

CITY OF MOUNTAIN VIEW

EVANDALE PRECISE PLAN

**EVANDALE PRECISE PLAN
P (32)**

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

AMENDED

RESOLUTION NO.

SUMMARY

EVANDALE PRECISE PLAN

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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 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.

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.

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 of the Zoning Ordinance, 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 36.37.050.
 - 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 is permitted in accordance with size provisions of Section 36.14.7(b)(2) of the Zoning Ordinance to serve this entire commercial 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 of the 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 36.11.4 through Section 36.11.13) 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).

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 of the 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.

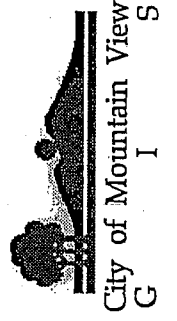
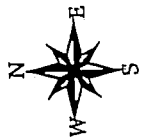
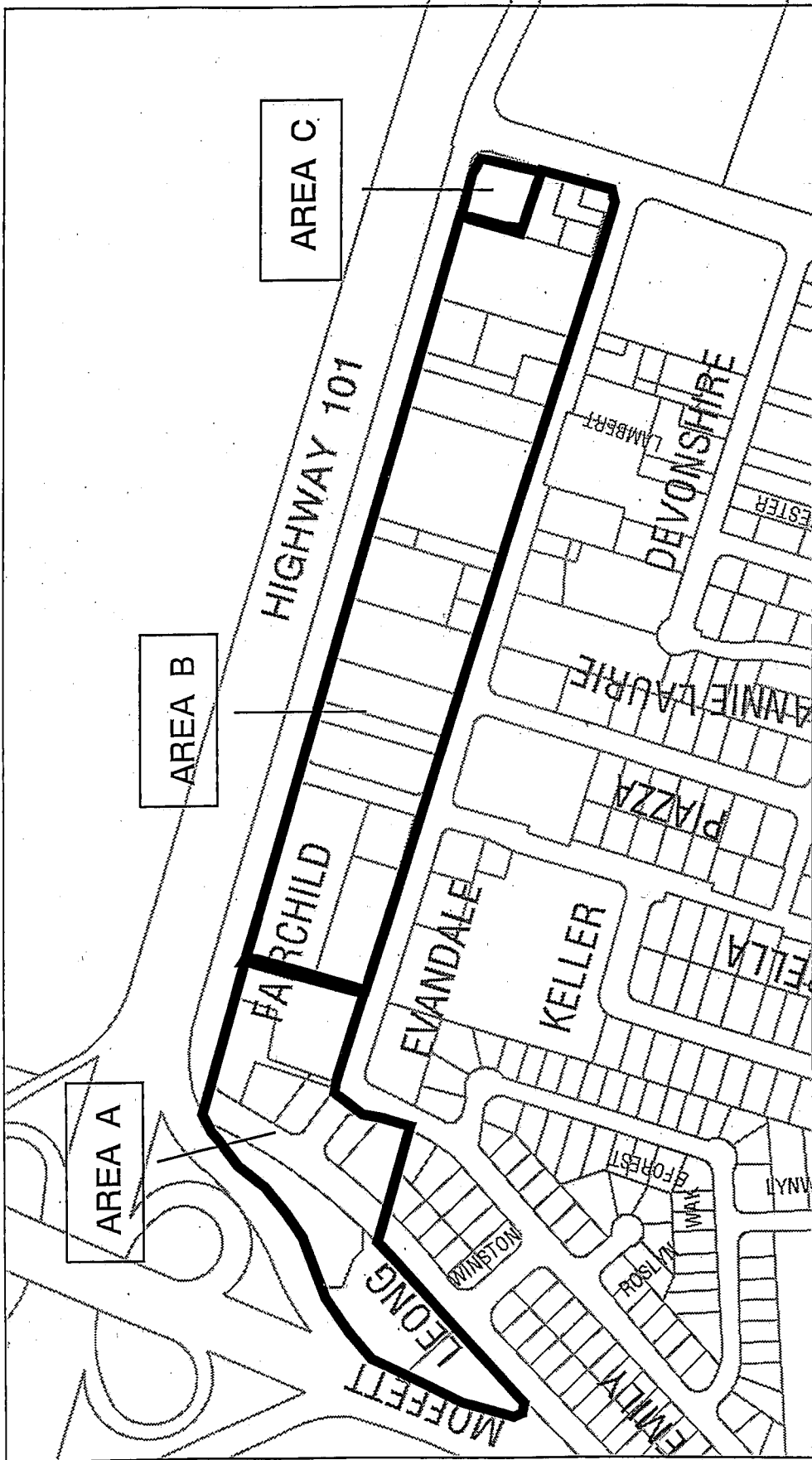
10. No exterior equipment, vents or fans shall be permitted except for normal building heating and air conditioning. Any permitted equipment, vents or fans shall be located and oriented away from adjacent residentially zoned properties.
11. Signs are permitted in accordance with the ML zone with the 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 36.22.6 through 36.22.8 of the Zoning Ordinance. Minor site changes and building alterations, including material changes and changes in use which are in conformity with the Precise Plan, may be authorized through the Site Plan and Architectural (SPAR) process.
- 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 of the 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.

