

CITY OF MOUNTAIN VIEW
RESOLUTION NO.
SERIES 2025

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MOUNTAIN VIEW
AMENDING THE P(32) EVANDALE PRECISE PLAN TO IMPLEMENT HOUSING ELEMENT PROGRAM
1.1(G) AND MAKE OTHER CLARIFYING CHANGES, AS RECOMMENDED BY THE ENVIRONMENTAL
PLANNING COMMISSION

WHEREAS, on April 11, 2023, the City Council adopted the City of Mountain View's Sixth Cycle Housing Element, which provides a policy framework and implementation plan for addressing housing needs in Mountain View over the 2023 to 2031 Housing Element planning period; and

WHEREAS, the 2023-2031 Housing Element includes Program 1.1, subtask (g), to amend the Evandale Precise Plan to ensure Zoning and General Plan for all sites are consistent with the Housing Element site inventory and pipeline projects. Specifically, Program 1.1(g) of the Housing Element identifies Leong Drive and Fairchild Drive properties at the west end of the Evandale Precise Plan to be rezoned to increase the maximum allowed residential density to at least 43 dwelling units per acre by December 31, 2025; and

WHEREAS, the City seeks to update the P(32) Evandale Precise Plan to implement Housing Element Program 1.1(g) and to make other clarifying changes; and

WHEREAS, the City has complied with the procedures set forth in Chapter 36 (Zoning), Article XVI (Zoning ordinance administration), Division 11 (Precise plans), Section 36.50.60, et seq., of the City Code; and

WHEREAS, Section 36.50.90 of the City Code requires the City's 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 November 5, 2025 and recommended that the City Council adopt the amendments to the P(32) Evandale Precise Plan to implement Housing Element Program 1.1(g) and make other clarifying amendments; and

WHEREAS, the City Council held a duly noticed public hearing on _____ and received and considered all evidence presented at said hearing regarding the P(32) Evandale Precise Plan amendments, 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 following findings for amendment of a Precise Plan, pursuant to Section 36.50.95 (Findings) of the City Code:

a. **The Precise Plan Amendment is consistent with the General Plan.** The amendments to the P(32) Evandale Precise Plan are consistent with the General Plan because the project implements subtask (g) of Policy Program 1.1(g) in the Sixth Cycle 2023-2031 Housing Element. The amendments are also consistent with the General Plan map amendments to the General Mixed-Use land use designation for the Subarea A sites of the P(32) Evandale Precise Plan that are approved concurrently with this action, as the proposed zoning amendments align with the Village Center concepts outlined in the General Plan;

b. **The property covered by the proposed Precise Plan Amendment is within the planned community (PC) district.** The properties covered by the proposed Precise Plan amendments are within the planned community (PC) district because the Evandale Precise Plan is currently in a planned community district, P(32);

c. **The proposed Precise Plan Amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the community.** The proposed amendments to the P(32) Evandale Precise Plan would not be detrimental to the public interest, health, safety, convenience, or welfare of the community because these amendments implement subtask (g) of Program 1.1 identified in the Sixth Cycle Housing Element, which furthers the City's housing goals by creating more opportunity for residential development in areas near services and goods;

d. **The proposed Precise Plan Amendment promotes the development of desirable character, harmonious with existing and proposed development in the surrounding area.** The proposed amendments to the P(32) Evandale Precise Plan promote the development of desirable character, harmonious with existing and proposed development in the surrounding area, because the amendments create opportunities for residential development while supporting commercial in Area A of the Precise Plan and consider neighborhood transitions adjacent to single-family residential development;

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.** 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 P(32) Evandale Precise Plan amendments because the properties are uniquely situated between an existing neighborhood and a freeway, and include some underutilized sites identified as opportunity sites in the Housing Element; and

f. **The approval of the proposed Precise Plan Amendment complies with the provisions of the California Environmental Quality Act (CEQA).** The proposed amendments to the P(32) Evandale Precise Plan fall within the scope of the City's Housing Element Update

