
From: bernard M urborg
Sent: Monday, April 21, 2025 7:41 PM
To: City Council
Subject: Cuesta Park/Pickleball on Council agenda on April 22 for study

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I live on Leona LN near Cuesta park and play pickleball 2-3 times a week at Rengstorff park. I would happily travel to another location to play, rather than fracturing the peaceful vibe and clearing away a large portion of the open green space that currently exists at Cuesta park!

I do not feel that having pickleball courts at Cuesta park is beneficial to the community at large that uses the park and Annex for gatherings and peace of mind.

The San Rafael Avenue seems like a better choice for dedicated courts, as the new park can be designed with that in mind or continuing to use Rengstorff, as there are already 9 courts there and more could be converted for dual use.

Sincerely,

Bernard Urborg

From: Mary Cassidy
Sent: Tuesday, April 22, 2025 10:50 AM
To: City Council
Subject: Proposed pickle ball courts at Cuesta Park

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I am writing to express my strong disapproval of paving over any part of Cuesta Park or the Cuesta Annex for pickleball courts or anything else! Please don't let this happen!!

Mary Cassidy

Sent from my iPhone

From: Steve Everett
Sent: Monday, April 21, 2025 5:23 PM
To: City Council
Subject: Support for Pickleball Solution work plan project

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Dear City Council Members,
My name is Steve Everett, a Mountain View resident.

I am writing to support the new pickleball courts solution proposed by the Mountain View tennis and pickleball communities. Building new dedicated pickleball courts adjacent to the existing Cuesta Park tennis courts would enable the new courts to leverage the current Cuesta Park infrastructure. In addition to building the new courts, please also include lights and space for socializing/waiting for games.

I am also fully in support of the city looking at the feasibility of using city property on San Rafael Avenue for new courts.

In the interim while the courts are being designed and built, please support staff's recommendation for increased pickleball hours for the current shared courts at Rengstorff. For working people, evenings and the weekend are the only time that they and their families can play.

Thank you,
Steve Everett

From: Eleanor Hopkins
Sent: Monday, April 21, 2025 9:06 PM
To: City Council
Cc: Clark, Chris; Hicks, Alison; Kamei, Ellen; McAlister, John; Ramirez, Lucas; Ramos, Emily Ann; Showalter, Pat
Subject: April 22, 2025 City Council Meeting, public comment regarding Agenda item 7.1.2
Attachments: LetterToCityCouncilApril212025.pdf

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(pdf of letter attached)

Official Public Comment on Agenda Item 7.1.2 Citywide Objective Design Standards

Dear Esteemed Members of City Council,

My name is Eleanor Hopkins, and I am a fairly new resident to Mountain View, having committed to living here about a year ago. I have 3 school-aged children (grades 3,5,7) who all love biking/walking/scootering to school and extracurricular activities, and my husband cycles to work in Sunnyvale. We are proponents of active transportation, and try not to use our motor vehicle unless we need to. When city landscapes are designed with pedestrian and bicycle travel in mind instead of optimization for motor vehicles, it creates a much more beautiful, welcoming, and safe experience for all.

I applaud the work that has been done to date by the Council and the City in the realm of improving active transportation and creating cityscapes that are appropriate for everyone, and I would like see continued efforts to make our city a better place for those trying to get around by means that do not involve driving a motor vehicle. That is why I want to encourage you to **vote YES on Project 11: Citywide Objective Design Standards**. This would allow the City to define enforceable, people-first standards for bicycle and pedestrian infrastructure, green infrastructure, and placemaking in new developments, thus helping turn long-standing community values into actual, on-the-ground change.

I would also like to encourage you to **vote NO on Project 13: Pavement Condition Index (PCI) increase to 71**. Staff has indicated this would divert funding away from bike/pedestrian projects to meet aggressive repaving goals. This is not something our family would like to see happen, as it's critical to invest more and sooner in projects that put people first instead of cars. The more that is spent on infrastructure that creates an enjoyable and safe space for people who walk, cycle, and roll, the better our city will be and the more people who will see Mountain View as a great place to live.

Thank you so much for your consideration,

Eleanor Hopkins

From: Lada Adamic
Sent: Tuesday, April 22, 2025 10:16 AM
To: City Council
Subject: public comment for 2025-04-22 item 7.1 work plan prioritization

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Dear City Council,

Project 4: natural gas: Given the relatively modest contribution of residential natural gas use to overall CO2 emissions, and the enormous cost of conversion, I think Project 4 should be deprioritized.

There are alternative ways to more quickly reduce greenhouse gas emissions such as investment in active transportation infrastructure and public transit. I also wonder why the city has not yet banned gas-powered gardening equipment. It is much more polluting (in addition [to the CO2](#), the incomplete combustion can stink up a whole block, not to mention the noise pollution), and continues to be used, even as sales of new gas-powered equipment are discontinued in CA. This need not be a 2045 project, banning such equipment could have immediate impact.

Project 1: Stevens Creek Trail: The trail is the absolute gem of our active transportation infrastructure. That being said, I don't perceive an urgency around extending it into Sunnyvale that I do with some of the other bike/ped projects which address lack of safe routes to school. For biking to MVHS, students can complete the journey once they get off of Stevens Creek trail using relatively quiet residential streets. Even after the extension is built, it is my understanding that students would have to cross 85 an extra two times on overpasses in order to reach the school. If it will still be faster to just take the surface streets, I wonder if most students will choose to do so anyway. I wonder if I lack the vision where once this extension is built, I will find myself (and others) using it all the time to get to Rancho San Antonio, etc., which could be grand. Or maybe students will love being able to use an off-street route all the way to school. But if there was one bike/ped project to pick to complete ahead of the others, I'm not sure why this is it. But if it is this one bike/ped project on the list or none, then please keep it.

