces. As such, the City cannot require the project to provide more than 137 parking spaces. The applicant proposes to provide 96 parking spaces, inclusive of guest parking.

The City commissioned a parking study, which analyzed actual parking utilization at two comparable affordable housing projects, one in Mountain View and one in San Jose

(Exhibit 1, Exhibit B, Appendix K). The parking analysis accounts for the different unit types in this project, including proposed units for individuals with different mental abilities and rapid housing units, which on average have less parking demand. The parking analysis also accounts for a 15% parking reduction, which can be achieved through the applicant's proposed Transportation Demand Management (TDM) strategies (i.e., transit pass subsidies, bicycle share programs, unbundling of parking, etc.). The parking study recommended this project provide 105 spaces to meet anticipated demand.

Under the State Density Bonus Law, a concession can only be proposed by the developer when it results in "identifiable and actual cost reductions to provide for affordable housing costs." The applicant is requesting a State Density Bonus concession to provide 96 parking spaces in lieu of the 105 space recommendation of the parking study, which constitutes a nine-space reduction. The applicant initially evaluated providing 105 spaces but found it would require the addition of several parking stackers or a redesign resulting in a net loss of units. The inclusion of several parking stackers would create additional construction and long-term operational costs to the project, including stacker equipment/maintenance and the need for additional generators on-site.

Per the applicant, the additional stacker costs would be approximately \$2.2 million for nine stackable parking lifts, not including the yearly maintenance cost for the stacker. Further, additional redesign and generators required by the Building Code would result in additional cost and the reduction of up to eight units, jeopardizing the project's identified funding sources. As such, approval of the proposed parking concession would result in a total cost savings of \$2.2 million, which meets the criteria for a concession pursuant to State Density Bonus Law. The applicant believes their proposed parking on site paired with their TDM program will address the parking needs of the project (Exhibit 12—Density Bonus Request Letter).

Public Storage—1040 Terra Bella Avenue

The site design includes landscaping surrounding each storage building, with a majority of the proposed planting installed along public street frontages and the southern property line. The landscaping would be installed in two phases, aligning with the construction of each building.

The existing personal storage facility has an on-site manager unit. The project includes a new manager unit, which will be provided as part of the Alta affordable housing project at 1020 Terra Bella Avenue. If, for some reason, the manager unit for Public Storage cannot be accommodated in Alta's affordable housing project, City staff has included a condition of approval requiring a manager's unit be provided in the personal storage project at 1040 Terra Bella Avenue. This would not alter the project design or change parking demand for the project.

Both buildings have a stepped, L-shaped layout anchored by three major building insets facing U.S. 101. The structures would have flat roofs with taller parapets at the building ends/corners. The simple, modern-industrial architectural design includes a mix of materials and colors used in both buildings, including a concrete masonry unit (CMU) block building base, periodically broken up by building entries and storefront glazing, and articulated upper floors clad in three stucco wall colors and two metal siding panels bracketing spandrel upper-floor windows.

In each building, the primary building corner faces both the adjacent public street and highway frontages—northwest corner of Building One and northeast corner of Building Two—and features clear glass at all tower levels anchored by purple metal canopies on upper floors and an orange entry canopy at the ground level. Other building corners with windows employ spandrel glazing wrapped by metal fins and canopies. Building One will also feature a mural facing Linda Vista Avenue, per direction at the April 12, 2022 Council Study Session.



Figure 8: 1040 Terra Bella Avenue, View from Linda Vista Avenue

As noted earlier, the Public Storage development generally complies with existing MM Zoning District development standards, with the exception of parking and front/rear setback requirements. Staff has reviewed the proposed project and found the proposal to be compatible with the surrounding industrial/R&D area and an upgrade to existing site conditions by providing high-quality architectural design and substantial landscape

improvements. Staff also analyzed the parking proposal to ensure the project would not result in off-site impacts to the surrounding neighborhood, as summarized below.

