

CITY OF MOUNTAIN VIEW

**MORA /  
ORTEGA  
PRECISE  
PLAN**



**MORA/ORTEGA PRECISE PLAN  
P(31)**

**ADOPTED BY THE MOUNTAIN VIEW CITY COUNCIL**

**MAY 6, 1987**

**RESOLUTION NO. 14640**

<b><u>AMENDED</u></b>	<b><u>RESOLUTION NO.</u></b>	<b><u>SUMMARY</u></b>
January 26, 1999	16315	Updated parking standards and new mitigation requirements for train noise and vibration.
February 21, 2012	17670	18-month extension of the amortization for nonresidential uses and buildings.



**MORA/ORTEGA PRECISE PLAN  
MAY 1987**

The purpose of this Precise Plan is to provide for the eventual (long-term) transition of the subject area to residential use.

**I. PROPERTY DESCRIPTION (1986)**

- A. This Precise Plan covers the property along Mora Drive east of Ortega Avenue and immediately south of the railroad tracks and Central Expressway, an area zoned MM (General Industrial) until 1986. High-density, multiple-family housing is located to the west of the property across Ortega Avenue. A medium-density (9± units per acre) condominium/townhouse development lies to the south, and a small-lot, single-family residential neighborhood abuts the property to the east.
- B. Area "A" (5.1 acres) is divided into four parcels under single ownership. A vacated 86,000 square foot complex of industrial buildings, formerly used in the manufacture of electronic components, currently occupies this site. A 10' wide pedestrian right-of-way connects this property with Leland Avenue in the Castro City neighborhood.
- C. Area "B" consists of 20 parcels under 13 separate ownerships along Mora Drive, a gross acreage of 5.4 acres, including Mora Drive. These properties support a variety of small service, commercial and industrial uses.

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

- A. Application of the Planned Community (P) District is necessary in order to: (1) ensure a compatible relationship with the expressway, railroad and adjacent residential developments; (2) respond to the multitude of relatively small parcels under separate ownerships; and (3) properly implement the transition of industrial land to residential.
- B. The Precise Plan delineates uses, relationships to other areas, intensity of use, circulation, design criteria, procedures for development and review, and special conditions. This Plan incorporates several alternatives with respect to major improvement while strongly encouraging parcel assembly and coordinated design throughout.

### III. BASIC PRINCIPLES

- A. Enclaves of general industrial uses which may involve the storage, production or utilization of hazardous materials and which generate conflicts of smell, noise and traffic, are not appropriate within residential neighborhoods.
- B. The most suitable land use is moderate-density residential with the option of developing senior housing at considerably higher densities on at least a portion of the site.
- C. Parcel assembly is strongly encouraged to coordinate design and generate housing commensurate with established neighboring land uses.
- D. Special criteria for use, setback and design are necessary due to the proximity of Southern Pacific rail lines and adjacent developed districts.

### IV. USE AND DEVELOPMENT CRITERIA

- A. Area "A": multiple-family residential with senior housing option.
  - 1. This portion of the Mora/Ortega area may be developed with multiple-family housing following the general provisions of the R3-3 District for density (approximately 14.4 units per acre) and site development criteria.
  - 2. Up to two acres of senior citizen housing may be developed in place of, or in conjunction with, multiple-family dwellings. A maximum of 50 dwelling units per acre shall be applied to that portion of any project dedicated to senior citizen housing.
    - a. Senior housing shall provide a range of special services required for seniors, including food services, medical care, recreation activities, transportation, etc.
    - b. The general provisions of the R3 District shall be used for site development criteria.
    - c. The senior component is designed to serve existing Mountain View residents to the degree allowable by law.

- B. Area "B": multiple-family residential with senior housing potential.
1. This area may be developed with multiple-family housing, the density of which is to be determined on the basis of lot size. Site development criteria shall be consistent with standards of the R3 District, Section 36.11.
  2. The following criteria shall be used to determine residential densities:
    - a. Standards of the R3-3 District for density shall apply as a base for all of Area "B."
    - b. Density increases equal to that of the R3-2.5 District for density will be granted for logical and contiguous parcel aggregations of between one and three acres.
    - c. In the case of substantial parcel aggregation of Area "B" into at least three acres, the density may increase to that of the R3-2 District. The City will consider abandonment of Mora Drive if substantial aggregation takes place.
  3. Any parcels assembled and combined with Area "A" shall be treated as though part of Area "A" with respect to design criteria and pro rata eligibility for senior housing. The potentially higher unit yield of Area "B" parcels assembled and combined with the Area "A" development may be distributed within the overall site.
  4. If all the parcels in Area "B" are assembled into a single, unified development, senior housing, following the guidelines of Section IV(B) above, should be allowed.
  5. If all of the parcels in Areas "A" and "B" are assembled into a single, unified development, up to five acres devoted to senior housing following the guidelines of Section IV(B) above shall be allowed. A continuing-care retirement center (CCRC) shall also be included under the definition of senior housing in the case of full assembly.