Project 11: ODS: if this helps the city grow more enjoyable, walkable, bikeable and community-oriented spaces between buildings, then this sounds great.

Thank you.

From: Bryan Malone
Sent: Tuesday, April 22, 2025 1:01 PM
To: City Council
Cc: Bryan Malone
Subject: Pickleball Solutions

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Dear Mayor, Vice Mayor and members of City Council

I am a longtime Mountain View resident. I'm 68 years old and have been active my entire life by hiking, walking, biking (I was a member of MV BPAC some years back), and recently playing Pickleball. Other than getting married, learning Pickleball has been one of the best decisions I have ever made. It's a fun game, easy to learn, great exercise, minimal investment to get started and it's very social. It's a sport where once can show up at a court without a partner and generally find someone to partner with for a game or practice.

It's clear that there is a shortage of courts available in Mountain View. Tennis players and Pickleball players co-exist and, in some cases, share courts. But since there are few Pickleball courts available and with its popularity increasing, finding open courts is getting more challenging.

Outdoor courts work well here in Mountain View, we have no snow, less than 60 days of rain, which leaves many available days for play.

I would like for you to consider adding more Pickleball courts in the city. A good suggestion would be adding them near the existing Tennis courts at Cuesta Park. There is ample parking nearby and it's not too close to residential areas where noise could be an issue.

I hope you consider my suggestion.

Kind regards,
Bryan Malone
Ehrhorn Ave

From: Carla Mott
Sent: Monday, April 21, 2025 8:45 PM
To: City Council; Showalter, Pat; Hicks, Alison; Kamei, Ellen; Ramirez, Lucas; Ramos, Emily Ann; Clark, Chris; McAlister, John
Subject: Opposition to Proposed Pickleball and Tennis Courts at the Expense of Community Green Space

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Dear Members of the City Council,

I am writing to strongly oppose the current proposal to construct new pickleball and tennis courts in our community's open green space. I have a conflict and can not attend the City Council meeting so hoping my feedback will be considered just the same.

The original allocation of \$1.2 million was already a generous investment toward enhancing recreational options. However, the proposal now under consideration has ballooned to an astounding \$3.8 million — more than triple the original budget — with little regard for fiscal responsibility or community input. Even more troubling is the complete disregard for repeated public objections to sacrificing our limited green space. This open space is a vital resource for all residents — a shared place for families, dog walkers, joggers, and those simply seeking connection with nature.

There are existing venues that could be upgraded or better utilized to meet the needs of pickleball players without removing community-accessible green space. For example, pickleball players in San Francisco use the multipurpose rooms in public schools which are generally under utilized. Have we looked at leasing the parking lot where REI was located? It has lights, no housing nearby and there are restaurants nearby as a bonus. These alternatives should be given the serious and transparent consideration they deserve — especially when they align with both budget limitations and broader community use.

We are facing a time of constrained resources. It is deeply concerning that we are entertaining a proposal that serves a narrow segment of the population while risking cuts to essential public services such as health services, public schools and libraries, which provide immense value and access to thousands across age, income, and interest levels.

This plan prioritizes recreation for the few over shared public benefit for the many. I urge you to reconsider this proposal, explore responsible alternatives within the original budget, and preserve the green space that remains such a rare and valuable asset in our community.

Sincerely,
Carla Mott

From: John Moynihan
Sent: Tuesday, April 22, 2025 8:46 AM
To: City Council
Subject: Cuesta Park/Pickleball

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In a word - NO.

Where is the \$4 million coming from? The tax payer is not a bottomless pit of cash.

Even if the funds are available, Cuesta Park is simply the wrong place - as you been informed several times already. Removing the dog bowl (greenery) and replacing it with pickle ball courts (paving) in a time of global warming and decreasing green spaces is simply grotesque. You should be ashamed of yourselves for even considering this.

Not to mention far higher priority projects. For example; preparing the city for wildfires such as those that wrecked the Palisades area recently.

Why can't the existing tennis courts be dual striped? Different colors for tennis and pickle ball. Don't say that the tennis courts are 100% busy because I know that's not the case - I walk by there 3 or 4 times every day. And who says that there should be courts available instantly whenever someone wants one? These are limited resources, just like the swings in the children's playground, so you wait your turn - just like we expect children to do.

What about using other properties within the city? Please be very specific and provide details on this point.

The electorate are watching.

John Moynihan

From: Daniel Shane
Sent: Monday, April 21, 2025 9:06 PM
To: City Council
Cc: Parks and Recreation Commission; epc@mountainview.gov; , City Manager; Anderson, Eric B.; , Community.Services Mailbox; Hansen, Russell; , Parks
Subject: Comments for the City Council Scoping Meeting on Proposed Strategies and Priorities for Fiscal Years 2025-2027
Attachments: CHAPTER_41__PARK_LAND_DEDICATION_OR_FEES_IN_LIEU_THEREOF_ MARKED UP COPY OF ORIGINAL .docx; CHAPTER_41__PARK_LAND_DEDICATION_OR_FEES_IN_LIEU_THEREOF (2).docx; Formal Planning Application Checklist in Word Document_Marked Up Copy.docx; Formal Planning Application Submittal Checklist (1).pdf

Importance: High
Follow Up Flag: Follow up
Flag Status: Flagged

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April 21, 2025

From: Daniel Shane, Homeowner, Mountain View

To: Mountain View City Council

Re: City Council Scoping Meeting on Proposed Strategies and Priorities for Fiscal Years 2025-2027

April 22, 2025

Recommendations:

1. Ensure that the scope of the Biodiversity and Urban Forestry Plan (BUFP) includes updates to the City Municipal Code and Planning Review process to incorporate and provide urban forestry, highway vegetation barrier, and biodiversity criteria for private and public lands developed by the BUFP. This criterion would be used to 1) evaluate new projects, and 2) include standards that can protect existing urban forests, highway vegetation barriers, and biodiversity hot spots.
2. Ensure the scope of Work Plan in Item 10: City Code Cleanup, includes within its amendments to Municipal Code (i.e., Municipal Code 41 – Park Land Dedication Or Fees In Lieu Thereof) the protection of existing and important natural resources such as urban forests and highway vegetation barriers and provide biodiversity criteria by which projects can be evaluated. I understand the Biodiversity and Urban Forestry Plan (BUFP) language can inform this municipal code update.

