



DATE: April 9, 2019

CATEGORY: Consent

DEPT.: Community Services

TITLE: **Adoption of Ordinance to Amend the Park Land Dedication Ordinance for the North Bayshore Area (Second Reading)**

RECOMMENDATION

Adopt an Ordinance Amending Chapter 41 of the Mountain View City Code to Provide a Credit for Publicly Accessible Private Open Space in the North Bayshore Precise Plan Area, to be read in title only, further reading waived (Attachment 1 to the Council report). (First reading: 6-1; McAlister no)

SUMMARY

On March 26, 2019, the City Council considered an amendment to the Park Land Dedication Ordinance to provide developers of net-new, market-rate residential units in the North Bayshore Area an opportunity to apply for a credit towards their park land dedication requirement for providing publicly accessible private open space. The credit for the publicly accessible private open space can be up to a maximum of 75 percent of the value of the land and must be approved by Council. The amendment also specifies the requirements for publicly accessible private open space to qualify for a credit.

At the public hearing on March 26, 2019, the City Council modified the proposed ordinance to include the following provisions:

- Developers can only apply for one open space credit for a project. All the open space that is being utilized towards the application for a credit must be either private open space or publicly accessible private open space in order to qualify.
- The Council can also consider the local school strategy as one factor in determining the allowable open space credit.

FISCAL IMPACT

It is difficult to estimate the potential impact of this credit due to the number of variables that would go into calculating a dollar amount based on a particular proposal. However, approval of this ordinance would likely result in an increased number of requests for publicly accessible private open space credits. This could affect the total funding received by the Park Land Dedication Fund for the North Bayshore Planning Area in the future but still provide additional open space to the public.

ALTERNATIVE

Do not accept the amendment and keep the ordinance as is.

PUBLIC NOTICING

Agenda posting. The ordinance was published at least two days prior to adoption in accordance with City Charter Section 522.

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Attachment: 1. Ordinance