Program Environmental Impact Report (State Clearinghouse No. 2022020129) (Housing Element EIR), which was certified on January 24, 2023, in compliance with the provisions of the California Environmental Quality Act (CEQA), Public Resources Code Section 21000 et seq., and the Guidelines for California Environmental Quality Act (14 Cal. Code Regs. Section 15000 et seq.) (CEQA Guidelines). Pursuant to CEQA Guidelines Section 15168, a project can be covered by the Program EIR if the subsequent activity is determined to be in the scope of the prior EIR and no new or more severe impacts not previously analyzed in the Program EIR are identified. The proposed amendments are within the scope of the Housing Element EIR as it studied environmental effects associated with increasing residential capacity on the identified sites and densities in Program 1.1(g). The amendments would not result in new significant environmental effects or a substantial increase in the severity of previously identified impacts, as determined in the Program EIR Conformance Analysis. In addition, pursuant to CEQA Guidelines Sections 15162 and 15163, none of the circumstances necessitating further CEQA review or preparation of a new EIR are present with respect to the Housing Element EIR. Adoption of amendments to the General Plan, City Code, and Precise Plans to implement the policies and goals of the Housing Element of the General Plan would not require major revisions to the Housing Element EIR due to new significant impacts or due to a substantial increase in the severity of the significant environmental effects. There have been no substantial changes with respect to the circumstances under which the project would be undertaken that would require major revisions of the Housing Element EIR due to new or substantially increased significant environmental effects. Further, there has been no discovery of new information of substantial importance that would trigger or require major revisions of the Housing Element EIR due to new or substantially increased significant environmental effects. Therefore, no further environmental review with respect to the Housing Element EIR is required under CEQA; and be it

FURTHER RESOLVED: that the City Council hereby adopts amendments to the P(32) Evandale Precise Plan to add, delete, or modify its provisions as set forth in **Exhibit A**, attached hereto and incorporated herein by reference. Section titles are shown in **bold** font, additions are shown in **red underline** font, and deletions are shown by ~~strikethrough~~ font. Provisions that are not shown in underline or strikethrough font are not changed.

CDD/KP-11-05-25r-2

Exhibit: A. P(32) Evandale Precise Plan Amendments

**EVANDALE PRECISE PLAN
P (32)**

Adopted by the Mountain View City Council
December 9, 1997
Resolution No. 16191

<u>AMENDED</u>	<u>RESOLUTION NO.</u>	<u>SUMMARY</u>
<u>Xxx</u>	<u>xxx</u>	<u>Allow General Plan Mixed-Use Village Center Land Uses as a Provisional Use in Area A</u>

EVANDALE PRECISE PLAN

TABLE OF CONTENTS

I.	PURPOSE	1
II.	LOCATION AND DESCRIPTION OF AREAS	1
III.	AREA A (Neighborhood Commercial).....	2
IV.	AREA B (Residential)	4
V.	AREA C (Office)	89
VI.	ADMINISTRATION	1011

APPENDICES

- A. SIGN PROGRAM FOR AREA A
- B. EXCERPT—ZONING ORDINANCE—R3 DISTRICT REGULATIONS
- C. SUMMARY OF IMPACTS AND REQUIRED MITIGATIONS FROM NEGATIVE DECLARATION

EVANDALE PRECISE PLAN

I. PURPOSE

- A. The objective for this Precise Plan is to encourage infill development and redevelopment that integrates this area into the larger Whisman residential neighborhood. It encourages new residential development on the easterly side of the area and neighborhood commercial development on the westerly side.
- B. This Precise Plan combines two preexisting Precise Plans: the Fairchild-Evandale Precise Plan and the Leong-Fairchild Area Precise Plan, and also includes some land on the west side of Leong Drive. These three areas share common future objectives, a common geographical location and a common development history.

