

CITY OF MOUNTAIN VIEW
SAN RAMON
PRECISE
PLAN

SAN RAMON PRECISE PLAN
ADOPTED BY THE MOUNTAIN VIEW CITY COUNCIL
JANUARY 14, 1986
RESOLUTION NO. 14336

Amended

Resolution No.

Summary

SAN RAMON PRECISE PLAN

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I. DESCRIPTION

The site consists of approximately 8.65 acres of land located on the south side of San Ramon Avenue east of Rengstorff Avenue, the former site of the San Ramon Elementary School. The zoning in the area consists of R3-2.2* with a variety of residential developments ranging in density from approximately 12 to 20 units per acre.

II. DEVELOPMENT CONCEPT

The site is to be developed with medium-density housing providing large-sized units and the potential for owner occupancy. In addition, the Plan requires that at least a portion of the site be reserved (at least for two years) for senior housing to serve residents of Mountain View which may be constructed at a higher density.

III. USE AND DEVELOPMENT CRITERIA

A. Moderate-Density Housing

1. Any nonseniors development shall comply with the R3-3* District standards.
2. All but two acres of the parcel may be developed with moderate-density housing. For a minimum period of two years, at least two acres must be reserved for senior housing (Section III-B2).
3. The site layout, unit design and project amenities shall be designed to provide ownership potential and large units which can adequately accommodate families with children.
4. The initial design of the conventional housing component shall show how it will work with senior housing and may be extended into the senior citizen area, if ultimately necessary.
5. The site plan should be designed with the lower-density component located toward San Ramon Avenue in keeping with the medium-density residential character of the neighborhood.

B. Senior Citizen Housing

1. No less than two acres nor more than three acres may be used for senior citizen housing designed to serve existing Mountain View residents to the degree allowed by law.
2. If an acceptable senior housing program is not possible after demonstrated property effort for a 24-month period, the owner may request in writing that the City Council remove the requirement for senior housing.
3. The senior citizen housing component may be developed with a maximum of 50 dwelling units per acre. The special nature of senior citizen housing (e.g., smaller units, common facilities, small family size, need for low cost and low automobile use) justifies development at this higher density.
4. The overall provisions of the R3* District shall apply with respect to building heights, setbacks, percentage of open space and other site design criteria except where a minor change is clearly necessary to accommodate the senior housing element.
5. Twenty percent (20%) of the senior citizen housing must be available at substantially below-market rates. Federal, State or private assistance programs, a loan or accommodation will be pursued to ensure such affordable housing for senior citizens.
6. For the seniors portion, the minimum parking ratio may be reduced, commensurate with the low automobile ownership for senior citizens. The precise amount of parking will depend on the type of senior housing, unit sizes and alternative transit available. Special attention shall be given to providing guest parking and convenient transit facilities.
7. Serious consideration shall be given to on-site services such as congregate dining, project transportation and similar senior services.

C. General Criteria

1. Overall project design shall be generally compatible with the one- and two-story heights typical of the surrounding medium-density residential development. New development shall maintain a strong residential

character and avoid massive or institutional-looking building and unbroken roof lines.

2. The site design shall effectively integrate the entire project and, specifically, the seniors portion into the overall neighborhood. Site design shall incorporate small-scale as well as large-scale open spaces. The buildings shall incorporate vertical articulation and shadow, avoiding large, flat walls, and using texture, color and other design elements to create a quality residential design.

