

CITY OF MOUNTAIN VIEW
RESOLUTION NO.
SERIES 2020

A RESOLUTION AUTHORIZING ONE-YEAR EXTENSIONS OF
PLANNING PERMITS DUE TO THE COVID-19 EMERGENCY

WHEREAS, Chapter 36 (Zoning) of the Mountain View City Code establishes permit types and general procedures, including approval process, life of permit, and extensions; and

WHEREAS, Section 36.56.65 of the Mountain View City Code provides that permits shall become null and void if not used within two years from the date of the approval; and

WHEREAS, Section 36.56.65 of the Mountain View City Code allows the Zoning Administrator to approve permit extensions up to two years after review at a public hearing; and

WHEREAS, on March 4, 2020, Governor Gavin Newsom declared a state of emergency in the State of California due to the number of confirmed cases of COVID-19 in the State; and

WHEREAS, on March 12, 2020, the City Manager, acting as the Director of Emergency Services, proclaimed the existence of a local emergency within the City, which was confirmed by the City Council on March 17, 2020 by Resolution No. 18434; and

WHEREAS, on March 16, 2020, the County of Santa Clara Health Officer issued the first in a series of orders requiring all businesses and governmental agencies within the County to cease nonessential operations at physical locations and requiring all persons to remain home except when engaged in certain essential activities as defined by the orders; and

WHEREAS, the City of Mountain View has approved numerous permits of varying scale pursuant to Chapter 36 of the City Code, and such permits have been reviewed and approved by the City Council, Environmental Planning Commission, or Zoning Administrator. Current timelines established by Chapter 36 will result in the expiration of such permits within the near future; and

WHEREAS, as a result of the suspension of nonessential construction and development activities for periods of time during the COVID-19 pandemic crisis and the effect of the crisis on the wider economy, the current timeline established for these

permits presents a hardship on applicants and property owners, and the City Council finds that it is desirable to extend the life of such permits; and

WHEREAS, this action is exempt from the California Environmental Quality Act (CEQA), in accordance with Section 15061(b)(3) of the CEQA Guidelines, because it can be seen with certainty that temporarily extending planning permit approvals for a limited period of time will not have a significant effect on the environment.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Mountain View that all permits approved pursuant to the provisions of the City of Mountain View City Code Chapter 36, that are valid as of March 16, 2020, are granted an automatic one-year extension from the original expiration date of the permit in which to use the permit. This automatic permit extension shall be in addition to permit extensions provided in Section 36.56.65 of the Mountain View City Code, which allows the Zoning Administrator to approve extensions of time up to two years.

BE IT FURTHER RESOLVED that this automatic permit extension would not extend or reactivate planning permits that lapsed or were not approved prior to the start of the County's Shelter-in-Place order on March 16, 2020.

BE IT FURTHER RESOLVED that nothing in this resolution shall affect other performance or time requirements imposed or associated with the subject permit, including, but not limited to, Conditions of Approval.

SW/1/RESO
818-09-22-20r