

CITY OF MOUNTAIN VIEW
CALIFORNIA/
ORTEGA
PRECISE
PLAN

CALIFORNIA/ORTEGA PRECISE PLAN

JANUARY 28, 1986

ADOPTED BY THE MOUNTAIN VIEW CITY COUNCIL

RESOLUTION NO. 14350

<u>Amended</u>	<u>Resolution No.</u>	<u>Summary</u>
June 9, 1987	14647	Allow for payment in lieu of B.M.R.

CALIFORNIA/ORTEGA PRECISE PLAN
January 28, 1986

I. DESCRIPTION

This 8.6± acre site is located on the south side of California Street east of Ortega Avenue, the former site of Klein School. The Hetch-Hetchy right-of-way occupies approximately 1 acre of the land along California Street. The corner, approximately 1.2 acres, is zoned PF (Public Facility) and is to be used as a neighborhood park. Other zoning and development in the neighborhood reflects a wide range of densities. The General Plan designates this area for residential use at a density of 12 or more units per acre.

II. DEVELOPMENT CONCEPT

The site is to be developed with medium-density housing providing large-sized units with the potential for owner-occupied family housing and housing for seniors. The Plan offers options for these uses and provides an initial requirement for senior housing, primarily to serve existing residents of Mountain View.

II. USE AND DEVELOPMENT CRITERIA

A. Moderate-Density Housing

1. All but 2 acres of the development parcel may be developed with moderate-density housing following the general provisions of the R3-3* District for density (14.4 units per acre) and site development criteria. The density shall be distributed across the site with a generally lower density at the street side, while allowing higher density deeper into the site.

At least 2 acres must be reserved for senior housing (Section II-B).

2. Townhouse-type building fronts and entrances shall face California Street and Ortega Avenue. Neither carports nor garages may be oriented to the streets.
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 may be extended into the senior citizen area, if ultimately necessary.

B. Senior Citizen Housing

1. No less than two nor more than three acres may be used for senior citizen housing. Preference shall be given to housing for Mountain View residents to the maximum extent possible.
2. If an acceptable senior housing program is not possible after demonstrated property owner 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) compensates for 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. The Zoning Administrator may grant a minor exception which is clearly necessary in order to accommodate senior housing.
5. At least twenty percent (20%) of the senior citizen housing must be available at substantially below market rates. Federal, State or private assistance programs, alone or in combination, will be pursued to ensure such affordable housing for senior citizens. As an alternative, the developer may make a cash contribution of \$362,500 to the City to be earmarked for use as a one-time capital contribution to a project or program addressing a senior housing concern.
6. For the seniors portion, the minimum parking ratio may be reduced, commensurate with the low auto 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 seniors services.

C. General Criteria

1. The site plan must provide for gradual, well-designed transitions between the property development and the City-owned tot lot/open space.
2. The Hetch-Hetchy right-of-way area shall be fully incorporated into the landscape and overall site design. At least 70 percent of the right-of-way shall be landscaped and serve as a visual extension of the corner park. The land area of this improved right-of-way may be used to calculate density.
3. Building design shall be compatible with the two- to three-story heights typical of surrounding high-density residential development but with a lower-density character along California Street and Ortega Avenue.
4. The site design shall incorporate small-scale as well as large-scale open spaces, vertical articulation and shadow (avoiding large, flat walls), texture, detail, color and other design elements to create a quality residential design. Overall, the development shall maintain a residential character, with sloped roofs and multiple roof lines. At least those buildings facing the streets shall be designed to demonstrate individual ownership.
5. In keeping with this prominent location, special emphasis shall be given to architectural and site design excellence. Use of talented, experienced, recognized architects is essential.
6. Early submittal of alternative site and design studies in an initial submittal and in each phase shall be required to help identify options and to aid in an evaluation of the appropriate site and building design. Use of perspectives, models and other graphic representation of the project may be required to fully evaluate opportunities.