NOTE: In calculating the number of units allowed per parcel, the ordinance requires 5,000 square feet of land for the first unit, 4,000 square feet for the second, 3,000 square feet for the third, etc. (See Section 36.11.7 of the Zoning Ordinance.)

## V. OTHER REQUIRED CONDITIONS

- A. **Parking:** Vehicular and bicycle parking shall comply with the applicable sections of the Parking and Loading section of Chapter 36 of the Mountain View City Code, which contains standards for the required number of parking spaces by type of land use, loading areas, and the design and location of parking facilities.

The Zoning Administrator may consider a reduction in parking for senior housing if substantiated by the specifics of the proposed development and in accord with the adopted general parking requirements of the Mountain View City Code.

- B. **Pedestrian Right-of-Way:** The 10' pedestrian throughway from Leland Avenue into Area "A" shall be incorporated into the design and upgraded to encourage pedestrian and bicycle access to the Senior Center, Rengstorff Park and neighborhood commercial activity.
- C. **Noise and Vibration:** Sound walls, berms, landscaping, sound and vibration dampening building design and construction, and/or additional setbacks from the CalTrain railroad tracks and other pertinent sources of noise or vibration existing at time of project submittal shall be used. Specific noise and vibration mitigations shall be identified in a noise and vibration study required to be prepared and submitted as part of the project application.
- D. **Special emphasis shall be given to architectural and site design excellence.** Use of talented, experienced, recognized architects is essential.
- E. **The site design and elevations shall strive to create a quality residential character with sloped roofs, multiple roof lines and attention to texture, detail and color.**

## VI. AMORTIZATION

All existing nonresidential uses and buildings are nonconforming and subject to the provisions of Sections 36.29 through 36.29.3, except that the amortization period shall be 25 years due to the substantial conflict of existing and potential industrial uses with adjacent residential districts. The 25-year amortization of nonresidential uses and buildings is extended an additional 18 months until November 26, 2013 if the following conditions are met:

- The amortization extension would be allowed only for uses that have obtained the proper planning permits;



- The uses conform to the conditions of their planning permits or, if they do not conform to the conditions of the permit, that they do so within 30 days of the amortization extension approval date;
- All the uses that remain must correct all health, safety and building code violations related to illegal construction within 60 days of the amortization extension approval date; and
- The uses that do not obtain planning permits shall cease operation by May 26, 2012, and all vacant buildings shall be secured as approved by the Chief Building Official.

#### VII. ADMINISTRATION—PROCEDURE FOR APPROVAL OF RESIDENTIAL DEVELOPMENTS

- A. All major developments shall be reviewed by the Zoning Administrator and approved by the City Council per Sections 32.22.6 and 36.22.10 of the Zoning Ordinance.
- B. Once a major project has been approved, building expansions and modifications and sign program changes may be granted by the Zoning Administrator after appropriate public hearings as per Sections 36.22.6 through 36.22.8.
- C. Upon granting of the Planned Community Permit, the approval of minor sign program changes, the approval of specific signs, the approval of minor sign changes and building alterations, including building material changes and uses which are in conformity with the Precise Plan, may be authorized through the Site Plan and Architectural Review (SPAR) process.

#### VIII. BASIC PRINCIPLES FOR INDUSTRIAL AMORTIZATION PERIOD

The purpose of this section of the Precise Plan is to allow continued industrial activity during the 25-year amortization but to transition to limited, low-intensity uses and to mitigate incompatibilities associated with this juxtaposition of residential and industrial uses.

#### IX. USE CRITERIA

New uses shall be limited to low-intensity industrial, wholesale and warehouse activities. Such uses shall not involve heavy manufacturing, substantial outdoor activity, large quantities of hazardous materials or any other processes likely to create serious conflicts with adjacent residential uses. Low intensity shall

include those uses which generate few employees; limit truck and auto traffic; minimize noise; restrict outside activities; and have minimal parking demand, commensurate with available on-site parking.

