

CITY OF MOUNTAIN VIEW
RESOLUTION NO.
SERIES 2019

A RESOLUTION AMENDING EXHIBIT A OF RESOLUTION NO. 18259 TO AMEND CONDITION NO. 190 OF THE PLANNED COMMUNITY PERMIT AND DEVELOPMENT REVIEW PERMIT (PL-2017-380) FOR 1255 PEAR AVENUE TO: (1) ALLOW BUILDING PERMITS TO BE ISSUED PRIOR TO COMPLETION OF THE PLYMOUTH/SPACE PARK REALIGNMENT AND SHORELINE/HIGHWAY 101 OFF-RAMP REALIGNMENT; AND (2) NOT ALLOW OCCUPANCY OF THE OFFICE BUILDING UNTIL THE OFF-RAMP REALIGNMENT IS COMPLETE OR AUGUST 31, 2022, WHICHEVER IS SOONER

WHEREAS, on October 23, 2018, the City Council adopted Resolution No. 18259 conditionally approving a Planned Community Permit and a Development Review Permit for a new mixed-use development at 1255 Pear Avenue (PL-2017-380); and

WHEREAS, Condition No. 190 of the Conditions of Approval attached to Resolution No. 18259 relating to the Shoreline Boulevard/Highway 101 (NB) Off-Ramp Project and the Plymouth/Space Park Realignment Project (“Projects”), specifically states that the City will not grant building permits to construct the development until the Projects are completed; and

WHEREAS, the City Council now desires to amend Resolution No. 18259 by amending Condition No. 190 of the Planned Community Permit and Development Review Permit (PL-2017-380) to allow for the issuance of building permits prior to completion of the Projects;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Mountain View that Exhibit A of Resolution No. 18259 shall be amended to reflect an amendment to Condition No. 190 of the Planned Community Permit and Development Review Permit (PL-2017-380) and to read as follows:

“The North Bayshore Precise Plan (NBPP) identifies capacity limitations at all three gateways. This development project is projected to add additional trips beyond the current Shoreline Boulevard gateway capacity. Priority transportation improvement projects are identified in the NBPP to accommodate additional gateway trips, including trips related to this development project.

The Highway 101/Shoreline Boulevard (NB) Off-Ramp Project (T-16), the Plymouth Street realignment to Space Park Way Project (T-5), and the Shoreline

Boulevard Reversible Transit Lane (including a dedicated right-turn lane at Pear Avenue) are planned improvements that will provide Shoreline Boulevard gateway capacity for the development project. All three improvements will be built by the City. The Plymouth Street realignment to Space Park Way and the Shoreline Boulevard Reversible Transit Lane are expected to be complete prior to occupancy of the office component of the project, and the off-ramp realignment is scheduled to be complete in July 2022, within one month of the scheduled occupancy date of the office component.

Because of the above conditions, the City will not allow occupancy of the office component of the development until the off-ramp realignment is complete or August 31, 2022, whichever is sooner."

PDC/5/RESO
015-09-10-19r