3. The scope of Work Plan in Item 11: Citywide Objective Design Standards, may be a viable spot for this kind of update. But the 24-month timeline is slower than the BUFP timeline.
4. Once the BUFP scope is established, use the SFEI recommendations to inform the city's definitions and standards. In the event there are no existing definitions from other plans such as language from North Bayshore Precise Plan to inform the city's definitions and standards (i.e., important natural resources, urban forest, and highway vegetation barrier), I have proposed definitions for these features in the attachment that may be considered by SFEI and the city for incorporation into the BUFP.
5. In the interim, it is important to protect and preserve existing natural urban forests, highway vegetation barriers, biodiversity, and other important natural resources. I recommend the Formal Planning Application Submittal Checklist used by the Planning Development Department have a companion copy of the checklist until such time as the checklist is formally updated in order to inform city planning staff with information that can be used to evaluate the project for potentially important natural resources such as urban forests, highway vegetation barriers, biodiversity, wildlife habitat, and other important environmental features. An example of the companion checklist is provided in the attachment.
6. I have provided recommendations for revisions to Chapter 41 – Park Land Dedication or Fees in Lieu Thereof. In general, the revisions include adding development of commercial properties and important natural resources to the current list of land dedication options, public parks and recreational facilities. You will find attached to its entirety Chapter 41. The revisions are mostly additions to two sections and are highlighted in bold lettering and a few words are strike through – Section 41.1. Findings and purpose and Section 41.2. Definitions. There are new definitions for consideration by SFEI and the city. The proposed revisions to Sections 41.3 to 41.12 can be informed by the changes in Sections 41.1 and 41.2 in future edits to the Code.

Attachments:

- Revisions and Addition to Chapter 41 – Park Land Dedication or Fees In Lieu Thereof
- Original Copy of Chapter 41 - Park Land Dedication or Fees in Lieu Thereof
- Formal Planning Application Submittal Checklist – Marked Up with Comments
- Formal Planning Application Submittal Checklist – Original Copy

CHAPTER 41 PARK LAND DEDICATION OR FEES IN LIEU THEREOF

Sections:

SEC. 41.1. Findings and purpose.

The city council hereby finds that development of residential subdivisions as well as single-family dwellings, duplex dwellings, multiple dwellings, apartments, mobile homes, townhouses and other dwelling units have a significant effect on the use and availability of park and recreation space and facilities, and that the limited open space and recreation amenities provided by these residential developments are insufficient to meet the needs of the residents for open space and recreational facilities. The intent of this chapter is to require that such developments contribute their fair share toward the purchase, development and/or improvement of park and recreational facilities. The provisions of this chapter are enacted pursuant to the Charter, the open space section of the environmental management chapter of the general plan and the park and open space plan of the city as well as Sections 66477 and 66479 of the Government Code of the State of California, as may be applicable.

(Ord. No. 4.97, 3/25/97; Ord. No. 7.15, § 1, 10/13/15; Ord. No. 3.21, § 1, 4/13/21.)

SEC. 41.2. Definitions.

As used in this chapter:

"Affordable housing" for purposes of this chapter shall mean housing which costs a very low-, low- or moderate-income household no more than approximately thirty (30) percent of its gross monthly income as defined in Sec. 36.40.05 of Chapter 36, Article XIV of the City Code.

"Community park" shall include, but is not limited to, Shoreline at Mountain View Regional Recreation and Wildlife Area.

"Historic resource" is as defined in Chapter 36, Article XVI, Division 15 of the City Code."

"Land dedication," "dedicate land" or "land to be dedicated" and other such references to land dedicated pursuant to this chapter shall mean, for purposes of this chapter, land dedicated to the city in fee simple ownership.

"Privately owned/publicly accessible open space" (POPA) shall mean a parcel of private land made accessible to the public that meets the requirements set forth in Sec. 41.11.

"Subdivider" shall mean a person, firm, corporation, partnership or association who proposes to divide, divides or causes to be divided real property into a subdivision.

"Subdivision" shall mean the same as defined in Section 66424 of the California Government Code.

"Subdivision map" shall mean any map filed pursuant to any proceedings for subdivision as defined in Chapter 28 and this chapter.

(Ord. No. 4.97, 3/25/97; Ord. No. 7.15, § 1, 10/13/15; Ord. No. 3.21, § 2, 4/13/21.)

SEC. 41.3. Requirements for single-lot development projects.

As a condition of approval to construct any new single-family dwelling, duplex dwelling, multiple dwelling, apartment building, mobile home, townhouse and other dwelling unit other than a subdivision (hereinafter referred to as "residential development" in this chapter), the owner and/or developer shall dedicate land, pay a fee or both at the option of the city, for park or recreational purposes. The terms "single-family dwelling, duplex dwelling, apartment, mobile home, townhouse and other dwelling unit" shall be as defined in Chapter 36 of this Code. Said land dedication or fee payment, or both if required, shall be a condition precedent to the issuance of any required building, electrical, plumbing or mechanical permit for new residential development, except as otherwise provided in Government Code Section 66007(a) and (b), and in the event of deferred fee payment, the owner and/or developer shall enter into a recordable agreement pursuant to Government Code Section 66007(c) and subject to the approval of the city.