A. Permitted Uses

1. Administrative offices and low-intensity commercial services.
2. Research and development (R&D), engineering and prototype development laboratories or firms for the design, development and production testing of software and products.
3. Very limited manufacturing, assemblage or packaging of products from previously prepared materials.
4. Wholesale businesses and warehousing when conducted within a fully enclosed building.
5. Any other industrial or commercial use which the Zoning Administrator finds to be consistent with the purposes of this article and which will not impair the present or potential use of adjacent properties.

X. TRANSITIONAL DEVELOPMENT CRITERIA

A. Maximum Floor Area

For new development and reconstruction, the maximum allowed floor area shall not exceed a 0.35:1 floor area ratio.

B. Landscaping

1. Landscaping shall be used to screen and soften parking areas, provide a setting for buildings and buffer the residential uses.
2. All landscaped areas shall be irrigated and continuously maintained.
3. Boundary lines with residential shall be buffered by a 7' masonry wall.

C. Parking

1. Any new plan for parking must include provisions for landscaping.

2. Upon change of occupancy, existing parking areas will be reviewed for design and restriping which can achieve increases in off-street parking.

D. Signage

Signs shall be building-mounted and comply with all applicable standards as set forth in the ML Ordinance.

E. Pedestrian Access

1. The 10' pedestrian throughway from 77 Ortega Avenue onto Leland Avenue shall remain open to facilitate nonvehicular access to Rengstorff Park and local commercial centers.
2. Redesign and upgrading shall be incorporated in landscape plans for the adjoining property.

XI. OPERATIONAL CRITERIA

A. Outdoor Storage, Equipment Operation and Processing

1. No outside storage shall be permitted except for appropriately screened refuse disposal containers, equipment or tank farms. Screening must be opaque masonry or solid wood fencing and shall be oriented so as to minimize off-site visibility. In no case shall outside storage exceed 4 percent of the lot area.
2. All industrial activities shall take place within a fully enclosed building. Metal bending, paint spraying, chemical mixing, etc. shall not be permitted within allowed outdoor storage areas or at any other portion of the lot outside a fully enclosed structure.

B. Transportation Demand Management

New tenants must participate in any transportation systems management/transit demand management program adopted by the City.

C. Noise Generation

Exterior noise levels generated by an use in this district shall not exceed 55 dB(A) $L_{10}$  when measured at the residential property line during the day (7 a.m. to 7 p.m.) or 45 dB(A) $L_{10}$  when measured at night (7 p.m. to 7 a.m.). Noise-producing equipment, including fans, vents, etc., shall be oriented away from residential areas and be appropriately screened and muffled.

Particular attention shall be paid to screening or avoiding intrusive noise from trucks, deliveries, activities or equipment, even if it falls below these noise levels.

D. Hazardous and Toxic Materials

Extra caution and strict compliance with Chapter 24 of the City Code, the Hazardous Material Ordinance, shall be required of all uses employing potentially hazardous materials.

XII. AMORTIZATION

A. Findings

The close proximity to housing and the potential for conflict between the industrial and residential uses require the mitigation or eventual elimination of activities which are incompatible with residential uses. The City finds the operational criteria set forth in Section XI above are necessary to reduce the impact of parking demand, noise generation and outdoor activities on the health, safety and welfare of the adjacent residents.

B. Five-Year Compliance Period

All existing tenants are required to comply with the minimum conditions of Section XI (Operational Criteria) of this Precise Plan within five (5) years from the effective date of this ordinance.

XIII. ADMINISTRATION—PROCEDURE FOR APPROVAL OF INTERIM INDUSTRIAL USES

Any change of use, occupancy or building modification shall be approved by the Zoning Administrator after appropriate public hearings in accordance with Sections 36.22.6 through 36.22.8 of the City Code.

In connection with any required application, the applicant must demonstrate that the proposed use is consistent with the goals and objectives of this Plan and will not be injurious to the health, safety and welfare of the community. The Zoning Administrator may establish appropriate conditions to ensure this end and may require submission of an independent analyst's report on production methods and associated operational characteristics to confirm the compatibility of any proposal with the surrounding neighborhood.

The approval of signs, minor site changes and building alterations, including building material changes, may be authorized through the Site Plan and Architectural Review (SPAR) process.

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