Parking Analysis

The City's parking standards for personal storage facilities require one space for each 2,000 square feet of gross floor area. As proposed, the 408,926 square foot project would require 209 stalls pursuant to current zoning standards. A parking study was conducted of four personal storage facilities, including the existing site at 1040 Terra Bella Avenue (Exhibit 1, Appendix K) and other personal storage locations in nearby jurisdictions. The parking study concluded a minimum of 0.07 parking space per 1,000 square feet of building area would be needed to meet typical maximum parking demand, which results in the project needing to provide a minimum of 29 parking spaces.

The applicant proposes to provide 66 parking spaces, exceeding the minimum parking recommendations from the parking study. The 66 proposed parking spaces have been reduced from the original proposal, based on the parking study findings and as a means to create additional area for larger-canopy tree planting on the property. New on-site parking will be constructed in two phases along with each new Public Storage building, including 25 spaces in Phase 1 and 41 spaces in Phase 2.

Personal storage projects do not have minimum bicycle parking requirements, but the applicant is proposing to provide two short-term bicycle racks fronting Building One, next to the on-site office/customer service area.

Development Agreement

The applicant is requesting a DA to allow for flexibility in the timing and phasing of the project. The requested term is 10 years. The extended development entitlement is being requested by the applicant due to the scale of the development and the time needed to deliver the project components, including the land donation to Alta Housing. The DA would allow for flexibility in the timing and phasing of the project which would otherwise exceed the City's standard approval and permit extension period (with is a total of three years, in this case). The City's Zoning Code requires that the DA be reviewed at an Administrative Zoning public hearing and a recommendation forwarded to the City Council. Following that public hearing, the Zoning Administrator's recommendation on the DA will be included with EPC's recommendations on the project for action by the City Council.

Trees and Landscaping

An arborist report was prepared for the Alta Housing and Public Storage projects and reviewed by the City arborist, which evaluated existing trees for health and preservation

suitability, accounting for tree health, structural condition, and proximity to the proposed project improvements.

1020 Terra Bella Avenue: The Alta Housing arborist report analyzed 12 trees within the project area ranging from good to moderate health, including one on-site Heritage tree that will be preserved. The project includes removal of two on-site trees due to conflicts with the building footprint and proposed utility improvements and nine City street trees due to conflicts with necessary public right-of-way improvements, including installation of a new 5' separated sidewalk with a 5' landscape strip along both the Terra Bella Avenue and San Rafael Avenue frontages. This is consistent with other recent sidewalk improvements along Terra Bella Avenue.

The proposed development will plant several new trees, new landscaping, and create more open space on-site than exists today. Proposed tree plantings include 13 new Brisbane street trees along Terra Bella Avenue and San Rafael Avenue and 42 on-site trees. Based on the new tree plantings, the on-site tree canopy coverage is expected to exceed existing conditions by 8% at full maturity per Table 1.

Table 1: 1020 Terra Bella Avenue Tree Canopy Coverage

Canopy Condition	Site Coverage
Existing Conditions	8%
Project Conditions After Five to 10 Years	9.5%
Project Conditions After 15 Years (~Full Growth)	16.8%

The project also exceeds the minimum open space standard per the EWPP by providing approximately 23,000 square feet of open space area in lieu of the EWPP-required 12,960 square feet.

1040 Terra Bella Avenue: The existing Public Storage site has no on-site trees, but the report analyzed 16 trees within proximity of the project area, including City street trees and trees on immediately adjacent private property. This project includes removal of five City street trees along Linda Vista Avenue due to conflicts with the proposed public right-of-way improvements, including installation of a new 5' separated sidewalk with a 5' landscape strip. Additionally, one existing City street tree planted on Public Storage property will be removed on the San Rafael Avenue frontage to accommodate on-site improvements including a stormwater treatment area.

