

CITY OF MOUNTAIN VIEW
CASTRO-
MIRAMONTE
TRIANGLE
PRECISE
PLAN

CASTRO-MIRAMONTE TRIANGLE PRECISE PLAN
ADOPTED BY THE MOUNTAIN VIEW CITY COUNCIL

MARCH 3, 1975

RESOLUTION NO. 10415

Amended

Resolution No.

Summary

CASTRO-MIRAMONTE TRIANGLE
MARCH 1985

CITY OF MOUNTAIN VIEW
RESOLUTION NO. 10415
SERIES 1975

A RESOLUTION AUTHORIZING ADOPTION OF A PRECISE PLAN TO
GUIDE DEVELOPMENT UNDER THE P DISTRICT FOR THE APPROXIMATE
THREE-ACRE TRIANGLE OF LAND BORDERED BY CASTRO STREET,
MIRAMONTE AVENUE AND A LINE PARALLEL TO AND APPROXIMATELY
300' SOUTH OF HARPSTER DRIVE

WHEREAS, the City Council has received and considered a report dated March 6, 1975 from the Environmental Planning Commission recommending the adoption of a Precise Plan to guide development under the P District for the approximately three-acre triangle of land bordered by Castro Street, Miramonte Avenue and a line parallel to and approximately 300' south of Harpster Drive, and commonly known as 1172 Castro Street;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Mountain View that the adoption of a Precise Plan to guide development under the P District for the approximate three-acre triangle of land bordered by Castro Street, Miramonte Avenue and a line parallel to and approximately 300' south of Harpster Drive be, and the same hereby is, authorized as follows:

I. USE:

- A. The following are the primary uses to which the land may be utilized:
1. Medical and dental offices and clinics.
 2. Administrative, executive and editorial offices.
 3. Professional offices for lawyers, engineers, architects, etc.

- B. The following uses may be considered appropriate depending on the specific development proposal:
1. Public and quasi-public uses appropriate to the District such as convalescent hospitals, professional, business and technical schools and schools and studios for arts, crafts, photography, music and dance.
 2. Public utility and service buildings, structures and uses appropriate to the area.
 3. Mortuaries.
 4. Private swimming or tennis club facilities.
 5. Any other office use which is determined by the Zoning Administrator or City Council to be of the same general character as the above, with the exception of retail uses and uses such as banks which generate significant amounts of traffic.

II. DEVELOPMENT STANDARDS:

A. Height Limitations

Building height shall not exceed 25' in height as measured above the street sidewalk.

B. Yards

A minimum structure setback of 25' from any street right-of-way, 75 percent of which must be landscaped.

A minimum of 30' from any residential property, to include a minimum of a 10' landscape buffer adjacent to the residential property line.

C. Coverage

Buildings or structures shall not cover more than 30 percent of the total lot.

Open green area shall occupy no less than 45 percent of the total lot area.

D. Noise Buffers

Noise buffers will be needed to reduce the existing outside L10 noise levels of approximately 60 to 65 to the L10 level of 60 dB(A) (55 dB(A) if used for hospital-like uses) or less through the location of buildings and use of mounding, landscaping, decorative walls or other compatible buffers. Care must be taken to avoid visually obtrusive walls surrounding the property. Noise measurement is to be taken at people-oriented areas except for pathways and driveways used for ingress or egress.

E. Access

Access points along Castro Street and Miramonte Avenue shall be minimized to avoid conflicts on traffic on these two arterials. No access shall be taken below the bulb on Castro Street, approximately 450' south of the northerly property line along Castro Street.

F. Landscaping

Existing trees will be preserved and incorporated into the site design.

On-site landscaping will coordinate design and materials with street landscaping and the public landscape easement at the intersection of Castro Street and Miramonte Avenue.

G. Signing

Provisions of the O District sign ordinance shall be used, Section 36.17.7 of the Zoning Ordinance.

III. ARCHITECTURAL GUIDELINES

These criteria are intended to provide a guide to encourage quality development, not to be utilized as a formula for good planning and architectural design. They are intended to help establish a suitable relationship between the elements which make up the physical environment.

A. Form and Scale

The architecture and landscaping shall relate well to the existing residential design within the area. Buildings should be small and informal in scale. Building clusters with courtyards, connecting corridors, etc. which bear a close relationship to the residential atmosphere should be encouraged.

Larger building forms can be considered if the forms are broken up to lessen the impact of mass. Roofs should be designed to maximize visual interest without being dominating.

B. Materials, Color and Texture

The use of muted earth colors is recommended (e.g., ochre, olive, browns, warm grays, etc.). Bold and bright colors should be limited to accents only. The use of natural materials such as wood, bricks and stone are preferred over steel, aluminum or plaster. Textural interest inherent in the material is desirable. Fabricated texture for texture's sake should be avoided.

C. Lighting

Luminary height and intensity should be minimized to lessen spillage into residential areas.

D. Utilities

All electrical conduit, telephone cables, etc. shall be placed underground.

IV. DEVELOPMENT REVIEW PROCEDURE

The provisions of Sections 36.22.5 through 36.22.10 of the Zoning Ordinance shall be followed for all development proposals.

The foregoing Resolution was regularly introduced and adopted at an Adjourned Regular Meeting of the City Council of the City of Mountain View, duly held on the 31st day of March, 1975, by the following vote:

AYES: Councilmembers Allen, Anderson, Moss, Perez and Mayor Cusimano

NOES: Councilmember Gordon

ABSENT: None

NOT VOTING: Councilmember Jelavich

ATTEST:

APPROVED:

JEAN HIXON
CITY CLERK

JOSEPH CUSIMANO
MAYOR

I do hereby certify that the foregoing resolution was passed and adopted by the City Council of the City of Mountain View at the Adjourned Regular Meeting held on the 31st day of March, 1975 by the foregoing vote.

City Clerk
City of Mountain View

PREPLAN-1
Castro-MmonteTriangle-PP^