

CITY OF MOUNTAIN VIEW
2100
CALIFORNIA
STREET
PRECISE
PLAN

2100 CALIFORNIA STREET PRECISE PLAN

ADOPTED BY THE MOUNTAIN VIEW CITY COUNCIL

APRIL 9, 1986

RESOLUTION NO. 14387

NOTE: The 2100 California Street Precise Plan replaces the development guidelines established on January 25, 1971 when this property was rezoned from R3-1* to the P District. The Plan establishes a lower density and design guidelines for use of the Hetch-Hetchy right-of-way.

AMENDED

RESOLUTION NO.

SUMMARY

2100 CALIFORNIA STREET
PRECISE PLAN

I. DESCRIPTION

The Precise Plan covers the property located at the northwest corner of Rengstorff Avenue and California Street, and the adjacent portion of the Hetch-Hetchy right-of-way. The land is located at a prominent corner close to existing and proposed lower- and medium-density developments as well as higher-density residential uses. The General Plan designates these areas for residential use at 12+ dwelling units per acre.

II. DEVELOPMENT CONCEPT

The site can be developed with medium-density housing providing large-size units with the potential for owner occupied family housing. Any development must fully incorporate the Hetch-Hetchy right-of-way. The Plan provides density bonus incentives for incorporation of the Hetch-Hetchy right-of-way.

III. USE AND DEVELOPMENT CRITERIA

A. Moderate-Density Housing

The R3-3* Districts shall be used for density (14.4± units per acre) and general site development criteria. The base density shall apply only to the privately held portion of the property.

B. Hetch-Hetchy Density Bonus

The Hetch-Hetchy right-of-way shall be fully incorporated into any development. An additional density of 7 units per acre is permitted for each acre of the Hetch-Hetchy right-of-way.

C. General Criteria

1. The site layout, unit design and project amenities shall be designed to provide ownership potential in large units which can adequately accommodate families with children.
2. Townhouse-type building fronts shall face each of the streets. Neither carports nor garages may be oriented to the streets.

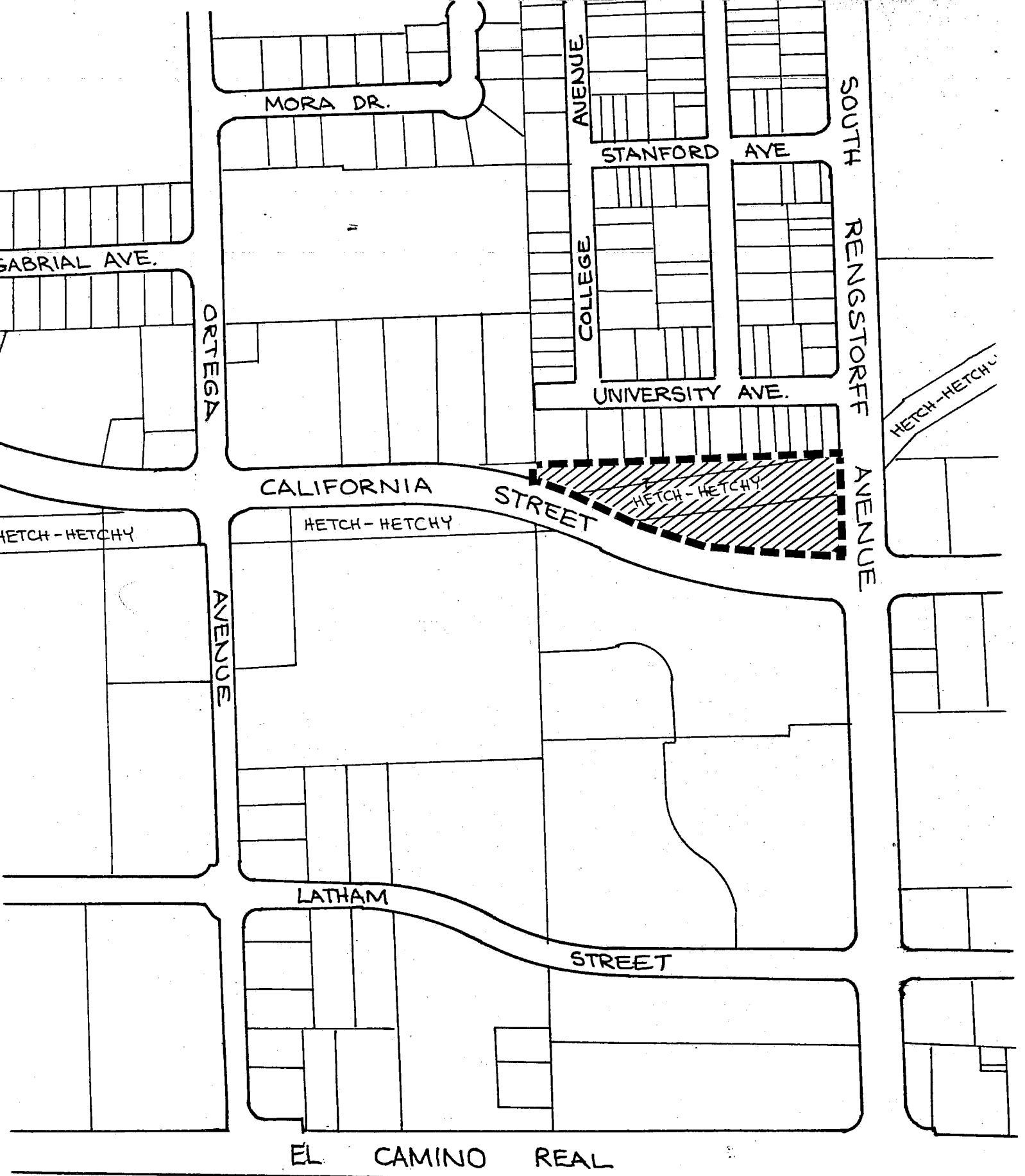
3. The maximum building height shall be 2 stories or 30', whichever is less.
4. The Hetch-Hetchy right-of-way area shall be fully incorporated into the landscape and overall site design. At least 70 percent of the right-of-way shall be landscaped.
5. In keeping with these prominent locations, special emphasis shall be given to architectural and site design excellence. Use of talented, experienced, recognized architects is essential.
6. 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.
7. Particular attention shall be given to preservation and protection of the Heritage oak on the property.

D. Administration

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. Once a major project has been approved, uses which have been identified as principal permitted uses and provisional uses within the R3-3* District, 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 Review (SPAR) process.

PREPLAN-1
2100CalifSt-PP^



PRECISE PLAN MAP