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SIGN PROGRAM FOR AREA A

The purpose of the sign program is to provide for a coordinated and visually attractive sign program that will enhance the neighborhood shopping area and adequately identify and define the individuality of the different tenants while providing an overall cohesive appearance for the neighborhood.

SIGN SPECIFICATIONS

Freestanding Center Identification Sign

1. One freestanding neighborhood center identification sign is permitted to serve the entire commercial area, at a location to be determined. The freestanding sign should either be housed in a frame or set on a base, creating a solid and attractive appearance.
2. The maximum height of the freestanding sign shall be 20'.
3. The freestanding sign should be located in a landscaped area that is equal to, or larger than, the total sign area.
4. Only one freestanding sign is permitted in this commercial area.

Building-Mounted Signs

1. Each tenant shall be permitted one building-mounted sign per occupancy frontage.
2. A tenant identification sign shall consist of individually mounted letters, no greater than 24" in height. The letters may be nonilluminated, interior-illuminated or backlit. Letters shall be mounted directly on the building or on a panel painted to match the building. The colors of the sign face shall be at the discretion of the tenant but should generally be limited to two colors.
3. Decorative graphics, including, but not limited to, company logos, are allowed in addition to the permitted building-mounted sign, subject to Site Plan and Architectural Review. The graphics must be clearly secondary to the main sign in

terms of their size and the portion of the area covered and must complement the building and main sign in color and style. The area of the graphics is counted as part of the total sign area allowed on the building.

4. The aggregate sign area shall not exceed one-half (0.5) square foot per foot of occupancy frontage; provided, however, that any such sign may have an area of 15 square feet, and no sign shall exceed an area of 100 square feet.
5. All tenant identification signs shall be visually centered relative to the tenant space, face of the building or front door.
6. All returns shall be anodized or spray-painted aluminum with a matching trim cap detail. All conduit, light sources, conductors, transformers and other equipment shall be concealed from view. Exposed or visible neon tubing is not permitted. All bolts, fasteners, clips, etc. shall be painted out to match adjacent finish or match adjacent material and finish.
7. All electrical signs shall bear the UL label, and their installation must comply with all local building and electrical codes.
8. All signs shall be attached directly to the building. No exposed conduit, tubing or raceways shall be permitted.
9. All penetrations of the building structure required for sign installation shall be neatly sealed in a watertight condition.

Pedestrian Signs

1. Each tenant is allowed one pedestrian-oriented sign, not to exceed an area of 6 square feet for each face.
2. The pedestrian sign may be attached directly to the building or may be suspended from the canopy, eave or other overhanging architectural feature at a minimum height of not less than the minimum required door height above the surface of the sidewalk or pedestrian way.
3. The pedestrian sign may be provided with indirect or interior illumination.

PROHIBITED SIGNS

Signs with flashing or moving lights, animated, audible or moving signs, rooftop signs and cabinet signs are prohibited.

No signage shall be permitted that is specifically oriented toward the Bayshore Freeway or for the purposes of attracting business from the freeway.

NONCONFORMING SIGNS

The existing freestanding sign at 830 Leong Drive may remain as an approved part of the service station use regardless of other freestanding signs in this area.

The freestanding sign existing at 870 Leong Drive may remain unless it is replaced by a freestanding center identification sign.

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**EXCERPT—ZONING ORDINANCE—
R3 DISTRICT REGULATIONS**

R3 DISTRICT DEVELOPMENT STANDARDS

A36.12.030.C

- C. **R3 Zoning District Development Standards.** New land uses and structures, and alterations to existing land uses and structures, shall be designed and constructed in compliance with the following requirements.