- a. **Dedications of sites.** Where a park or recreational facility has been designated in the open space section of the environmental management chapter of the general plan, a precise plan or the park and open space plan of the city, and the park or facility is to be located in whole or in part within a proposed residential development, to serve immediate and future needs of residents of the residential development, the owner and/or developer may be required to dedicate land for park and recreational facilities sufficient in size to serve the residents of the residential development. The park land to be dedicated shall conform to locations and standards set forth in the general plan, a precise plan, if applicable, and the park and open space plan of the city. The slope, topography and geology of the site, as well as its surroundings, must be suitable for the intended park or recreation purpose. The amount of land to be provided shall be determined pursuant to the standards set forth in Secs. 41.5 through 41.9 of this chapter establishing the formula for land dedication or for payment of fees in lieu thereof. Any land offered for dedication to the city that creates new parcels or alters existing property lines shall comply with the subdivision regulations required in Chapter 28 of this Code.
- b. If park land is dedicated in accordance with this section, the development standards for a project, as set forth in Chapter 36 of the City Code or an adopted precise plan, shall be calculated to include the dedicated park land for floor area, lot size and density.
- c. **Fees in lieu of land dedication.** If there is no public park or recreational facility designated or required in whole or in part within the proposed residential development, which meets the requirements set forth herein, the owner and/or developer shall be required to pay a fee in lieu of land dedication equal to the value of the land as determined by Secs. 41.5 through 41.9 of this chapter.

A fee in lieu of land dedication hereunder shall be required when:

1. An applicant is developing land on which no park is shown or proposed in the general plan, a precise plan or the park and open space plan; or
 2. Dedication is impossible, impractical or undesirable as determined by the public works director, zoning administrator or city council as appropriate; or
 3. The proposed residential development contains fifty (50) or fewer units.
- d. **Dedication and fees required.** In certain residential developments in excess of fifty (50) units, a combination of land dedication and fee payments may be required. These shall be residential developments in which:
 1. Only a portion of the land to be developed is proposed in the general plan, a precise plan or park and open space plan as the location for a park or recreational facility, in which case that land, or a portion thereof within the residential development, shall be dedicated for park purposes, and a

fee shall then be required in lieu of any additional land that would have been required to be dedicated under this chapter; or

2. A major part of the park or recreation site falling within the residential development has already been required, and only a small portion of the land is needed from the applicant to complete the park or recreation site, in which case, the land needed shall be required for dedication, and a fee shall then be required in lieu of the additional land that would have been required to be dedicated under this chapter.
- e. **Use of and basis for in-lieu fees.** The fees collected pursuant to this chapter are to be used only for the purpose of providing park or recreational facilities to serve the residential development from which fees are collected in accordance with the service area requirements as shown in Table 41.3 of this chapter. Fees so collected shall be used to purchase land, buy equipment, construct improvements or rehabilitate a proposed or existing mini-park, neighborhood park, community park, recreational facility, Stevens Creek Trail, community gardening facility or combination thereof serving said residential development. The fee so required shall be based on the fair market value of the land that otherwise would have been required for dedication.

Table 41.3 Park Service Area and Size		
Park Type	Service Area	Desirable Size
Mini-park	1 mile	Up to 1 acre
Neighborhood park	1 mile	1 to 5 acres
Community park and/or recreational facility	Entire city	>5 acres
Stevens Creek Trail	Entire city	N/A

(Ord. No. 4.97, 3/25/97; Ord. No. 7.15, § 1, 10/13/15; Ord. No. 3.21, § 3, 4/13/21.)

SEC. 41.4. Requirements for residential subdivisions.

As a condition of approval of any final subdivision map, the subdivider shall dedicate land, pay a fee in lieu thereof, or both, at the option of the city, for park or recreational purposes according to the following standards:

- a. **Dedication of sites.** Where a park or recreational facility has been designated in the parks and recreation section of the open space section of the environmental management chapter of the general plan, a precise plan or the park and open space plan of the city, and the park or facility is to be located in whole or in part within the proposed subdivision, to serve the immediate and future needs of the residents of the subdivision, the subdivider shall be required to dedicate land for park and recreational facilities sufficient in size to serve the residents of the subdivision area. The park land to be so dedicated shall conform to locations and standards set forth in the general plan, a precise plan, if applicable, and the park and open space plan of the city. The slope, topography and geology of the site, as well as its surroundings, must be suitable for the intended park or recreation purpose. The amount of land to be provided shall be determined pursuant to the standards set forth in Secs. 41.5 through 41.9 of this chapter establishing the formula for land dedication or for payment of fees in lieu thereof.
- b. If park land is dedicated in accordance with this section, the development standards for a project, as set forth in Chapter 36 of the City Code or an adopted precise plan or master plan, shall be calculated to include the dedicated park land for floor area, lot size and density.
- c. **Fees in lieu of land dedication.** If there is no park or recreational facility designated or required in whole or in part within a proposed subdivision which meets the requirements set forth herein, the

subdivider shall be required to pay a fee in lieu of land dedication equal to the value of the land as determined by Secs. 41.5 through 41.9 of this chapter.