II. LOCATION AND DESCRIPTION OF AREAS

A. Location

The Evandale Area Precise Plan is a narrow strip of land adjacent to U.S. 101 between Moffett Boulevard and North Whisman Road. It is divided into three areas based primarily on former zoning.

B. Three Areas

- 1. *Area A* includes the former Leong-Fairchild Area Precise Plan area and the "island" between Leong Drive and Moffett Boulevard. The former Leong-Fairchild Area includes seven parcels (about 2.5 acres) that wrap around the corner of Fairchild and Leong Drives. In 1997, four older commercial buildings front on Leong Drive and a newer motel fronts on Fairchild Drive. The "island" includes ~~three~~ two businesses (a motel, ~~restaurant~~ and gas station on a total of 3 acres) built in the early 1970s. Some of the commercial buildings in Area A provide neighborhood commercial services, but others serve the larger community.
- 2. *Area B* (formerly the Fairchild-Evandale Precise Plan area) covers lands bounded by Fairchild Drive on the north, North Whisman Road on the

east, Evandale Avenue on the south and Area A (formerly the Leong-Fairchild Precise Plan area) on the west. Area B covers ±15.2 acres of land. Older structures in varying condition dominate this area. About two-thirds of the land is in residential use and the remainder is commercial. Development facing Fairchild Drive in 1997 consists of motels, a landscape contractor, a small grocery and various types of residential uses ranging from a mobile home/travel trailer park to apartment buildings. The remaining development in the block faces Evandale Avenue and is predominantly residential, including single-family, duplex and apartment units. These older rental units are a source of low- and moderate-income housing in Mountain View. When Area B was annexed to the City in 1954, the commercial uses became nonconforming. They later became legal, conforming uses under the Fairchild-Evandale Precise Plan (adopted in 1988).

- 3 *Area C* is a half-acre parcel at the corner of North Whisman Road and Fairchild Drive (299 Fairchild Drive) which, in 1997, was being developed with a new office building. This property was also in the Fairchild-Evandale Precise Plan, but it is the only parcel in that Precise Plan that has always been zoned for commercial use.

III. AREA A

A. Objective

1. Strengthen and unify this area as a neighborhood commercial center that serves the larger Whisman Area—and allow residential development that includes neighborhood commercial uses.

B. Allowed Uses

1. Neighborhood commercial uses permitted as principal, accessory and conditional uses in the Neighborhood Commercial (CN) Zone District.
2. Motels and hotels.
3. General plan mixed-use village center land uses consistent with Division 23 (“General plan mixed-use village center developments”) of Article IX

(Standards for Specific Land Uses) of Chapter 36 (Zoning) of the City Code.

C. Development Standards

1. The development standards for the Neighborhood Commercial (CN) zone shall apply with the following additional requirements.
2. Pedestrian Entrances—New buildings shall have at least one entrance facing the residential area, or the site design shall incorporate well-lighted, attractive pedestrian pathways from the residential area to other entrances. Existing buildings are strongly encouraged to develop similar entrances in order to foster the orientation of this center towards the residential areas.
3. Parking—Parking shall conform to ~~Section 36.37~~ Article X (Parking and Loading) of Chapter 36 (Zoning) of the City Code, including the following provisions regarding reductions in off-street parking:
 - a) The Zoning Administrator may grant a Conditional Use Permit for a reduction in off-street parking requirements if multiple uses or properties cooperatively establish and operate the facilities and if the uses generate their primary parking demands during different hours of the day. Approval shall be pursuant to Section 36.~~48~~ of Chapter 36 (Zoning) of the City Code~~37.050~~.
 - b) Parking areas for any given lot or building shall be designed to encourage mutual access for both vehicles and pedestrians on adjacent lots or buildings.
4. Landscaping—A minimum of 15 percent of each parcel shall be landscaped, and this shall include an 8' wide landscape strip behind the front property line. Mutual development of landscape areas is encouraged.

