

CITY OF MOUNTAIN VIEW
VILLA-
MARIPOSA
AREA
PRECISE
PLAN

VILLA-MARIPOSA AREA PRECISE PLAN

ADOPTED BY THE MOUNTAIN VIEW CITY COUNCIL

DECEMBER 13, 1983

RESOLUTION NO. 13912A

<u>AMENDED</u>	<u>RESOLUTION NO.</u>	<u>SUMMARY</u>
February 13, 1985	14125	Include a 5,600 square foot parcel in the Plan area.
September 29, 1992	15467 15468	Allow a two-year amortization extension and a 30-unit/acre density.
June 4, 2019	18342	Divide the Plan into three areas (A, B, and C) and create new development standards for Area A.

VILLA-MARIPOSA AREA PRECISE PLAN
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I. BACKGROUND

This approximately 24-acre area is bounded by the Southern Pacific Railroad, Shoreline Boulevard, Villa Street and the rear lot lines of residential properties fronting Higdon Avenue. The property is zoned P (Planned Community) and covered by the Villa-Mariposa Area Precise Plan. The property was rezoned from the MM (General Industrial) District, when the original Precise Plan was adopted in 1970. Minor amendments to the Plan occurred in 1972 and 1975. The majority of the property (85 percent) has been occupied by the Pacific Press Publishing Association, a very low-intensity industrial printing/publishing house for the Seventh-Day Adventist Church. In 1983, the Press announced that it was considering closing its Mountain View facility.

The Villa-Mariposa Area is part of a moderate-density residential neighborhood which essentially surrounds this pocket of industrial development. The 1978 Central City Area Plan reinforced the policy to preserve and enhance the residential character of this area. Primary access to the Area is along Villa Street, a residential collector street. Secondary access is provided via several local residential streets.

II. PURPOSE

With the anticipated move of the Pacific Press operation, reconsideration of the basic land use provisions within the Area Plan is appropriate. In consideration of this special location and the nature of existing improvements, the Precise Plan provides for the transition of this older industrial complex into a primarily residential area, either with a purely residential development in keeping with the adjacent, surrounding land uses; or, alternatively, as a combination-use project with nonresidential use of the easterly portion (up to 11-1/2 acres) when such use is consistent with and facilitates the development of residential use of the remaining major part of the site. This Precise Plan provides for the amortization of existing industrial uses and buildings; specifies reuse criteria for those buildings during the amortization period; defines criteria (including densities) for new residential uses; provides for possible industrial/office use of part of the site; and establishes broad design parameters to facilitate and require the orderly transition of all, or a portion of, the Area into development which is more in keeping with the character and best interests of this residential neighborhood. This Precise Plan is split into three areas (A, B, and C) that each allow for different uses and development standards.

Specific objectives of this Plan are:

- A. To facilitate a large-scale, integrated approach to development on the site by encouraging aggregation of lands and coordinated planning and development.
- B. To facilitate to the maximum extent possible residential development on the property, if the low-intensity Pacific Press operation ceases.
- C. To allow continued use of existing buildings, or development of new buildings, for nonresidential use on the east end of the Plan Area, if such allowance facilitates the residential development on the west end of the Plan Area.

III. LAND USE

A. Area A

- 1. The permitted use on the property shall be residential at a maximum density of 80 dwelling units to the acre.

B. Area B: Uses Without a Master Development Plan

- 1. The principally permitted use on the property shall be residential at a maximum density of 30 dwelling units per acre.
- 2. Accessory uses, as listed as "accessory" or "conditional" uses in Section 36.11, the R3* (Multi-Family Residential) District, may be authorized by the Zoning Administrator.
- 3. Printing and publishing operations on a minimum 20-acre site involving no more than 350 employees and requiring no more than five truck trips per week.
- 4. All other industrial/office uses including existing uses in existing buildings and new uses in existing buildings, unless approved in Section C, hereby become nonconforming. Nonconforming uses may be replaced by new industrial/office uses only when such new use is demonstrated to the satisfaction of the Zoning Administrator to be of the same or less intensive nature than the existing use in the particular building involved. Specifically included in the evaluation of intensity of use shall be the traffic generation, parking need and employee density of the new use(s). (See list of existing uses by building included as Attachment 1 to this Plan.) All nonconforming uses shall be terminated

within 15 years of the adoption of this Plan (except for high-hazard occupancies (Group H occupancies in the Uniform Building Code), which shall be terminated in 10 years) unless newly approved under Section C of this Plan.