A fee in lieu of land dedication hereunder shall be required when:

1. A subdivider is subdividing land on which no park is shown or proposed in the general plan, a precise plan or the park and open space plan; or
 2. When dedication is impossible, impractical or undesirable as determined by the subdivision committee or city council as appropriate; or
 3. When the proposed subdivision contains fifty (50) parcels of land or less.
- d. **Dedication and fees required.** In certain subdivisions in excess of fifty (50) parcels of land, a combination of land dedication and fee payment may be required. These shall be subdivisions in which:
1. Only a portion of the land to be subdivided is proposed in the general plan, a precise plan, or the park and open space plan as the location for a park or recreational facility, in which case that land, or a portion thereof within the subdivision, shall be dedicated for park purposes, and a fee shall then be required in lieu of any additional land that would have been required to be dedicated under this chapter; or
 2. A major part of the park or recreation site falling within the subdivision has already been acquired, and only a small portion of land is needed from the subdivider to complete the park or recreation site, in which case the land needed shall be required for dedication, and a fee shall then be required in lieu of the additional land that would have been required to be dedicated under this chapter.
- e. **Use of and basis for in-lieu fees.** The fees collected pursuant to this chapter are to be used only for the purpose of providing park or recreational facilities to serve the subdivision from which fees are collected in accordance with the service area requirements as shown in Table 41.3. Fees so collected shall be used to purchase land, buy equipment, construct improvements or rehabilitate a proposed or existing mini-park, community park, neighborhood park, recreational facility, Stevens Creek Trail, community gardening facility or combination thereof serving said subdivision. The fee so required shall be based on the fair market value of the land that otherwise would have been required for dedication.

(Ord. No. 4.97, 3/25/97; Ord. No. 7.15, § 1, 10/13/15; Ord. No. 3.21, § 4, 4/13/21.)

SEC. 41.5. Land requirement.

In accordance with the open space section of the environmental management chapter of the Mountain View General Plan, it is hereby found and determined that the city currently provides park and recreational facilities to its residents at a ratio in excess of the three (3) acres per one thousand (1,000) standard set forth in state law. The public interest, convenience, health, welfare and safety require that three (3) acres of property for each one thousand (1,000) persons residing within the city be devoted to public parks and recreational facilities.

(Ord. No. 4.97, 3/25/97; Ord. No. 7.15, § 1, 10/13/15; Ord. No. 3.21, § 5, 4/13/21.)

SEC. 41.6. Density formula.

In calculating dedication and in-lieu fee requirements under this chapter, the following table, derived from the density assumptions of the general plan, shall apply:

Table 41.6 Density Formula

Dwelling Density	Dwelling Units per Acre	Density of Persons per Dwelling Unit	Acreage Requirement per Dwelling Unit Within Subdivision
Low	1—6	2.7	.0081
Medium-low	7—12	2.3	.0069
Medium	13—25	2.0	.0060
Medium-high and high	26+	2.0	.0060
Mobile homes	7—14	1.5	.0045

(Ord. No. 4.97, 3/25/97; Ord. No. 7.15, § 1, 10/13/15; Ord. No. 10.16, § 1, 6/14/16; Ord. No. 3.21, § 6, 4/13/21.)

SEC. 41.7. Procedure.

The public works director, zoning administrator, subdivision committee or city council, as appropriate, shall, upon approving a residential development or subdivision map, determine the conditions necessary to comply with the requirements for park land dedication or fees in lieu thereof as set forth in this chapter, and said conditions shall be attached as conditions of approval. The establishment of said conditions for projects other than a subdivision map shall comply with Government Code Section 66001.

(Ord. No. 4.97, 3/25/97; Ord. No. 7.15, § 1, 10/13/15.)

SEC. 41.8. Calculation of fair market value.

- a. An appraiser shall determine the fair market value ranges for an acre of land in Mountain View, which shall be adopted by resolution of the city council for each density listed in Table 41.6.
- b. The city shall determine the park land dedication requirement within the adopted range of fair market values for the applicable density of the project at the time a formal application for a residential development is submitted. Nothing shall preclude the city from recalculating the park land dedication requirement based on modifications to the application or any preexisting site or development conditions.
- c. If a residential development application is resubmitted with modifications that results in a change in the project's dwelling density category per Table 41.6, then the park land dedication requirement shall be revised based upon the fair market value ranges in effect at the time of application resubmittal.
- d. If the developer objects to the fair market value, the city, at developer's expense, shall obtain an appraisal of the property by a qualified independent real estate appraiser, agreed to by the city and the developer, and the value established by said appraiser using standard recognized appraisal techniques to establish fair market value will be accepted as the fair market value of the land in the proposed development.

(Ord. No. 4.97, 3/25/97; Ord. No. 7.15, § 1, 10/13/15; Ord. No. 3.21, § 7, 4/13/21.)

SEC. 41.9. Calculation of requirement.

For the purpose of the formula established by this section, the following definition shall apply:

"A" equals the park land dedication acreage required per dwelling unit within the proposed residential development for park and recreational facilities as set forth herein and in Section 41.6 of this chapter.

"B" equals the number of new dwelling units in the proposed residential development.

"C" equals the fair market value per acre of land in the proposed residential development.

"F" equals the in-lieu fee required.

"L" equals the land required for dedication.

The following formula shall be used in calculating the land required for the dedication under this chapter:

$$A \times B = L$$

The following formula shall be used in calculating the in-lieu fees required to be paid under this chapter:

$$A \times B \times C = F$$

(Ord. No. 4.97, 3/25/97; Ord. No. 7.15, § 1, 10/13/15.)

SEC. 41.10. Commencement of development.

Any fees collected for these purposes shall be committed within five (5) years after payment of such fees or issuance of building permits on one-half of the units of the residential development, whichever occurs later. The requirements of this section as they relate to fees collected from developments other than subdivisions shall be consistent with Government Code Section 66001.

(Ord. No. 4.97, 3/25/97; Ord. No. 7.15, § 1, 10/13/15.)

SEC. 41.11. Credit.

a. Privately owned/publicly accessible (POPA) open space credit.

1. **Credit amount.** Privately owned/publicly accessible (POPA) open space proposed in a residential or mixed-use residential development that meets the eligibility requirements set forth herein may receive a credit up to seventy-five (75) percent of the value of the land devoted to the POPA open space against the land dedication or fees in-lieu thereof required by this chapter.
2. **Eligibility criteria.** To be eligible for POPA open space credit, the POPA open space must meet either the general requirements set forth in subsection (a) or the alternate proposal requirements set forth in subsection (b).

