

CITY OF MOUNTAIN VIEW
RESOLUTION NO.
SERIES 2021

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MOUNTAIN VIEW
APPROVING A MODIFICATION TO A PREVIOUSLY APPROVED
PLANNED COMMUNITY PERMIT TO ALLOW THE RELOCATION OF
PUBLICLY ACCESSIBLE AREAS WITHIN AN APPROVED 595,000 SQUARE FOOT
BUILDING ON AN 18.6-ACRE SITE AT 2000 NORTH SHORELINE BOULEVARD

WHEREAS, an application was received from Chris Alwan for Google LLC for a modification to a previously approved Planned Community Permit (Application No. 173-16-PCZA) to allow the relocation of publicly accessible areas within an approved 595,000 square foot building at 2000 North Shoreline Boulevard (Application No. PL-2020-095); and

WHEREAS, the Zoning Administrator held a public hearing on January 27, 2021 on said application and recommended the City Council conditionally approve the Planned Community Permit subject to the attached findings and conditions of approval (Exhibit A); and

WHEREAS, the City Council held a public hearing on February 23, 2021 on said application and received and considered all evidence presented at said hearing, including the resolutions and project materials from the Zoning Administrator and City Council report and materials;

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Mountain View finds:

1. The Planned Community Permit to allow the relocation of publicly accessible areas within an approved 595,000 square foot building is conditionally approved based upon the conditions contained herein and upon the following findings pursuant to Section 36.50.55 of the City Code:

a. The proposed development is consistent with the provisions of the North Bayshore Precise Plan since the project will remain an office use and will provide publicly accessible amenities, such as a café, retail/commercial space, and Neighborhood Partnership Center. These public spaces will further the goals of the North Bayshore Precise Plan because they provide a mix of services and amenities for the local community;

b. The proposed development is consistent with the High-Intensity Office Land Use Designation of the General Plan as the development will remain an office use;

c. The proposed development will not be detrimental to the public interest, health, safety, convenience, or welfare because the project will remain an office use that is compatible with the surrounding environment of office and commercial developments. The project will also provide publicly accessible amenities, such as a café, retail/commercial space, and Neighborhood Partnership Center, which may be used by small businesses, neighborhood groups, or local events for the community;

d. The proposed project promotes a well-designed development that is harmonious with existing and planned development in the surrounding area because the project will continue as an office use that is compatible with the surrounding office uses and provide public open space and amenities that can be used by the community; and

e. The proposed project complies with the California Environmental Quality Act (CEQA) because it is categorically exempt under Section 15301 (“Existing Facilities”) because the project includes interior alterations and no expansion of the existing use.

BE IT FURTHER RESOLVED by the City Council of the City of Mountain View that the Planned Community Permit for said project is hereby granted subject to the developer’s fulfillment of all the conditions, which are attached hereto as Exhibit A and incorporated herein by reference.

EH/6/RESO
837-02-23-21r-1

Exhibit: A. Conditions of Approval

**CITY OF MOUNTAIN VIEW
FINDINGS REPORT/ZONING PERMIT**

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PL-2020-095
January 27, 2021

APPLICATION NO.:
 DATE OF FINDINGS:
 EXPIRATION OF ZONING PERMIT:

THIS DOCUMENT REPRESENTS THE ZONING PERMIT RECEIVED FOR THE SUBJECT SITE. THIS DOCUMENT DOES NOT WAIVE THE REQUIREMENT FOR SUBSEQUENT CITY APPROVALS AS APPLICABLE, INCLUDING, BUT NOT LIMITED TO, BUILDING PERMITS, EXCAVATION PERMITS, ETC.

Applicant's Name:

Chris Alwan for Google LLC

Property Address:

2000 North Shoreline Boulevard

Assessor's Parcel Nos.:

116-21-050 and 116-21-051

Zone:

P-39

Request:

Request for a modification to a previously approved Planned Community Permit (173-16-PCZA) to allow the relocation of publicly accessible areas within an approved 595,000 square foot office building; and a determination that the project is categorically exempt pursuant to Section 15301 ("Existing Facilities") of the CEQA Guidelines.