One two-year extension may be granted to high-hazard industrial uses if the following conditions are satisfied to minimize the risk:

- a. Provide a fire safety report by a qualified fire protection consultant and implement the report's recommendations. The consultant and the content of the report shall be acceptable to the City's Fire Chief.
- b. Submit a formal closure plan to the City's Fire Department 1-1/2 years prior to vacating the site, scheduling the safe removal of tanks, equipment and buildings when the site is vacated.
- c. Implement any necessary storm drain system as required by the City's Utilities Department.
- d. Mitigate hazards related to vehicular delivery of high-hazard chemicals by repairing and maintaining areas designated for vehicular traffic, including driveways, sidewalks, curbs, etc.

C. Area C: Uses Requiring Master Development Plan

There is a significant amount of office and printing/production floor area existing on the east end of this Precise Plan Area. In consideration of this existing resource and the long-term presence of an employment base at this location, nonresidential or mixed-residential use of the easterly 11-1/2 acres of the site may be considered through approval of a Master Development Plan. A Master Development Plan shall be required for any nonresidential use and shall determine more precisely the amount and configuration of the nonresidential development with the burden of proof resting with the applicant to justify the amount of development up to the maximum of 11-1/2 acres.

1. Within the Master Development Plan, it must be demonstrated by the applicant for such office, research and development, engineering or software development, or limited, nonhazard manufacturing use that:
 - a. Such use of existing facilities or land will aid the integration of the remaining site under one residential development (e.g., existing property lines will be removed so that at least the holdings of

Pacific Press in 1983 will be retained as one property to allow easy residential development of the remaining acreage).

- b. The proposed industrial/office uses will not adversely affect either the existing residential neighborhood or the new residential area to be developed on the westerly 12-1/2 acres of the Precise Plan Area (Areas A and B). Included in this evaluation are traffic volume and location, employee density, noise, odors, potential use of hazardous materials and hours of operation.
 - c. The allowance of industrial/office use will facilitate residential development on the remaining acreage; for example, by financially enabling the developer to clear the residentially designated land, by enabling earlier relocation of remaining nonconforming industrial uses out of the residential section, etc.
 - d. It is the responsibility of the applicant to present a Master Development Plan that demonstrates how permanent, nonresidential use of the easterly 11-1/2 acres will foster residential development on the remainder of the Plan Area, compared to allowing only residential use throughout as provided in Section III-A.
2. Industrial/office use shall generally follow the uses allowed in the ML District (Section 36.19) provided, however, that any occupancy by R&D or any manufacturing use shall be limited to those which are safe and do not use toxic or hazardous materials, except as such materials may be needed for limited application, if authorized in accordance with applicable hazardous material control ordinances and special review procedures designated by the City. Any occupancy of the building by R&D or any manufacturing uses (as determined by the City) shall be conditioned upon City approval of a written, tenant-specific Use Compatibility Report, unless the project owner certifies to the satisfaction of the City that the proposed use and user will not involve any hazardous substances or activities. Said report shall be performed by a qualified independent consultant approved by the City and retained by the owner and shall demonstrate to the degree appropriate to the use that the health, safety and welfare of residents of the adjacent neighborhood as well as other project tenants will be protected. Very special attention shall be paid to any use of hazardous gases which this Plan specifically discourages. Optical (e.g., lasers) and similar technological hazards shall be evaluated, and special attention to fumes from volatile solvents (even if odorless and colorless), must also be addressed and minimized. Primary responsibility for initial clearance of

perspective tenants and ongoing monitoring shall rest with the owner but be monitored by the City. Said provisions shall ensure continuity of monitoring in the event of sale or other such action.