(a) General requirements.

- (i) A minimum size of 0.4 acre or, if the residential development is located within a precise plan or master plan with identified open space, the minimum size of the identified open space in the precise plan or master plan.
- (ii) The space shall conform with the provisions of the parks, open space and community facilities chapter of the general plan and provisions of the parks and open space plan.
- (iii) The POPA open space shall be located with frontage of a public street(s) or with a prominent and highly visible entrance and, in all cases, have minimum dimensions of one hundred (100) feet on all sides.
- (iv) The POPA open space complies with the city's guidelines for hydration stations and restroom buildings in city parks.
- (v) The POPA open space will include a sign(s) with notification of the area as public open space and posted hours, name and contact information for maintenance. The sign shall be reviewed and approved through a sign permit pursuant to Chapter 36 of the City Code.

- (vi) **Required elements.** The entirety of the POPA open space shall consist of any combination of elements, but not less than one (1) element, meeting the minimum requirements as defined in Table 41.11. The selected elements must be supported by the required analyses as set forth in subsection d.2.(b), Process.

Table 41.11 Open Space Credit Elements	
Element	Minimum Requirements
Open, usable field	Must be level, with proper irrigation and water amenities to support active field recreation. Minimum total area of 0.3 acre with a minimum dimension of sixty (60) feet on all sides of the element.
Dog park	Have separate areas for large dogs and small dogs. Adequate amenities such as bag dispensers and dog-friendly hydration stations. Minimum total area of 0.25 acre for the dog park with a minimum dimension of sixty (60) feet on all sides of the element.
Game courts	Must contain at least one (1) full game court that meets the standards of the professional association for the type of activity proposed.
Playgrounds	Must have at least two (2) structures (climbable apparatus): one (1) for tots (ages two (2) to five (5)) and one (1) for youth (ages five (5) to twelve (12)) populations.
Picnic area	Must be able to sit at least fifteen (15) individuals and have one (1) barbecue for every two (2) tables. Must be distinguishable from other elements in the open space.
Exercise area	Must be able to support ten (10) people using equipment at the same time and include ADA-accessible equipment.
Park trail	<p>Must be a designated, multi-use, class 1 trail as listed in the Caltrans Highway Design Manual—Bikeway Designations for the entire length of the proposed trail. The trail must provide a clear and direct path, with appropriate signage, through the project site, connecting any of the following:</p> <ul style="list-style-type: none"> Existing or planned public facilities (e.g., public buildings, transit stops and centers, schools, parks, etc.). Expand, or allow for future expansion of, the existing city park trail network (e.g., Stevens Creek, Permanente Creek, Whisman T.O.D., Hetch Hetchy, and Bay Trails). Provides more than a public trailhead or crossing. A new connection that expands an identified network in the city's bicycle transportation and pedestrian master plans to a major public facility or major public street, or significantly reduces the time or length of travel by providing an alternative connection from an identified network in the adopted bicycle transportation and pedestrian master plans.
Maintained natural habitat space	<ul style="list-style-type: none"> The element must be planted (existing or new) to provide an estimated sixty-five (65) percent to seventy-five (75) percent tree canopy coverage within five (5) years of construction completion. All foliage and plants should be California native species or approved by the forestry and roadways manager. Area must provide seating for a minimum of ten (10) people. Area shall be landscaped and maintained to be traversed by all population demographics. If applicable, include informational or educational signage about native landscape and plants within the element.
Alternate element	<ul style="list-style-type: none"> An applicant may submit a request to include one (1) alternate element in the POPA open space not listed in this Table 41.11. Must similarly serve the public as the elements set forth in this Table 41.11.

- (vii) **Exclusion from credit.**

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1. Yards, court areas, setbacks, decorative landscape areas, bike and pedestrian paths, and other open areas required with residential site design by a precise plan, master plan or zoning code shall be excluded from the credit computation of POPA open space.
 2. Irregularly shaped land with limited utility, accessibility or topographic conditions that are unsuitable for elements described in Table 41.11 shall not be eligible for credit.

- (b) **Alternate proposals.** An alternate proposal is a unique, high-quality open space proposal that may not otherwise be achieved through the general requirements in subsection (a).

An applicant may be eligible for a POPA open space credit if greater than one (1) acre of single, contiguous land is provided and the POPA open space:

- (i) Serves a diverse park user population; and
- (ii) Provides design benefits greater than the general requirements set forth in subsection (a).

3. **Term and maintenance.** All POPA open spaces shall be maintained as set forth in this section.

- (a) The POPA open space shall be publicly accessible during the operating hours of city parks.
- (b) The POPA open space shall be wholly owned and maintained by the property owner(s), homeowner association(s) or some combination thereof of the residential development awarded the credit.
- (c) The right of the public to access and use the open space shall be recorded against the property by an easement, covenant or restrictions subject to review and approval by the city attorney, and such right shall run with the land in perpetuity.
- (d) The property owner shall enter into an agreement with the city in conjunction with, or as part of, the easement, covenant or restrictions to identify maintenance responsibilities, procedures for future modifications or upgrades to the POPA open space and violation and/or penalties for noncompliance subject to review and approval by the city attorney. The agreement shall indemnify the city for use of the POPA open space by the public.
- (e) Any future redevelopment of a project site granted a POPA open space credit shall submit a formal development application and be required to provide the minimum acreage of the POPA open space as originally credited. The POPA open space shall be subject to compliance with the requirements of this chapter in place at the time of application submission.