5. Signs—Signs are permitted in accordance with the CN zone with the following special provisions:
 - a) New signs shall comply with the criteria in Exhibit A, Sign Program for Area A, unless a majority of the property owners in Area A agree to an alternate sign program addressing the same design elements (materials, colors, use of graphics, etc.). Any such alternate sign program proposed by a majority of property owners shall become effective upon approval by the City pursuant to Section III.A, and, upon approval, shall replace the then existing sign program.
 - b) One freestanding center identification sign for the area is permitted in accordance with size provisions of Section ~~36.14.7(b)(2)~~ 36.36.55 (Signs allowed by permit in specific zoning districts) of Chapter 36 (Zoning) of the City Code for the CN zone to serve this entire commercial or mixed-use area provided an agreement is signed by a majority of property owners in the center prior to approval of said sign, and the existing sign at 870 Leong Drive is removed. Such statement shall also contain provisions noting that this sign is the only freestanding sign allowed within the area.

IV. AREA B

A. Principles and Objectives

1. Strengthen the sense of neighborhood within the area and integrate it into the larger Whisman residential community.
2. Encourage residential redevelopment of the nonresidential and lower-density residential sites existing in 1997.
3. Provide incentives for the preservation and construction of low- and moderate-income housing.
4. Ensure that new residential development is protected from freeway noise.

B. Allowed Uses

1. Permitted Uses—Residential uses at the following densities:
 - a) For sites less than 2.5 acres—The maximum density shall be 20 to 25 units per acre. The maximum density shall be increased to 26 to 30 units per acre if at least 20 percent of the units are set aside as housing for lower-income households, or 10 percent for very-low income households, or 50 percent elderly.
 - b) For sites greater than 2.5 acres—The maximum density shall be 26 to 30 units per acre. The maximum density shall be increased to 31 to 38 units per acre if at least 20 percent of the units are set aside as housing for lower-income households, or 10 percent for very-low income households, or 50 percent elderly.
 - c) The number of units allowed on a site is determined by the minimum lot area required for each dwelling as presented in the following tables:

20 to 25 Units per Acre

One Unit	Two Units	Three Units	Four Units	Five Units	Additional Units
5,000 SF	9,000 SF	12,000 SF	14,000 SF	15,500 SF	1,500 SF per Unit

26 to 30 Units per Acre

One Unit	Two Units	Three Units	Four Units	Five Units	Additional Units
5,000 SF	9,000 SF	12,000 SF	14,000 SF	15,250 SF	1,250 SF per Unit

31 to 38 Units per Acre

One Unit	Two Units	Three Units	Four Units	Five Units	Additional Units
5,000 SF	9,000 SF	12,000 SF	14,000 SF	15,000 SF	1,000 SF per Unit

2. Accessory Uses

- a) Accessory uses in buildings normally incidental to multiple-family uses. This shall not be construed as permitting any commercial use or occupation other than those specifically listed.
- b) Customary incidental home occupations subject to the provisions of ~~Section 36.39.3~~ Division 11 ("Home Occupations, Cottage Food Operations, and Microenterprise Home Kitchen Operations") of Article IX (Standards for Specific Land Uses) of the City Code ~~Zoning Ordinance~~.

3. Conditional Uses

- a) Boarding or lodging houses, nursing homes, convalescent hospitals and similar residential uses not specifically listed, which normally have a level of activity or population density that is no greater than the allowed uses.
- b) Child-care centers.
- c) Motels and hotels on parcels that are adjacent to Area C.

C. Development Standards

1. The site development standards of the R3 District (Sections 36.10.70 ("R3 Zone Development Standards") ~~36.11.4 through Section 36.11.13~~ of the City Code) shall apply to all principally permitted or conditionally permitted uses. (See Exhibit B.)