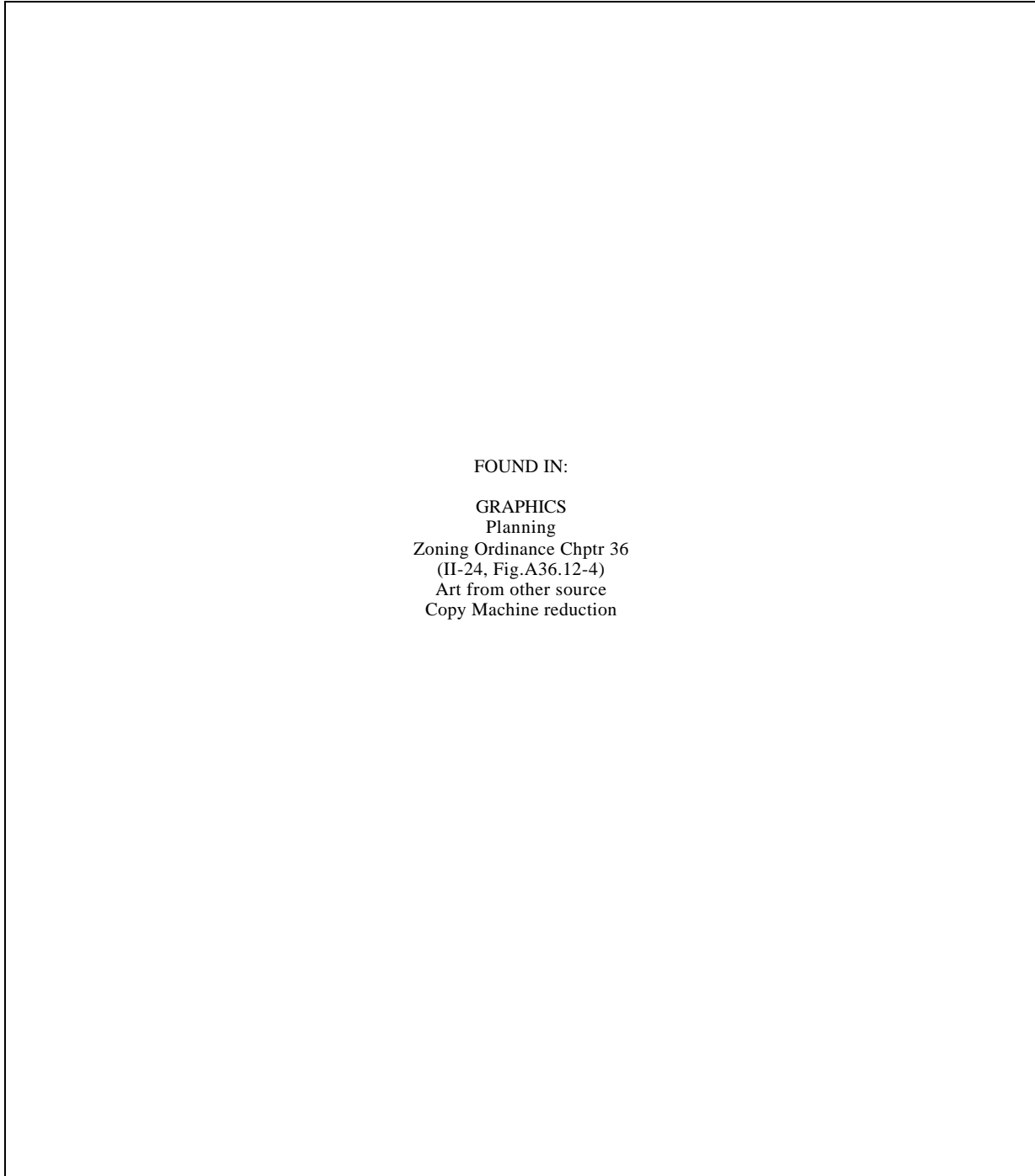
For the purposes of determining the allowed density (number of Dwellings) and other appropriate standards for development in specific R3 areas of the City, the R3 symbol on the Zoning Map may include a suffix. Areas on the Zoning Map with numerical suffixes (e.g., R3-2) are subject to limitations on the number of dwellings allowed (see Section A36.12.030.C.3). Areas designated R3-D on the Zoning Map are intended for high-density residential development and are subject to both density limitations and other development standards that apply only in R3-D areas.

1. **Limitation on single-family housing.** Only one single-family Dwelling can be built on an existing lot. The Dwelling is subject to R1 standards (Section A36.12.030.A.3).
2. **Standards for subdivision, site layout, height of structures.** The following are minimum standards for development within the R3 Zoning District. See Section A36.12.040.I for exceptions to the standards that may be granted for home improvements and minor additions. See Section A36.12.040.J for development standards for Small-Lot Single-Family developments and A36.12.040.K for development standards for Townhouse developments.