- b. **Historic resource.** Where a historic resource is preserved or rehabilitated as part of a residential development, a credit may be given against the requirement of land dedication or fees in lieu thereof due on the residential development, required by this chapter, up to a maximum of fifty (50) percent of the value of the land dedication or fees in lieu thereof required by this chapter. This section may also apply to the relocation of a historic resource provided it is preserved or rehabilitated in conjunction with the relocation. The developer, as part of the application for a credit, shall file an application for a historic preservation permit pursuant to Sec. 36.54.45 et seq. Credit may be awarded pursuant to subsections d. and e. of this section when it is in the public interest to do so.

- c. **Affordable housing.** Because affordable housing is an important community need, the affordable housing units included in new development projects shall not be included in the total number of dwelling units used to calculate the park land dedication requirement set forth in Secs. 41.5 through 41.9. This exemption shall not include affordable housing units in otherwise market-rate developments provided pursuant to density bonus law (under state law and as set forth in Chapter 36, Article XVI, Division 8 of the City Code).

- d. **Process.**

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1. To request a credit pursuant to this section, the applicant shall submit a written request specifying the credit being [sought] at time of a formal development application submittal, which shall include a description of how the request meets the credit requirements in this chapter. Each request for a credit shall also include the information required under subsections (2), (3) or (4) as applicable.
 2. For the POPA open space credit, the applicant shall also submit the following with a formal development application:
 - (a) Dimensional site, design and landscaping plans that detail the proposed POPA open space and elements; and
 - (b) **Analyses.**
 - (i) A demographic analysis of the area within one (1) mile of the proposed POPA open space (measured from the project site boundary), including the target demographics of the new residential development.
 - (ii) An analysis of the elements at the closest public parks and/or POPA open spaces within one (1) mile of the project site, up to a maximum of five (5) parks and/or POPA open spaces.
 3. For the historic resource credit, the applicant shall also submit with a formal development application an itemized cost estimate of planned rehabilitation or relocation costs for the historic resource.
 4. For the affordable housing credit, the applicant shall also submit with a formal development application the number of affordable units within the residential development as defined in Sec. 41.2.

e. **Approval.**

1. POPA open space and historic resource credits may be awarded by the city council with written findings that the applicable requirements are met.
2. The affordable housing credit may be awarded when the public works director, community development director, community services director, subdivision committee or city council, as appropriate to the development application, makes written findings that the applicable requirements are met.

(Ord. No. 4.97, 3/25/97; Ord. No. 4.07, 6/12/07; Ord. No. 2.12, § 3, 2/14/12; Ord. No. 7.15, § 1, 10/13/15; Ord. No. 2.19, § 1, 4/9/19; Ord. No. 3.21, § 8, 4/13/21.)

SEC. 41.12. Exclusions.

- a. The requirements established in Section 41.3 relating to single-lot development projects shall not apply to the subdivision of land as defined by the Subdivision Map Act of the State of California; nor shall they be construed to limit the city's power to require fees or land dedication for park or recreation purposes as a condition of approval of a tentative map or preliminary parcel map pursuant to the Subdivision Map Act of the State of California or Chapter 28 of this Code; nor shall they apply to the repair of damages caused by natural disasters such as earthquakes, floods or fires as determined by the city; nor shall they apply to the construction of any nonresidential buildings or structures; nor shall they apply to any unit for which the park and recreation fee has been paid based on the fee density formula established on July 28, 1971; nor shall they apply to an existing building that is altered or expanded where no additional residential units are created and where the use is not changed; nor shall they apply to the first single-family dwelling unit in a single-family residential district (R1) as defined in Chapter 36 of the Mountain View City Code; nor shall they apply to single room occupancy (SRO) living unit facilities as defined in Chapter 36 of the Mountain View City Code.

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- b. The requirements established in Section 41.4 relating to subdivisions shall not apply to commercial or industrial subdivisions, nor do they apply to nonresidential condominium units, nor do they apply to projects or stock cooperatives which consist of the subdivision of air space in an existing apartment building which is more than five (5) years old when no new dwelling units are added, nor do they apply to parcel maps for a subdivision containing less than five (5) parcels and not used for residential purposes; nor do they apply to a maximum of two (2) dwelling units that exist on a property if, at the time the subdivision is approved, the existing units are to remain on the property, nor do they apply to any units for which the park and recreation fee had been paid based on the density formula established on July 28, 1971.

(Ord. No. 4.97, 3/25/97; Ord. No. 7.15, § 1, 10/13/15.)

CHAPTER 41 PARK LAND DEDICATION OR FEES IN LIEU THEREOF

Sections:

SEC. 41.1. Findings and purpose.

The city council hereby finds that development of **commercial properties** and residential subdivisions as well as single-family dwellings, duplex dwellings, multiple dwellings, apartments, mobile homes, townhouses and other dwelling units have a significant effect on the use and availability of park and recreation space and facilities, **and important natural resources** and that the limited open space, ~~and~~ recreation, **and important natural resource** amenities provided by these **commercial and** residential developments are insufficient to meet the needs of the residents for open space, ~~and~~ recreational facilities, **and important natural resources**. The intent of this chapter is to require that such developments contribute their fair share toward the purchase, development and/or improvement of park and recreational facilities, **and the preservation, restoration, and enhancement of important natural resources that provide significant community benefits**. The provisions of this chapter are enacted pursuant to the Charter, the open space section of the environmental management chapter of the general plan and the park and open space plan of the city as well as Sections 66477 and 66479 of the Government Code of the State of California, as may be applicable.

(Ord. No. 4.97, 3/25/97; Ord. No. 7.15, § 1, 10/13/15; Ord. No. 3.21, § 1, 4/13/21.)

SEC. 41.2. Definitions.

As used in this chapter:

"Affordable housing" for purposes of this chapter shall mean housing which costs a very low-, low- or moderate-income household no more than approximately thirty (30) percent of its gross monthly income as defined in Sec. 36.40.05 of Chapter 36, Article XIV of the City Code.

