

CITY OF MOUNTAIN VIEW
RESOLUTION NO.
SERIES 2019

A RESOLUTION DENYING BOTH OF THE NORTH BAYSHORE PRECISE PLAN
BONUS FLOOR AREA REQUALIFICATION REQUESTS
FROM SYWEST AND GOOGLE

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, the City Council adopted a new North Bayshore Precise Plan on November 25, 2014, 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; and

WHEREAS, the amount and type of the requested Bonus FAR shall comply with provisions listed in the North Bayshore Precise Plan; and

WHEREAS, the City received a number of Bonus FAR applications by the February 27, 2015 deadline to be reviewed for consistency with the North Bayshore Precise Plan Bonus FAR provisions; and

WHEREAS, on May 5, 2015, the City Council held a public hearing to consider said North Bayshore Precise Plan Bonus FAR applications, and determined the eligibility of several Bonus FAR proposals to apply for Planned Community Permits; and

WHEREAS, the City Council amended the North Bayshore Precise Plan on December 12, 2017 which added a new land use policy framework that establishes 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, the City Council determined eligible Bonus FAR applications at 2629 Terminal Boulevard, more specifically referenced as APN 116-19-003 and 116-19-004,

and several parcels in the "Gateway" area adjacent to North Shoreline Boulevard and U.S. 101, more specifically referenced as APN 116-13-030 and 116-13-034, 116-10-088, and 116-10-101, filed requests with the City on November 30, 2018 to have their Bonus FAR eligibility requalified as they did not submit a Planned Community Permit;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Mountain View that the City Council has determined the Bonus FAR requests for requalification cited above are not consistent with their 2015 Bonus FAR proposals deemed eligible to apply for Planned Community Permits and do not sufficiently meet the requirements for a Gateway Master Plan as required by the North Bayshore Precise Plan, and are, therefore, denied the eligibility to apply for Planned Community Permits.

TIME FOR JUDICIAL REVIEW:

The time within which judicial review of this document must be sought is governed by California Code of Procedure Section 1094.6 as established by Resolution No. 13850 adopted by the City Council on August 9, 1983.

MA/3/RESO
891-02-26-19r