2. Detached units (single-family houses) are allowed only on the half-block facing Evandale Avenue.
3. In addition to the open space requirements in the R3 District, developments with 12 or more units shall provide a children's play apparatus area. Additional recreation spaces and/or facilities (as defined below) shall be provided for larger developments up to a maximum of four recreation spaces and facilities (including the play apparatus) for developments with 80 or more units. The types of recreation spaces and facilities considered to be usable recreation space are commonly shared children's play apparatus, turfed and generally level play fields, landscaped family picnic areas, game court areas, swimming pools, and recreation center building and grounds. Developments with private yards (with minimum dimensions of not less than 15') may substitute the private yards for one of the required recreation spaces or facilities, except that the private yards cannot substitute for the children's play apparatus. All usable recreation space shall be buffered from freeway noise to the extent it is possible.
4. Residential units which have been provided as lower- and very low-income units pursuant to Paragraph B.1.a) and b). above shall be retained for a minimum of 30 years. Procedures for assuring their continued availability shall be approved by the City.
5. Noise attenuation shall be an important consideration in the site and architectural design of all projects. The following guidelines and standards address noise attenuation:
 - a) Noise levels of no greater than 45 db(A)Ldn interior and 55 db(A)Ldn exterior are encouraged to the maximum extent possible, although it is recognized that the exterior noise standards probably cannot be met throughout the site. All developers must submit a report prepared by a qualified noise analyst projecting the noise levels to be present upon completion of any proposed development.
 - b) Buildings, open space, parking and landscaping shall be arranged in such a way as to maximize noise attenuation and to obtain relatively quiet outdoor usable recreation areas associated with as many units as possible. Placement of garage or carport facilities on

the north (freeway) side is encouraged as an effective method for noise attenuation at the ground level. Other creative methods are encouraged.

- c) Noise buffers shall be designed to combine with adjacent buffers to provide maximum noise attenuation and reduce echo effects.
 - d) Noise attenuation shall be a factor in determining acceptable architectural design and materials (e.g., stone, brick, etc.). However, aesthetic concerns should not be compromised (e.g., overuse of concrete block) in seeking to achieve this objective. Projects will be required to retain a residential appearance and character.
 - e) Interior structure layouts are encouraged to place active areas (kitchen, dining room) on the north sides of the structure, and passive (bedroom, living room) on the south, with proper consideration to be given to solar access to appropriate rooms.
- 6. North property lines of all parcels shall be heavily landscaped with coniferous and evergreen plant materials to provide a visual and dust buffer to the Bayshore Freeway.
 - 7. Unit design shall emphasize a positive and open relationship to the broader Whisman neighborhood.

D. Additional Design Standards for Hotels and Motels

- 1. Hotels and motels shall be residential in appearance. Dominant exterior materials shall be limited to wood, brick, stone, stucco or like materials as approved by the Zoning Administrator. Architectural styling shall include, but not be limited to, pitched roof lines, eaves, small-scale facade design elements, facade breaks, residential window and door placements, framing and inset, and ornamental detailing.
- 2. Site layout shall be compatible with residential uses on all sides. If the development has frontage on Evandale Avenue, it must have a positive and open relationship to Evandale Avenue.

3. There shall be no vehicular access from Evandale Avenue.
4. Landscape and open space
 - a) Minimum open green area: 25 percent of the net site area
 - b) Minimum landscape setbacks
 - (1) Front and Rear: 15' minimum
 - (2) Side: 5' minimum width planted with a continuous band of evergreen trees with expected height at least equal to the proposed building height, or 15' minimum with continuous landscaping.
5. Buffer walls: A minimum 7' acoustically designed and constructed noise wall shall be provided on any property line adjacent to a residentially developed or zoned property.
6. Special attention shall be given to the design and placement of parking areas, lighting, trash collection facilities and delivery/maintenance areas to reduce impact on surrounding residential properties.
7. Signs:
 - a) Signs are permitted in accordance with the ML zone with the following special provision:
 - (1) No signs shall be permitted that are specifically oriented toward the Bayshore Freeway for the purposes of attracting business from the freeway.

