

CITY OF MOUNTAIN VIEW
RESOLUTION NO. 18827
SERIES 2023

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MOUNTAIN VIEW
APPROVING A ONE-YEAR EXTENSION OF A VESTING PRELIMINARY PARCEL MAP
FOR 1860-2159 LANDINGS DRIVE

WHEREAS, on June 2, 2023, Google LLC (“Applicant” or “Subdivider”) submitted an application for a second one-year extension of a previously approved Vesting Preliminary Parcel Map to dedicate easements and area for City right-of-way on three parcels associated with an office development project at 1860-2159 Landings Drive (Application No. PL-2023-110); and

WHEREAS, the City Council originally approved the Vesting Preliminary Parcel Map at a duly noticed public hearing on June 23, 2020 by adoption of Resolution No. 18477, which provided two years (until June 23, 2022) for the Applicant to prepare and record a final parcel map; and

WHEREAS, the Applicant made substantial progress on preparing, and complying with the conditions for approval of, the final parcel map, including paying a significant portion of the impact fees required prior to final parcel map approval (including the Housing Impact Fee, North Bayshore Development Impact Fee, and Community Benefit Fee, together totaling \$54,252,075), but needed additional time to satisfy all required conditions and prepare and record the final map. As such, the Applicant submitted a request for a one-year extension of the parcel map in accordance with Chapter 28 of the City Code, whereby on July 13, 2022, the Subdivision Committee, at a duly noticed public hearing, approved a one-year extension of the Vesting Preliminary Parcel Map, now expiring on June 23, 2023; and

WHEREAS, the Applicant has made significant progress on the construction of the associated office development project by completing demolition and beginning excavation activities but has requested a second one-year extension of the Vesting Preliminary Parcel Map to comply with the remaining conditions for approval of the final parcel map. This extension request was made pursuant to the Subdivision Map Act, Government Code Section 664463.5(c), which allows the City Council to approve extensions of a tentative parcel map for up to a maximum of six years; and

WHEREAS, on June 27, 2023, the City Council held a duly noticed public hearing on the request for a second one-year extension of the Vesting Preliminary Parcel Map and received and considered all evidence presented at said hearing, including the City Council report and attached materials; now, therefore, be it

RESOLVED: that, pursuant to the Subdivision Map Act, the City Council of the City of Mountain View finds:

1. An Initial Study of Environmental Significance was previously prepared and adopted by the City Council on June 23, 2020 for the project pursuant to Section 15168 of the California Environmental Quality Act Guidelines and found that, with implementation of the North Bayshore Precise Plan standards and guidelines, standard City Conditions of Approval, State regulations, and mitigation measures identified in the North Bayshore Precise Plan Environmental Impact Report (EIR), Subsequent EIR, and 2030 General Plan and Greenhouse Gas Reduction Program EIR, the proposed development, including the vesting preliminary parcel map, would not result in any new environmental impacts beyond those evaluated in these environmental documents.

2. Pursuant to Section 66473.5 and Section 66474 subsections (a) and (b) of the Government Code and Section 28.8 of the Mountain View City Code, the City Council hereby finds that the subdivision, together with the provisions for its design, improvement, and time extension, is consistent with the General Plan because the subdivision complies with the General Plan goals and policies of the North Bayshore Change Area and the High-Intensity Office Land Use Designation.

3. Pursuant to Government Code Section 66474 subsections (c) and (d), the proposed subdivision is physically suitable for the proposed office development and improvements, and the site adequately accommodates vehicle, pedestrian, and bicycle circulation to meet requirements for life safety, City services, and occupants of the project. Additionally, the Vesting Preliminary Parcel Map facilitates the construction of a new office development that can be fully served by the physical infrastructure and services provided within the City of Mountain View. The requested extension will not modify the physical suitability or safety of the project.

4. The design of the subdivision, the proposed improvements, and the second one-year extension of the Vesting Preliminary Parcel Map would not be detrimental to the public interest, health, safety, convenience, or welfare of the community because the project will be consistent with the policies included in the General Plan, the standards of Chapter 28 of the City Code, and pursuant to Subsection (f) of Government Code Section 66474; and be it

FURTHER RESOLVED: that the second one-year extension of the previously approved Vesting Preliminary Parcel Map is hereby approved subject to the Subdivider's compliance with all of the conditions of approval under Resolution No. 18477, as amended by Planning Permit No. PL-2022-109, approved by the Subdivision Committee on July 13, 2022, including conditions of approval, and as further amended by the conditions of approval attached hereto and incorporated herein by reference.

TIME FOR JUDICIAL REVIEW

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

The foregoing resolution was regularly introduced and adopted at a Regular Meeting of the City Council of the City of Mountain View, duly held on the 27th day of June 2023, by the following vote:

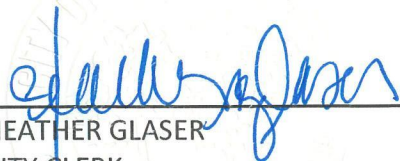
AYES: Councilmembers Abe-Koga, Kamei, Matichak, Ramirez, Ramos, Vice Mayor Showalter, and Mayor Hicks

NOES: None


ABSENT: None

ATTEST:

APPROVED:

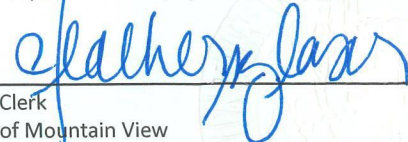


HEATHER GLASER
CITY CLERK



ALISON HICKS
MAYOR

Pursuant to Mountain View Charter § 709(b), I do hereby certify that the foregoing is an original or a correct copy of the Resolution passed and adopted by the City Council of the City of Mountain View at a Regular Meeting held on the 27th day of June 2023, by the foregoing vote.



City Clerk
City of Mountain View

AS/6/RESO/809-06-27-23r

- Exhibits: A. Subdivision Conditions of Approval
B. Vesting Preliminary Parcel Map

SUBDIVISION CONDITIONS
APPLICATION NO.: PL-2023-110
1860-2159 LANDINGS DRIVE

1. **MAP PERMIT EXTENSION:** This approval is granted to allow a one-year permit extension for an approved preliminary parcel map (Application No. PL-2019-296), as previously extended (Application No. PL-2022-109). The conditions of approval attached hereto and incorporated in Resolution No. 18477 from the original approval shall still apply in their entirety, except where new or amended conditions are included in this permit extension approval. (Together with the previously approved one-year extension, the preliminary parcel map has been extended for a total of two years beyond its original expiration date.)
2. **MAP PERMIT EXTENSION EXPIRATION DATE:** This map shall expire on June 23, 2024.