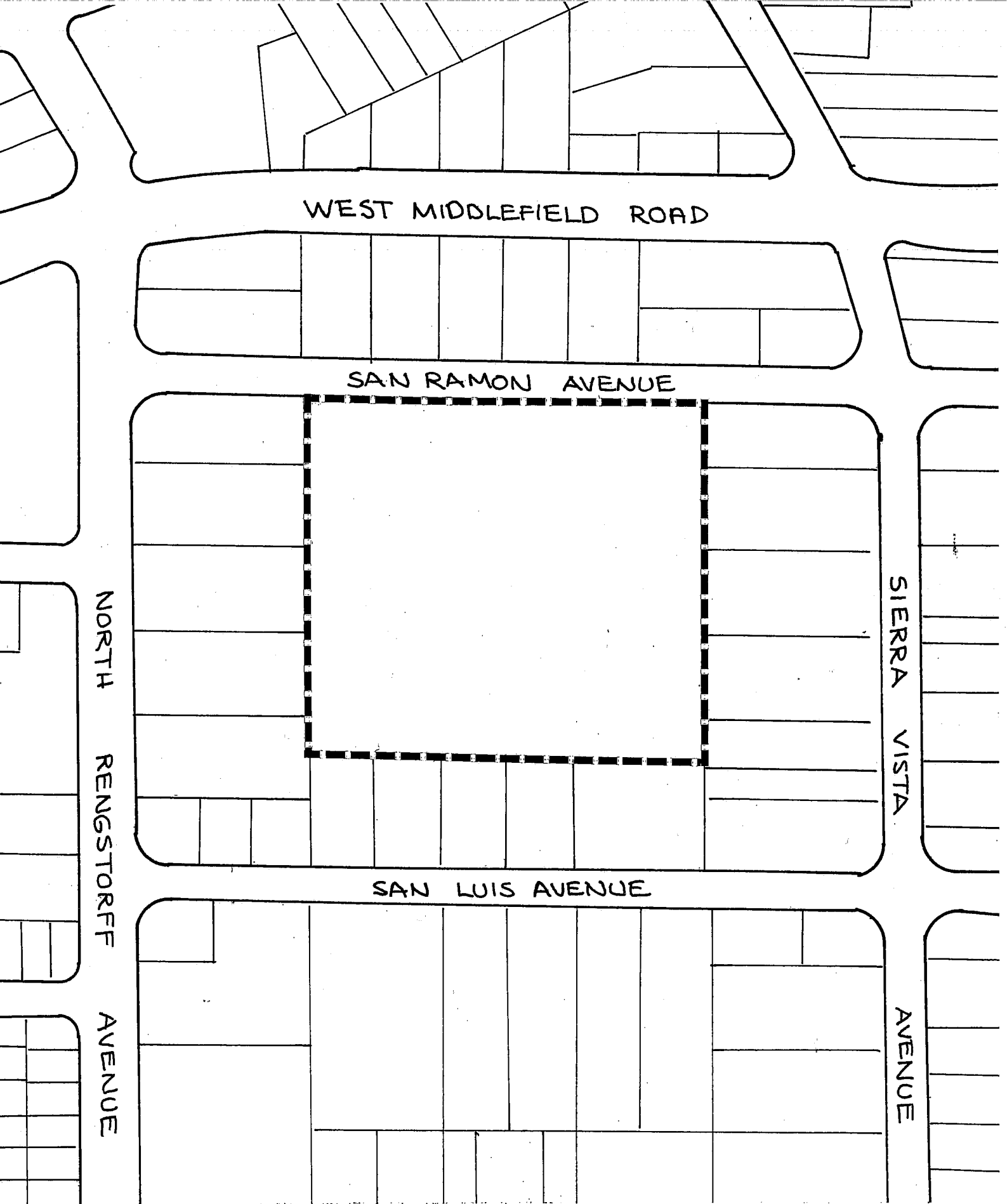
D. Administration

All major developments shall be reviewed by the Zoning Administrator and approved by the City Council per Sections 32.22.6 through 32.22.10 of the Zoning Ordinance.

Once a major project has been approved, building expansions, site modification and similar changes may be granted by the Zoning Administrator after appropriate public hearings as per Sections 36.22.6 through 36.22.8.

Upon granting of the Planned Community Permit, the approval of signs, minor building alterations, material changes and similar modifications which are in conformity with the basic Precise Plan may be authorized through the Site Plan and Architectural Review (SPAR) process.

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SAN RAMON PRECISE PLAN MAP

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1"=200'
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