

COUNCIL REPORT



CITY OF MOUNTAIN VIEW

AGENDA: June 19, 2012

8.2

CATEGORY: New Business

DEPT.: Community Development

TITLE: Gatekeeper Requests

RECOMMENDATION

Staff recommends the City Council take the following actions on the requested Gatekeeper applications:

1. Do not authorize the assignment of staff resources for consideration of a General Plan Amendment and Rezoning to allow a mixed-use development at 400-520 San Antonio Road.
2. Authorize the assignment of staff resources for consideration of a Rezoning from R3-3 to R3-2.5 at 137 Easy Street.
3. Authorize the assignment of staff resources for consideration of a Rezoning to allow a new office campus project with an FAR up to 1.0 at 700 East Middlefield Road and 1101 Maude Avenue.

FISCAL IMPACT

Funding for Planning staff review of each authorized Gatekeeper application shall be on a cost-recovery, hourly basis paid by the applicant, reducing the fiscal impact of the application review to the City.

BACKGROUND AND ANALYSIS

Gatekeeper

The Permit Streamlining Act (State law) requires any development application submitted by a property owner comply with City zoning and General Plan regulations be processed by the City in a timely manner. The Act does not apply to an application that requires legislative actions such as General Plan, Precise Plan and zoning amendments. In these cases, the City Code gives the City Council the authority to control the processing of these applications based on available resources and consistency with City policies. This Council authorization is commonly referred to as the "Gatekeeper" process. For each request, Council can authorize staff work on the proposal; defer staff work to a later date; or reject the study of a proposal, primarily based on the availability of staff resources.

Workload and Funding

Planning staff is working on the following project and responsibilities, but has some capacity for additional Gatekeepers:

- General Plan Update—The final Council public hearing for the General Plan, Greenhouse Gas Reduction Program and Environmental Impact Report (EIR) is anticipated on July 10, 2012. If adopted, most of the staff resources dedicated to the General Plan will begin General Plan Implementation efforts.
- Development Applications—Staff continues to review numerous proposals that will require Council action, including several Gatekeeper requests to implement the new General Plan (see Attachment 1—Map of Gatekeepers). Since the last round of Gatekeepers was considered by Council in March, Council has acted on four development projects and there are three to four more scheduled for Council action before the Council break in July. The completion of those applications provides some additional capacity to consider Gatekeeper requests.

Environmental Planning Commission (EPC) Role

The Gatekeeper applications being considered have not been comprehensively reviewed. Detailed analysis will begin only if the Council authorizes City resources to review these applications. Early identification of major policy issues is critical to the review of any authorized Gatekeeper. Authorized Gatekeepers will be scheduled for an EPC Study Session starting in August or September, where the EPC will provide input and direction to staff and the applicant on the land use policy issues to be studied and considered for each proposal. The EPC Study Session will also provide an opportunity for early public input on the proposals where the community can raise other issues that need to be analyzed. Staff and the Development Review Committee (DRC) will begin work on the project design within the context of EPC direction following the Study Session.

Gatekeeper Requests

There are three Gatekeeper requests proposed. Each request has a brief summary and recommendation.

1. **Address:** 400-520 San Antonio Road

Applicant: The Pillar Group

Acreage: 4.62 acres

Existing Zoning: CRA (Commercial/Residential Arterial)

Gatekeeper Request: Request to rezone the site from CRA to P (Planned Community) to allow a mixed-use development project (see Attachment 2—400-520 San Antonio Road Gatekeeper Request).

Discussion: The current General Plan land use designation of Linear Commercial/Residential and zoning designation of CRA allows mixed-use development with a maximum of 43 dwelling units per acre and maximum 1.35 FAR. The Draft Mountain View 2030 General Plan designates the site as General Mixed-Use, which is similar to the current General Plan and zoning designations. The applicant is requesting to change the Current and Draft General Plan designations to increase the density to 60 dwelling units per acre and FAR to 1.85, similar to the Mixed-Use Corridor designation in the Draft 2030 General Plan. For reference, the Mixed-Use Corridor designation in the Mountain View 2030 General Plan is currently proposed for the majority of properties within the El Camino Real Change Area as well as the Marazzo property at 2580-2590 California Street.

Recommendation: Do not authorize due to inconsistency with Draft General Plan and availability of staff resources.

2. **Address:** 137 Easy Street

Applicant: Robson Homes

Acreage: 1.39 acres

Existing Zoning: R3-3 (Multiple-Family Residential)

Gatekeeper Request: Request to rezone the site from R3-3 to R3-2.5 to allow a 22-unit residential project (see Attachment 3—137 Easy Street Gatekeeper Request).

Discussion: The existing zoning designation of R3-3 allows a maximum of 19 units, which results in a density of 13.7 dwelling units per acre. The existing General Plan land use designation is medium-density residential which permits a density range of 13 to 25 dwelling units per acre. The proposed project is requesting a rezone to allow for an additional three units, for a total of 22 units or 15.8 dwelling units per acre. The

proposed density of 15.8 units per acre is consistent with the existing General Plan land use designation of medium-density residential and still within the density range of 13 to 25 dwelling units per acre.

Staff reviewed a preliminary site plan of the project and found several exceptions to the Rowhouse Guidelines being proposed. Compliance with the Rowhouse Guidelines may effectively reduce the potential number of units to 19 units, which would not require a rezoning. If this Gatekeeper is authorized, there is the possibility that the eventual recommendation will be to retain the current zoning. At this time, authorization is recommended until these details can be worked out.

Recommendation: Authorization.

3. **Address:** 700 East Middlefield Road and 1101 Maude Avenue

Applicant: Sares Regis

Acreage: 22 acres

Existing Zoning: ML (Limited Industrial)

Gatekeeper Request: Request to rezone the site from ML to P (Planned Community) to implement the proposed General Plan allowance for up to a 1.0 office FAR (see Attachment 4—700 East Middlefield Road and 1101 Maude Avenue).

Discussion: The proposed project is requesting a rezoning to allow up to a 1.0 FAR, or approximately 1 million square feet. The existing light-industrial buildings would be demolished to allow for construction of a campus development with connections to transit and on-site amenities. The request is identical to Council-authorized Gatekeepers at 350 Ellis Street and 625-685 Clyde Avenue.

Given the amount of development activity in the East Whisman area, this proposal would trigger the need to update the total allocation of office area in the Whisman area through an amendment to the Mountain View 2030 General Plan EIR.

Recommendation: Authorization.

ALTERNATIVE

Authorize, defer or deny the study of any of the Gatekeeper requests.

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PUBLIC NOTICING—Agenda posting.

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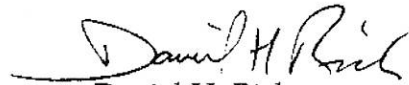


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- Attachments:
1. Map of Gatekeepers
 2. 400-520 San Antonio Road Gatekeeper Request
 3. 137 Easy Street Gatekeeper Request
 4. 700 East Middlefield Road and 1101 Maude Avenue Gatekeeper Request