Procedures for establishing various uses not involving hazardous materials shall require approval as outlined under the Administrative Section. It will be incumbent upon the applicant to prove that the proposed use will not be injurious to the health, safety and welfare of the community. The Zoning Administrator may establish appropriate conditions to assure this end.

3. Public and quasi-public service uses (e.g., theater, government administrative offices, recreation, schools and other similar uses) shall also be permitted.
4. The 15-year amortization period for nonresidential uses and structures (10 years for high-hazard uses) shall apply to areas not specifically accepted for permanent nonresidential use through approval of a Master Development Plan in accordance with Section IV-B and addressing the issues identified in Section III-B.1.

IV. DESIGN STANDARDS

A. Area A Residential Development

Below are the development standards for Area A:

Density	80 du/ac maximum
Floor Area Ratio	2.10 FAR maximum
Setbacks (Front)	20' minimum
Setbacks (Side)	11' minimum
Rear Setbacks	12 minimum
Setbacks between buildings	15' minimum
Height	57' wall height maximum 66' roof height maximum 5 stories maximum
Open Area	55% minimum
Private Open Space (per unit)	40 sq. ft. per unit (avg.)
Personal Storage (per unit)	164 cubic ft.
Parking	1 space per bedroom up to 2 spaces per unit.

Particular attention must be given to neighborhood compatibility and project adjacencies to other residential development.

B. Area B and C Residential Development

The development standards of the R3* District shall apply. Particular attention must be given to buffering the development from noise from the Southern Pacific Railroad and Central Expressway and to minimizing traffic impacts on the existing neighborhood. Special design quality of this major project is required.

C. Industrial/Office Development

New construction or other permanent industrial/office occupancy of the east end of the Villa-Mariposa Area shall be permitted only in accordance with a Master Development Plan covering the entire Plan area which shows graphically and procedurally how the industrial/office portion can be located here and not adversely affect the residential quality of this neighborhood.

The development standards of the ML District shall apply, with the entire development being considered one corner site with respect to minimum landscaping, yard and setback requirements. It is noted that the

nonresidential building floor area on this site in 1983 is approximately 43.6 percent of the total land area, requiring that some buildings must be removed to yield a final nonresidential floor area to land area ratio (FAR) of 35 percent. It is also noted that substantial upgrading of the landscaping, building appearance, provision of parking, truck loading and circulation will be needed to meet ordinance development requirements as part of any project proposal.

New construction is permitted only if: (1) total floor area remains within the 35 percent FAR on the nonresidential land area; (2) proposal is accompanied by an evaluation of the architectural and historical significance of existing buildings (especially the existing one-story offices and the auditorium/chapel building); and (3) proposal includes removal of other nonresidential floor area within the residentially designated westerly 12-1/2 acres of the site (Areas A and B) on a square foot to square foot basis as needed to facilitate that residential development and as needed to mitigate the excessive nonresidential FAR in excess of 35 percent calculated on the entire Plan Area.

Existing industrial/office developments shall be required to be painted on the exterior and to have exterior buffer landscaping between any such use and residential use prior to approval of any new tenant.

D. Traffic and Access

All designs shall provide a means to minimize traffic on adjoining residential streets and shall make provisions for adequate right-of-way for future construction of an off-ramp from Central Expressway to Shoreline Boulevard.

V. ADMINISTRATION

Any combined use Master Development Plans (and amendments to same), as well as new residential development proposals shall be approved by the City Council as per Sections 36.22.6 to 36.22.10 of the Zoning Ordinance.