V. AREA C

A. Principles and Objectives

1. Provide for a transition between the industrial area east of Whisman Road and the residential uses in Area B.

B. Allowed Uses

1. Office, research and development and warehouse uses except those which use the types and quantities of extremely hazardous materials defined in the ~~Zoning Ordinance (Section 36.3, Definitions)~~ Article XVII (Definitions) of Chapter 36 (Zoning) of the City Code.

C. Development Standards

1. The design shall be residential in appearance and site layout shall be compatible with adjacent residential uses.
2. Floor Area Ratio shall not exceed 0.30.
3. Height shall not exceed two stories or 35', whichever is less.
4. Setbacks: 15' minimum front, side and rear.
5. Landscape and open space
 - a) Minimum open green area: 25 percent of the net site area.
 - b) Minimum landscape setbacks
 - (1) Front and Rear: 15' minimum
 - (2) Side adjacent to residential: 5' minimum width, planted with tall-growing evergreen trees with expected height at least equal to proposed building height or 15' minimum width with continuous landscaping.
 - c) North property lines shall be heavily landscaped with tall-growing evergreen trees and mounded landscape areas to provide a visual and dust buffer to the Bayshore Freeway.
6. Parking shall comply with ~~Section 36.37~~ Article X (Parking and Loading) of Chapter 36 (Zoning) of the City Code~~Zoning Ordinance.~~

7. Maximum noise levels of 55 db(A)Ldn interior, 65 dB(A)Ldn exterior daytime and nighttime are encouraged to the maximum extent possible as determined by the Zoning Administrator.
8. A minimum 7' acoustically designed and constructed noise wall shall be provided on any rear or side property line adjacent to a residentially developed or zoned property.
9. Special attention shall be given to the design and placement of parking areas, lighting, trash collection facilities and delivery/maintenance areas to reduce impacts on surrounding residential properties.
10. No exterior equipment, vents or fans shall be permitted except for normal building heating and air conditioning. Any permitted equipment, vents or fans shall be located and oriented away from adjacent residentially zoned properties.
11. Signs are permitted in accordance with the ML zone with the following special provision:
 - a) No sign shall be permitted that is specifically oriented toward the Bayshore Freeway or for the purposes of attracting business from the freeway.

VI. ADMINISTRATION

- A. **Approvals**—All development within the Precise Plan Area shall be subject to approval by the Zoning Administrator pursuant to ~~Sections~~ Chapter 36 (Zoning), Article XVI (Zoning Ordinance Administration), Division 10 ("Planned Community Permits") 36.22.6 through 36.22.8 of the City Code Zoning Ordinance. Minor improvements, such as sign programs, signage, site changes and building alterations, including material changes and changes in use to a permitted use, and other improvements as listed as "administrative" in Section 36.44.65(a) ("Development Review Procedures") of Chapter 36 (Zoning) of the City Code ~~which are in conformity with the Precise Plan~~, may be authorized through the development review Site Plan and Architectural (SPAR) process outlined in Section 36.44.10 ("Review Authority") of Chapter 36 (Zoning) of the City Code.

- B. Nonconforming Uses and Buildings**—Buildings and uses that become nonconforming by virtue of adoption of this Precise Plan shall be subject to ~~Section 36.29~~ Division 3 (“Nonconforming Uses and Structures”) of Article III (General Regulations, Special Provisions, Exceptions and Interpretations) of Chapter 36 (Zoning) of the City Code ~~Zoning Ordinance (Nonconforming Uses and Nonconforming Structures)~~ except that nonconforming uses and nonconforming structures shall be terminated within twenty (20) years of the date of adoption of this Precise Plan.
- C. California Environmental Quality Act**—All proposals for development shall be subject to the mitigation measures specified in the Initial Study and Negative Declaration adopted by the City Council on December 9, 1997. A summary of the mitigation measures is attached as Exhibit C.