The proposed development will plant new trees and landscaping, creating substantially more on-site landscaped area than exists today. Proposed tree plantings include five new

Brisbane street trees along Linda Vista Avenue and six street trees on the Public Storage property fronting San Rafael Avenue for a total of 79 on-site trees. Under project conditions, on-site tree canopy coverage is expected to exceed existing conditions by 40% at full growth per Table 2.

Table 2: 1040 Terra Bella Avenue Tree Canopy Coverage

Canopy Condition	Site Coverage
Existing Conditions	0%
Project Conditions After 10 Years	19%
Project Conditions After 15 Years (~Full Growth)	40%

The project also exceeds the minimum 10% landscape requirement for industrial projects by providing 26% of the project site as landscape area. A minimum of 75% of the proposed landscaping will be California native species.

ENVIRONMENTAL REVIEW

Pursuant to the California Environmental Quality Act (CEQA), an Initial Study and Mitigated Negative Declaration (IS-MND) was prepared for the project to evaluate any potential environmental impacts that could result from project implementation. The Draft IS-MND was circulated for public review for 30 days from November 28, 2022 to December 28, 2022. The City received one comment letter from the Department of Toxic Substance Control (DTSC) requesting the IS-MND include language pertaining to possible contamination of aerially deposited lead (ADL) given the historic use of lead compounds in fuel from 1920 to 1992 and the project proximity to U.S. 101. DTSC also asked clarification questions on how the projects will demonstrate compliance with environmental regulations. Minor text updates were made to the Initial Study in response to the comments, and a response letter was provided to DTSC. Detailing the project conditions adequately addresses concern by requiring the projects provide an approval letter from the regulatory environmental agency overseeing the project prior to issuance of building permits (Exhibit 1—Resolution for an Initial Study and Mitigated Negative Declaration).

Per the City's adopted Vehicle Miles Traveled (VMT) policy, both projects are presumed to have a less-than-significant impact, as:

- The Alta Housing project at 1020 Terra Bella Avenue does not require further VMT analysis since it is a 100% affordable housing project.

- Based on a use-specific analysis conducted for 1040 Terra Bella Avenue, the Public Storage project would create additional personal storage resource within Mountain View in closer proximity to residents/personal storage users, thereby reducing vehicle trips. Thus, the project is presumed to reduce the average distance traveled for this type of use and is considered to have a less-than-significant VMT impact.

Pursuant to Sections 15064 and 15070 of the CEQA Guidelines and the City's VMT policy, the environmental analysis determined the proposed project would not have any significant effect on the environment with the incorporation of mitigation measures, as conditions of approval, and compliance with standard City conditions of approval and City requirements.

NEXT STEPS

Following this EPC public hearing, the project and EPC recommendation will be considered at a City Council public hearing, tentatively scheduled for March 14, 2023. A recommendation to the City Council on the Development Agreement by the Zoning Administrator is tentatively scheduled to be reviewed and discussed at a public hearing on February 8, 2023. All property owners and interested parties will be notified of each of these upcoming meetings.

ALTERNATIVES

1. Recommend approval of the projects with modified conditions of approval.
2. Recommend denial of the General Plan Text Amendment, General Plan Map Amendment, and/or Zoning Map Amendments, which would also mean denial of the projects.

Prepared by:

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Director

EM/6/CDD
808-02-01-23SR

- Exhibits:
1. Resolution for an Initial Study and Mitigated Negative Declaration
 2. Resolution for a General Plan Map and Text Amendment
 3. Ordinance for a Zoning Map Amendment

4. Resolution for Project Approval—1020 Terra Bella Avenue
5. Resolution for Project Approval—1040 Terra Bella Avenue
6. Project Plans for 1020 Terra Bella Avenue
7. Project Plans for 1040 Terra Bella Avenue
8. [Council Report Dated August 25, 2020](#)
9. [EPC Report Dated March 23, 2022](#)
10. [Council Report Dated April 12, 2022](#)
11. [Council Report Dated September 13, 2022](#)
12. Density Bonus Request Letter