

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

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APPLICATION NO.:

PL-2021-248

DATE OF FINDINGS:

May 10, 2023

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:

**Michael Tymoff for Google LLC**

Property Address:

Assessor's Parcel No(s).:

Zone:

**North of U.S. 101 freeway bounded by Charleston Road to the North, Stevens Creek to the East, Space Park Way to the South, and Huff Avenue to the West**

**116-02-037, 116-02-081, 116-02-083, 116-02-084, 116-02-088, 116-10-070, 116-10-077 through 116-10-080, 116-10-084 through 116-10-086, 116-10-088, 116-10-089, 116-10-095, 116-10-097, 116-10-101, 116-10-102, 116-10-104 through 116-10-108, 116-11-012, 116-11-022, 116-11-024, 116-11-025, 116-11-028, 116-11-030, 116-11-038, 116-11-039, 116-13-027, 116-13-034, 116-13-037, 116-13-038, 116-14-058, 116-14-066, 116-14-072, and 16-20-043**

**P(39) and PF**

Request:

**Request for a Development Agreement between the City of Mountain View and Google LLC for 69 properties located in the North Bayshore Master Plan (associated with Planning Application Nos. PL-2021-181 and PL-2022-052) on a 153-acre project site. The project includes constructing up to 7,000 high-density residential units, 3.11 million square feet of office, 233,990 square feet of ground-floor retail, approximately 26.1 acres of public parks and open space, and an optional private district utility system; and a Subsequent Environmental Impact Report (SEIR) was prepared for the project pursuant to the CEQA Guidelines.**

APPROVED

CONDITIONALLY

DISAPPROVED

OTHER

APPROVED

**\*\*\*\*ZONING ADMINISTRATOR RECOMMENDATION TO CITY COUNCIL\*\*\*\***

**FINDINGS OF APPROVAL:**

1. The Development Agreement is consistent with the objectives, policies, general land uses, and programs specified in the General Plan for the High-Intensity Office, North Bayshore Mixed-Use, Mixed-Use Center (North Bayshore), and Institutional Land Use Designations, which envisions a harmonious balance of housing near jobs, public transit, neighborhood-serving businesses, and parks. The Development Agreement is also consistent with the North Bayshore Precise Plan (Precise Plan) applicable to the North Bayshore Master Plan (associated with Application Nos. PL-2020-181 and PL-2022-052) ("Master Plan" or "Project") as the Development Agreement will facilitate a master plan that implements the Precise Plan's vision and provides innovative site, architectural, and landscape designs, and transportation demand management measures supporting the City's goals for reducing single-occupancy vehicle trips, wildlife-friendly site planning and design, highly sustainable green building design and infrastructure, including: (a) 1.3 million square feet of nonresidential Bonus FAR for highly sustainable new office

Owner

Agent

File

Fire

Public Works

development; (b) up to 8.8 million square feet of residential Bonus FAR for facilitating up to 7,000 residential units, including 15% (or 1,050) affordable units; and (c) diverse land uses by blending residential, commercial, and office uses to create Complete Neighborhoods with services, open space, and transportation options for future and existing residents and employees.

