

CITY OF MOUNTAIN VIEW
RESOLUTION NO.
SERIES 2021

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MOUNTAIN VIEW
AUTHORIZING THE NORTH BAYSHORE PRECISE PLAN NONRESIDENTIAL
BONUS FLOOR AREA RATIO REQUALIFICATION REQUEST OF 1.3 MILLION
SQUARE FEET FROM GOOGLE LLC SUBJECT TO A MINIMUM COMMUNITY
BENEFIT VALUE OF \$42 MILLION

WHEREAS, on July 10, 2012, the City Council adopted the 2030 General Plan, establishing a vision, goals, and policies for the North Bayshore Change Area; and

WHEREAS, on November 25, 2014, the City Council adopted a new North Bayshore Precise Plan to implement the City's General Plan vision for the area; and

WHEREAS, the North Bayshore Precise Plan allows new development to request higher floor area ratios (FAR) over 0.45 FAR through Bonus FAR requests; and

WHEREAS, on May 5, 2015, the City Council held a public hearing to consider the North Bayshore Precise Plan Bonus FAR applications submitted prior to the February 27, 2015 deadline and allocated 2.2 million square feet of nonresidential (office) Bonus FAR to five applications, determining them eligible to apply for Planned Community Permits; and

WHEREAS, on December 12, 2017, the City Council adopted the updated North Bayshore Precise Plan, which added a new land use policy framework that established residential uses and complete neighborhood planning objectives; and

WHEREAS, the North Bayshore Precise Plan Bonus FAR Guidelines, appended to the North Bayshore Precise Plan, established a deadline of December 1, 2018 for City Council-determined eligible Bonus FAR applications to apply for a Planned Community Permit consistent with their Bonus FAR proposals or request an extension; and

WHEREAS, prior to the December 1, 2018 deadline, Google LLC and SyWest, the property owners of separate portions of that area known as the "Gateway" in North Bayshore, which had been allocated approximately 1.45 million square feet of Bonus FAR in 2015, submitted independent requests for requalification of the Bonus FAR; and

WHEREAS, on February 26, 2019, the City Council held a hearing on the two Bonus FAR requalification requests from Google and SyWest and did not grant either request,

instead directing a City-initiated master planning process for the Gateway area if the property owners could not agree; and

WHEREAS, on November 5, 2019, the City Council held a Study Session to consider a general land use program for the Gateway area (referred to as the Gateway Master Plan) and endorsed an option reserving 500,000 square feet of nonresidential Bonus FAR for the Gateway area (to be divided evenly between the two property owners, Google and SyWest). Preparation of the Gateway Master Plan for City Council consideration and adoption remains under way; and

WHEREAS, on _____, 2021, Google submitted an application for requalification of 1.3 million square feet of North Bayshore Precise Plan nonresidential Bonus FAR for a project on an approximately 122-acre site that includes its portion of the Gateway area and adjacent areas in North Bayshore;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Mountain View that the City Council authorizes requalification of 1.3 million square feet of North Bayshore Nonresidential Bonus FAR to Google based on the compliance of their proposal with North Bayshore Bonus FAR Guidelines; the key principles and objectives of the North Bayshore Precise Plan (including sustainability, mobility, habitat, community, and public space); the project's relationship to implementing key transportation improvements; consistency with the character area; and proposed community benefits, all as further described in the North Bayshore Nonresidential Bonus FAR Requalification Council Report for the March 23, 2021 City Council meeting. This requalification is subject to and conditioned on: (1) timely submittal of a formal Master Plan application for implementation of the 1.3 million square feet of nonresidential Bonus FAR within 12 months of the adoption of this resolution; and (2) a minimum value of \$42 million in community benefits for the Bonus FAR allocation. If Google does not submit a formal Master Plan application (including a detailed community benefits proposal) within 12 months of the adoption of this resolution, the requalification of Bonus FAR shall expire and be of no further effect.

DP/6/RESO
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