APPROVED CONDITIONALLY DISAPPROVED OTHER
 APPROVED

ZONING ADMINISTRATOR RECOMMENDATION TO CITY COUNCIL

FINDINGS OF APPROVAL:

The Planned Community Permit to allow the relocation of publicly accessible areas within an approved 595,000 square foot office building is conditionally approved based upon the conditions contained herein and upon the following findings per Section 36.50.55:

- A. The proposed development is consistent with the provisions of the North Bayshore Precise Plan since the project will remain an office use and will provide publicly accessible amenities such as a café, retail/commercial space, and Neighborhood Partnership Center. These public spaces will further the goals of the North Bayshore Precise Plan because they provide a mix of services and amenities for the local community;
- B. The proposed development is consistent with the High-Intensity Office Land Use Designation of the General Plan as the development will remain an office use;
- C. The proposed development will not be detrimental to the public interest, health, safety, convenience, or welfare because the project will remain an office use that is compatible with the surrounding environment of office and commercial developments. The project will also provide publicly accessible amenities such as a café, retail/commercial space, and Neighborhood Partnership Center which may be used by small businesses, neighborhood groups, or local events for the community;
- D. The proposed project promotes a well-designed development that is harmonious with existing and planned development in the surrounding area because the project will continue as an office use that is compatible with the surrounding office uses and provide public open space and amenities that can be used by the community; and

Owner Agent File Fire Public Works

- E. The proposed project complies with the California Environmental Quality Act (CEQA) because it is Categorical Exempt under Section 15301 ("Existing Facilities") because the project includes interior alterations and no expansion of the existing use.

This approval is granted to allow the relocation of publicly accessible areas within an approved 595,000 square foot office building located on Assessor's Parcel Nos. 116-21-050 and 116-21-051. Development shall be substantially as shown on the project materials listed below, except as may be modified by conditions contained herein, which are kept on file in the Planning Division of the Community Development Department:

- A. Project Plans prepared by Adamson Associates, Inc. for Google, date stamped December 18, 2020; and
B. Project Description prepared by Google, date stamped December 17, 2020.

THIS REQUEST IS GRANTED SUBJECT TO THE FOLLOWING CONDITIONS:

Planning Division – 650-903-6306

1. **PREVIOUS APPROVALS:** Approval of this Modification to a previously approved Planned Community incorporate and updates conditions of approval from prior permits, including, but not limited to, Permit No. 173-16-PCZA, as applicable to the proposed modification(s) to the approved development. For regulatory purposes, unless specifically addressed herein, all previous permits and conditions of approval shall remain valid.
2. **EXPIRATION:** This permit is valid for a period of two years from the date of approval. This permit shall become null and void if building permits have not been issued and construction activity has not commenced within the two-year period, unless a Permit Extension has been submitted to and approved by the Zoning Administrator at a duly noticed public hearing prior to the expiration date.

PERMIT SUBMITTAL REQUIREMENTS

3. **TENANT IMPROVEMENTS:** Details of interior tenant improvements are to be shown on building permit drawings and shall be reviewed for consistency with the operational characteristics of the proposed use by the Zoning Administrator, or designee, prior to permit issuance. Existing building permit submittals shall be updated as necessary to accommodate modifications approved under this permit.
4. **REVISIONS TO THE APPROVED PROJECT:** Minor revisions to the approved plans shall require approval by the Zoning Administrator. Major modifications as determined by the Zoning Administrator shall require a duly noticed public hearing, which can be referred to the City Council.
5. **SIGNAGE:** No signs are approved as part of this application. Any new signage will require a separate Planning and/or building permit. Application form and submittal requirements are available online at www.mountainview.gov/planningforms.

OPERATIONS

6. **OPERATIONAL CRITERIA:** In the event that problems with the operational criteria of the business arise, including, but not limited to, parking shortages, delivery truck issues, hours of operation, or noise, the applicant will be notified and given six months to correct the problem(s) to satisfaction of the Community Development Director or Public Works Director. If corrective measures are deemed to be insufficient, the Zoning Administrator may hold a public hearing to review the situation and impose new or modified conditions of approval in response to the information received. The public hearing shall be conducted and noticed in accordance with Chapter 36, Article XVI, Division 6, of the City Code.
7. **NEIGHBORHOOD PARTNERSHIP CENTER:** The applicant is providing the Neighborhood Partnership Center

in connection with its application to modify the previously approved project. The Neighborhood Partnership Center shall be provided on the ground floor for community space upon reservation. The applicant shall provide a detailed operational and programming plan for review and approval by the Zoning Administrator prior to building permit issuance. **(PROJECT-SPECIFIC CONDITION)**

8. **PARKING MANAGEMENT PLAN:** Prior to building permit issuance, the applicant shall update the existing parking management plan for the site, describing parking allocation for employees, guests, and commercial uses within the project, subject to administrative approval by the Zoning Administrator prior to building permit issuance. The parking management plan may be updated throughout the life of the project as necessary to address operational or site changes. Changes to the parking management plan shall be approved by the Zoning Administrator prior to implementation. **(PROJECT-SPECIFIC CONDITION)**