Once a combined use Master Development Plan has been approved, uses which are identified as provisional uses within this Plan, reuse of existing buildings, building expansions or 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, approval of minor sign changes, approval of specific signs, approval of minor site changes, and building design alterations for new or remodeled buildings, including building material changes, and changes in tenants with no change of use category in the existing

buildings, or changes in use of new buildings which are in conformity with the Precise Plan, may be authorized through the Site Plan and Architectural Review (SPAR) process.

All existing nonresidential uses and buildings are hereby declared to be nonconforming and subject to the provisions of Sections 36.29 through 36.29.3, except that the amortization period shall be 15 years (10 years in the case of high-hazard, Group H occupancies, with one extension as provided in Section III.A.4) due to the substantial conflict of existing and potential industrial uses with the adjacent residential neighborhood, the degree of hazard to people living in the area caused by the existing uses and due to the above-average age of the existing buildings. Said nonconforming status shall in no way reduce the City's right to enforce existing or future conditions of approval or other requirements protecting the public's health, safety or general welfare.

LL/PRE PLAN-1
860-07-08-92PP

P-17 (Villa-Mariposa) Precise Plan Map

MAY 2019

CITY OF MOUNTAIN VIEW



CENTRAL EXPRESSWAY

Area A

Area B

Area C

HIGDON AVE

POLARIS AVE

VILLA ST

CHIQUITA AVE

MARIPOSA AVE

PETTIS AVE

PALO ALTO AVE

MOUNTAIN VIEW AVE

S SHORELINE BLVD

Legend



P-17 Boundaries

ATTACHMENT 1

DESCRIPTION OF EXISTING BUILDINGS

<u>Building Number</u>	<u>Floor Area (Square Feet)</u>	<u>Existing Use</u>	<u>Structure Type</u>	<u>Approximate Age (Years)</u>	<u>Visible Structure Quality</u>
1	42,200	Warehouse – paper stock	Masonry tile walls clad with corrugated metal, wood-trussed roof, metal sheathing	50-60	Fair to poor
2	9,000	576-seat auditorium/ theater	Concrete and stucco, tile roof	50	Excellent; interior recently remodeled
3	16,500	Office	Two-story concrete	15-20	Very good
4	3,900	Office	Stucco, tile roof	30-40	Good – very good
5	5,500	Shipping and warehouse	Concrete with one-half metal roof and one-half tile roof	20-30	Good
6	13,485 +6,000 loft	Warehouse, repair and building engineering office	Concrete with metal roof	20-30	Good
7	5,300	Residential, dormitory, office	Wood	100	Fair
8	6,500	Office, janitorial services, storage	Stucco over wood frame	30-35	Fair

<u>Building Number</u>	<u>Floor Area (Square Feet)</u>	<u>Existing Use</u>	<u>Structure Type</u>	<u>Approximate Age (Years)</u>	<u>Visible Structure Quality</u>
9	4,355	Day care room, residential occupancy	Stucco over wood frame	35-40	Fair to poor
10	3,072	Warehouse, used clothing sales and distribution	Stucco over wood frame	35-40	Fair
11	3 residential units	Single family, one duplex	Wood	60-80 30-40	Fair
12	16,200	Warehouse	Concrete tilt up	10-15	Good
13	3,000	Warehouse	Masonry, with extra	40-50	Good
14	22,400	Warehouse with small office	Concrete tilt up	10-15	Good
Buildings 15 through 18 are different segments of what now appears to be one building. Since the numbered portions were built at different times and have different use and reuse capabilities, they are treated separately.					
15	49,200	Bookbinding, manufacturing	Concrete walls, metal roof	20-30	Fair to good
16	23,800	Mailing, folding – manufacturing	Concrete walls, metal roof	30-40	Fair to good
17	51,500	Press room, manufacturing	Masonry wall, built-up roof	40-50	Good
18	23,400	Office	Masonry wall, stucco covering and tile roof	50-80	Good to very good

Building Number Floor Area (Square Feet) Existing Use Structure Type Approximate Age (Years) Visible Structure Quality

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