**R3 ZONE DEVELOPMENT STANDARDS
MULTI-FAMILY HOUSING**

Dwelling Unit Types	The following standards apply to Multi-Family Housing. Standards for Small-Lot Single-Family developments and Townhouse developments are listed separately in Sections A36.12.040.J and A36.12.040.K, respectively. The R1 standards (Section A36.12.030.A.3) apply when there is only one single-family Dwelling on a lot, and the R2 standards (Section A36.12.030.B.2) apply when there is a Duplex or two detached single-family Dwellings on a lot.	
Lot Area	12,000 sq. ft. minimum except that lots in Small-Lot Single-Family and Townhouse developments approved through a PUD permit may be smaller. See Section A36.12.030.C.3 for lot area required for multiple-family dwellings.	
Lot Width	80 ft. or 1/3 the lot depth (up to 200 ft. maximum), whichever is greater	
Lot Frontage	As provided above for Lot Width, except that lots on cul-de-sacs or curved portions of streets may have a minimum frontage of 35 feet.	
Density	Generally 13 to 33 units for one acre, and 43 units per acre in the R3-D zone, but the density may be less for lots smaller than 1 acre and more for lots greater than 1 acre (see A36.12.030.C.3 (Density))	
Floor Area Ratio	1.05, maximum	
Setbacks (See Figure A36.12-4)	See Section A36.12.040.G for setbacks applicable to accessory structures, Section A36.12.040.I for exceptions to required setbacks, and Article 36.27 for special street setback provisions that may override the following front and side setback requirements.	
	Front	15 ft., but not less than the height of the adjacent building wall as measured to the top of the wall plate
	Sides	15 ft. or the height of the adjacent building wall measured to the top of the wall plate, whichever is greater
	Rear	15 ft. or the height of the adjacent building wall measured to the top of the wall plate, whichever is greater
	Between principal structures	12 ft., or 1/2 the sum of the height of the nearest opposing walls, including those that are portions of the same building separated by a court or other open space
Site Coverage	35% of site, maximum area covered by structures; in R3-D zone, 40% of site, maximum area covered by structures.	
Pavement Coverage	20% of site, maximum outdoor area dedicated to automobile use; in R3-D zone, 30% maximum outdoor area dedicated to automobile use (see Section A36.30.020.D.1).	

Height Limits	See Section 36.40.1 for exceptions to height limits.
	45 ft. maximum; 36 ft. maximum to top of wall plate for R3 only.
Open Area	55% which shall include a minimum of 40 square feet of private open space (yards, decks, balconies) per unit. In R3-D areas, 35 percent with no private open space requirement. Particular attention shall be given to the inclusion and design of usable common recreation space in projects that may accommodate children of various ages.
Personal Storage	80 sq. ft. of enclosed and secured storage area for bulky personal effects (such as recreational equipment) for each unit; typically in garage area. In R3-D zone, no requirement.
Parking	See Article 36.37 (Parking and Loading).
Signs	See Section 36.11.13 Article 36.41 (Signs).



FOUND IN:

GRAPHICS
Planning

Zoning Ordinance Chptr 36
(II-24, Fig.A36.12-4)
Art from other source
Copy Machine reduction

Figure 36.12-4
R3 SETBACK REQUIREMENTS (For Reference Only)

3. **Density.** The number of multi-family dwellings allowed on a site in the R3 Zoning District is determined by the minimum lot area required for each dwelling as given in the following tables, except that an existing lot of record that is greater than seven thousand (7,000) square feet, but less than twelve thousand (12,000) square feet is permitted two dwelling units in all cases. Also, an existing lot of record having a lot width of less than eighty (80) feet shall not be developed with more than two dwelling units. (For maximum densities in small-lot single-family development, see Section A36.12.040.J, and for maximum densities for townhouse developments, see Section A36.12.040.K).

**MINIMUM LOT AREA REQUIREMENTS FOR MULTI-FAMILY DWELLINGS
 IN R3 ZONE**

Zone	Minimum Lot Area Required (sq. ft.) by Number of Dwelling Units					
	1 unit	2 units	3 units	4 units	5 units	Additional units
R3-1	5,000	9,000	12,000	14,000	15,000	1,000 per unit
R3-1.25	5,000	9,000	12,000	14,000	15,250	1,250 "
R3-1.5	5,000	9,000	12,000	14,000	15,500	1,500 "
R3-2	5,000	9,000	12,000	14,000	16,000	2,000 "
R3-2.2	5,000	9,000	12,000	14,200	16,400	2,200 "
R3-2.5	5,000	9,000	12,000	14,500	17,000	2,500 "
R3-3	5,000	9,000	12,000	15,000	18,000	3,000 "
R3-D	5,000	6,000	7,000	8,000	9,000	850 square feet for each additional unit up to 30 units, and 800 square feet for each additional unit for 31 or more units

4. **Development review required.** All development within the R3 Zoning District shall be subject to Development Review in compliance with Article A36.52.

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