SITE DEVELOPMENT AND BUILDING DESIGN

9. **PUBLICLY ACCESSIBLE SPACE IN BUILDING:** This project includes privately leased, publicly accessible space on the ground floor of the building, including a café, retail/commercial space, and Neighborhood Partnership Center. The hours of operation for the café and retail/commercial space shall be at a minimum from 8:00 a.m. to 5:00 p.m., seven (7) days a week, and by reservation and appointment for the Neighborhood Partnership Center. These spaces shall be open and accessible to the public as outlined in Covenants, Agreements, and Deed Restrictions Relating to Public Access to be executed by the applicant and City prior to issuance of a building permit. The applicant shall have the right to establish and enforce reasonable rules and regulations for the use of the open space but shall not restrict access with any design/operational barriers, other than those shown on the project drawings and in the project description letter. **(PROJECT-SPECIFIC CONDITION)**

Building Inspection Division – 650-903-6313

Entitlement review by the Building Inspection Division is preliminary. Building and Fire plan check reviews are separate permit processes applied for once the zoning approval has been obtained and appeal period has concluded; a formal permit submittal to the Building Inspection Division is required. Plan check review shall determine the specific requirements and construction compliance in accordance with adopted local, State, and Federal codes for all building and/or fire permits. For more information on submittal requirements and timelines, contact the Building Inspection Division online at www.mountainview.gov/building. It is a violation of the MVCC for any building occupancy or construction to commence without the proper building and/or fire permits and issued Certificate of Occupancy.

10. **BUILDING PERMITS:** A building permit is required for this project. This review by the Building Inspection Division is preliminary, and only attempting to identify critical or significant code concerns. Building plan check review will be part of a separate permit application process that can be applied for once the Planning approvals have been obtained and the 10-day appeal period has passed. To submit for building permits, please refer to the Building Inspection Division's "Submittal Requirements" for document requirements, and project review times online at www.mountainview.gov/submitbuildingpermit.

No construction work can be commenced without the appropriate building permit(s) and no new occupancy shall commence without a Certificate of Occupancy. Please visit City of Mountain View – Building & Fire Division online at www.mountainview.gov/building, or contact by phone at 650-903-6313, to obtain information and submittal requirements.

Public Works Department – 650-903-6311

RIGHTS-OF-WAY

11. **CONCEPTUAL DESIGN APPROVAL:** The design as shown in the submitted planning documents was reviewed in concept only. Not all sheets were reviewed, and a more detailed review shall be conducted during the building plan check process. **(PROJECT-SPECIFIC CONDITION)**

12. **COVENANTS, AGREEMENTS, AND RESTRICTIONS RELATING TO PUBLIC ACCESS (EXTERIOR PEDESTRIAN WALKWAYS AND OUTDOOR PLAZA):** Prior to issuance of any building permits, the Covenants, Agreements, and Deed Restrictions Relating to the Public Access Agreement entered into on January 21, 2018, and recorded on April 27, 2018, shall be amended to modify the definition of "Building Access Area" and the "Grant of Access to Building Access Area" sections of the Agreement and any pertinent exhibits. All other terms shall remain unchanged. The amended Agreement shall be in a form satisfactory to the City. **(PROJECT-SPECIFIC CONDITION)**

STREET IMPROVEMENTS

13. **OFF-SITE IMPROVEMENT PLANS:** Revise the appropriate plan sheets on the previously approved off-site public improvement plans for the 2000 North Shoreline Boulevard-Charleston East Project (Excavation Permit No. 2017-160) in accordance with Chapter 28 of the City Code, the City's Standard Design Criteria, Submittal Checklist, Plan Review Checklist, and the conditions of approval of the project. **(PROJECT-SPECIFIC CONDITION)**
14. **ENCROACHMENT RESTRICTIONS:** Except as otherwise approved under the prior entitlements and authorized pursuant to existing encroachment agreement(s), private facilities, including, but not limited to, structures, steps, doors (including door swing), handrails, backflow preventers, signs, fences, retaining curbs, and retaining walls, shall not encroach into the public right-of-way and/or street easement.
15. **ADA RAMP REQUIREMENTS:** All new access ramps shall comply with the Americans with Disabilities Act (ADA) requirements. Existing nonconforming access ramps shall be reconstructed to comply with the ADA requirements.

MISCELLANEOUS

16. **HEALTH AND SAFETY MEASURES:** Work within soil and groundwater contamination areas may expose workers to contaminants in the soil, groundwater, and associated vapors. Permittee/Contractor is responsible for preparing and implementing an appropriate health and safety plan to address the contamination and manage the operations in a safe manner and in compliance with the Cal/OSHA Construction Safety Orders and other State and Federal requirements.

NOTE: As required by California Government Code Section 66020, the applicant is hereby notified that the 90-day period has begun as of the date of approval of this application, in which the applicant may protest any fees, dedications, reservations, or other exactions imposed by the City as part of this approval or as a condition of approval. The fees, dedications, reservations, or other exactions are described in the approved plans, conditions of approval, and/or the adopted City fee schedule.

STEPHANIE WILLIAMS, PLANNING MANAGER/ZONING ADMINISTRATOR

SW/EH/1/FDG
PL-2020-095