2. The Development Agreement is compatible with the uses authorized in, and the regulations prescribed for, the land use district in which the real property is located because the Project complies with the allowable land uses in the Precise Plan at the building heights and intensities permitted; provides a network of parks and open space to ensure a large, dedicated public park and surrounding land uses are appropriately planned for and provided, along with meeting other requirements for a Master Plan per the Precise Plan; and provides compatibility with surrounding uses and developments consistent with the Precise Plan and the Moffett Field Comprehensive Land Use Plan (CLUP) for the nearby Moffett Airfield.
3. The Development Agreement is in conformity with the public convenience, general welfare, and good land use practice because the design of the Master Plan building and open space locations, proposed mix of land uses, and pedestrian and bicycle improvements is compatible with the Precise Plan development standards and allowable land uses. Additionally, the Project encourages and supports the use of multi-modal transportation options with reduced parking and a robust transportation demand management (TDM) program in compliance with the Precise Plan.
4. The Development Agreement will not be detrimental to the health, safety, and general welfare of the community because the proposed Project is consistent with the provisions of the General Plan and Precise Plan and will conform to City, State, and Federal codes and regulations for design, construction, and operations of the planned development.
5. The Development Agreement will not adversely affect the orderly development of property or the preservation of property values because the development of the project site with residential mixed-use and office buildings, parks and open spaces, and pedestrian and bicycle improvements aligns with the vision and development standards of the Precise Plan and is compatible with the surrounding office, open space, and future residential development in the area.
6. The Development Agreement is needed by the applicant due to the complexity, cost, and infrastructure requirements for development to allow for flexibility in the timing and phasing of the Project because construction of a project of this size and extent would otherwise exceed the City's standard approval and permit extension period and requires significant resources and extensive coordination of improvements from the applicant to construct.
7. The Development Agreement is advantageous to and benefits the City because the long-term vesting of entitlements under the Development Agreement will facilitate and allow sufficient time and assurance for the implementation of a large master plan project that is anticipated to transform the area to realize the vision of the Precise Plan for a denser mixed-use development with complete neighborhoods consisting of substantial new residential uses, in addition to office and other commercial uses, and more expansive and enhanced public spaces. The Master Plan brings with it numerous other voluntary community benefits, payment of fees, a large amount of land dedication to the City for public parks and affordable housing developments, and a future school site, and the Development Agreement provides for earlier delivery of dedicated land. The Development Agreement also provides for a substantial amount of public benefits to the City and community, valued at over \$18.5 million, that exceeds the requirements of the Precise Plan or City regulations.
8. The Development Agreement for the North Bayshore Master Plan has been reviewed by the City Attorney.
9. The City has determined that the Project is a development for which a Development Agreement is appropriate. A Development Agreement will improve the potential for the Project to be constructed in an orderly fashion and provides for significant public benefits and otherwise achieve the goals and purposes of Article XVI, Division 14, of the City Code related to development agreements, including meeting the required contents of a development agreement as set forth in Section 36.54.20.
10. In exchange for the significant public benefits of the Project and the infrastructure and transportation improvements required for the project, the applicant desires to receive assurances that the City will grant permits and approvals required for the development of the Project in accordance with procedures provided by law and in the Development Agreement and that the applicant may proceed with the Project in accordance with applicable City laws with extended expiration dates for entitlements up to 30 years from the Effective Date, as more particularly described in the Development Agreement, along with any allowable

extensions under the Development Agreement. In order to effectuate these purposes, the parties desire to enter into the Development Agreement.

11. The Development Agreement complies with the California Environmental Quality Act (CEQA). A Subsequent Environmental Impact Report (SEIR) has been prepared for the project, which tiers from the Mountain View 2030 General Plan and Greenhouse Gas Reduction EIR (SCH No. 2011012069) (General Plan EIR) and the North Bayshore Precise Plan Final Subsequent Environmental Impact Report (SCH No. 2013082088) (2017 Precise Plan EIR). The SEIR was prepared as the Project would include area outside of the Precise Plan boundary for which an environment assessment was not covered under the 2017 Precise Plan EIR; the Project would result in the development of additional restaurant/retail, institutional, and recreational square footage and hotel rooms than were accounted for in the 2017 Precise Plan EIR; and the Project is anticipated to have extended construction timelines, resulting in significant unavoidable environmental impacts related to air quality and greenhouse gas emissions. A statement of overriding considerations has been prepared due to the significant unavoidable air-quality and greenhouse gas emissions impacts. All other environmental considerations were either consistent with the 2017 Precise Plan EIR or General Plan EIR impacts or mitigated to a less-than-significant level with the incorporation of mitigation measures and standard City conditions of approval.

REBECCA SHAPIRO, DEPUTY ZONING ADMINISTRATOR

RS/DP/1/FDG  
PL-2021-248

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