D. Administration

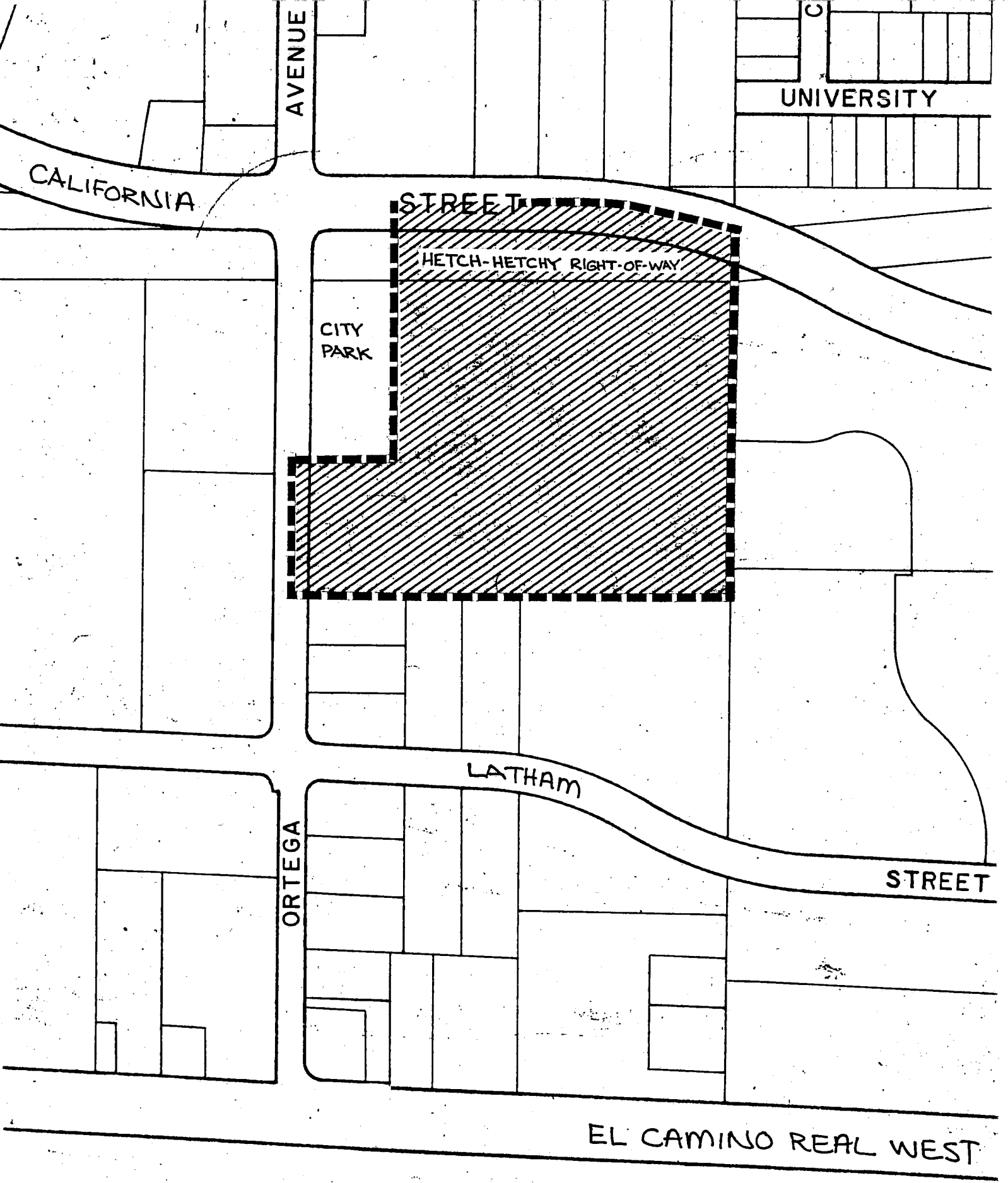
All major developments shall be reviewed by the Zoning Administrator and approved by the City Council per Sections 32.22.6 through 36.22.10 of the Zoning Ordinance.

Once a major project has been approved, uses which have been identified as provisional uses within this Plan, 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.

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 Approval (SPAR) process.

PREPLAN-1
Calif-Ortega-PP^



PRECISE PLAN MAP

