



**ADMINISTRATIVE ZONING MEMORANDUM**

**Item No. 4.1**

**DATE:** May 5, 2023

**TO:** Rebecca Shapiro, Deputy Zoning Administrator

**FROM:** Diana Pancholi, Principal Planner

**SUBJECT:** Recommendation for Zoning Permit No. PL-2021-248 at North Bayshore Master Plan, generally located generally located North of U.S. 101 Bounded by Charleston Road to the North, Stevens Creek to the East, Space Park Way to the South, and Huff Avenue to the West

---

On September 1, 2021, Michael Tymoff for Google LLC filed a request for a Development Agreement between the City of Mountain View and Google LLC for 69 properties located in the North Bayshore Master Plan Project (associated with Planning Application No's PL-2021-181, 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 CEQA Guidelines. The project site is generally located north of US 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. The plan area includes portions of the Gateway Master Plan located at the northwest corner of Shoreline Boulevard and the US 101 freeway northbound on-ramp and six parcels between San Antonio Road and Marine Way in the P-39 (North Bayshore) Precise Plan and the Shoreline Amphitheatre parcel north of Amphitheatre Parkway outside the North Bayshore Precise Plan area.

City staff has completed the review of the application and is recommending approval based on the findings in the attached report, with modifications to Exhibit J (Ground Floor Activation Program) to the Development Agreement to include additional program details and specifics for City Council consideration.

This item will be discussed at an Administrative Zoning public hearing on May 10, 2023 where a recommendation to City Council will be made.

Public notices were sent to all property owners within 750 feet of the project site, as well as other interested stakeholders. Copies of all associated project documents are available for review at the Community Development Department, 500 Castro Street, First Floor, Mountain View, CA, 94041 or may be made available by contacting the project planner.

Diana Pancholi  
May5, 2023  
Page 2

Attachments: Draft Findings Report  
Draft Development Agreement