"Community park" shall include, but is not limited to, **public mini-parks, small parks, large parks such as the Shoreline at Mountain View Regional Recreation and Wildlife Area, and existing relatively undisturbed urban forests. Some of these urban forests may accommodate park-like amenities.**

"Important Natural Resources" shall include, but are not limited to, urban forests, tree shelter belts, and highway vegetation barriers, significant pollinator-friendly plant areas, streams and creeks, riparian habitats, salt and freshwater wetlands, other fragile and diminishing Bay Area natural resources and ecosystems.

"Urban Forest" shall be defined as an area of relatively undisturbed stand of trees, one acre or greater in size, tree heights of 16 feet or greater or have an opportunity to grow to this height and have a tree canopy cover of at least 10 percent.

"Highway Vegetation Barrier" is defined as a natural ⁽¹⁾ or strategically designed and maintained area of vegetation such as trees, shrubs, and bushes planted on public or private lands alongside or near roadways to mitigate noise and air pollution and protect nearby communities from traffic-related emissions. These natural or planted barriers function by physically filtering, absorbing, capturing, and disbursing airborne hazardous pollutants (i.e., particulate matter such as PM2.5, nitrogen dioxide, carbon black, volatile organic compounds) emitted by motor vehicles. Effective vegetative barriers ⁽²⁾ are dense, layered, and tall enough to block, filter, and redirect pollutant airflow, while also providing additional environmental benefits like stormwater management, noise reduction, habitat creation, and urban heat island effects mitigation. Vegetative barriers can consist of vegetation alone or include solid structures like fencing or concrete sound walls to optimize air

pollution mitigation. Vegetative barriers can also be used to mitigate harmful air pollution impacts other sensitive or vulnerable population receptors where emissions close to ground level such as public and private school yards, public parks, playgrounds, and senior centers as well as preventing black carbon soot fallout and other pollutants from impacting food growing areas such as community gardens and agricultural crops, food and edible plant and tree sales areas such as farmers markets and plant nurseries as examples.

- (1) It is important to emphasize that existing relatively undisturbed natural tree barriers that have reached, or nearly reached maturity in stability, function, height, density, and canopy support complex macro- and micro-biological ecosystems that planted tree barriers and artificial landscapes are normally not able to mimic.**
- (2) The EPA interim criteria for an effective highway vegetation barrier are summarized below:**
 - a. Evergreen trees and underbrush**
 - b. Mature tall trees with plenty of foliage, overlapping canopy, and sufficient undergrowth**
 - c. Tall tree must extend high above freeway sound walls**
 - d. The trees and undergrowth should be several rows thick**
 - e. There should be no gaps in the barrier**
 - f. The barrier should provide the proper growth density to optimize the filtering and absorption of hazardous particulate matter, gaseous air pollutants and contaminants such as those defined as criteria pollutants ⁽³⁾, volatile organic compounds, several of which are human carcinogens, and some are linked to diseases such as dementia and Alzheimer's.**
 - g. The barriers may need proper care and maintenance to remain healthy and effective.**
- (3) Criteria pollutant are the six most common air pollutants for which the U.S. EPA has established national ambient air quality standards (NAAQS). Highway vegetation barriers are effective for filtering, capturing, and absorbing criteria pollutants that are known to be harmful to human health and the environment.**
 - Particulate Matter**
 - Ozone**
 - Carbon Monoxide**
 - Sulfur Dioxide**
 - Nitrogen Dioxide**
 - Lead**

"Historic resource" is as defined in Chapter 36, Article XVI, Division 15 of the City Code."

"Land dedication," "dedicate land" or "land to be dedicated" and other such references to land dedicated pursuant to this chapter shall mean, for purposes of this chapter, land dedicated to the city in fee simple ownership.

"Privately owned/publicly accessible open space" (POPA) shall mean a parcel of private land made accessible to the public that meets the requirements set forth in Sec. 41.11.

"Subdivider" shall mean a person, firm, corporation, partnership or association who proposes to divide, divides or causes to be divided real property into a subdivision.

"Subdivision" shall mean the same as defined in Section 66424 of the California Government Code.

"Subdivision map" shall mean any map filed pursuant to any proceedings for subdivision as defined in Chapter 28 and this chapter.

SEC. 41.3. Requirements for single-lot development projects.

As a condition of approval to construct any new single-family dwelling, duplex dwelling, multiple dwelling, apartment building, mobile home, townhouse and other dwelling unit other than a subdivision (hereinafter referred to as "residential development" in this chapter), the owner and/or developer shall dedicate land, pay a fee or both at the option of the city, for park or recreational purposes. The terms "single-family dwelling, duplex dwelling, apartment, mobile home, townhouse and other dwelling unit" shall be as defined in Chapter 36 of this Code. Said land dedication or fee payment, or both if required, shall be a condition precedent to the issuance of any required building, electrical, plumbing or mechanical permit for new residential development, except as otherwise provided in Government Code Section 66007(a) and (b), and in the event of deferred fee payment, the owner and/or developer shall enter into a recordable agreement pursuant to Government Code Section 66007(c) and subject to the approval of the city.

- a. **Dedications of sites.** Where a park or recreational facility has been designated in the open space section of the environmental management chapter of the general plan, a precise plan or the park and open space plan of the city, and the park or facility is to be located in whole or in part within a proposed residential development, to serve immediate and future needs of residents of the residential development, the owner and/or developer may be required to dedicate land for park and recreational facilities sufficient in size to serve the residents of the residential development. The park land to be dedicated shall conform to locations and standards set forth in the general plan, a precise plan, if applicable, and the park and open space plan of the city. The slope, topography and geology of the site, as well as its surroundings, must be suitable for the intended park or recreation purpose. The amount of land to be provided shall be determined pursuant to the standards set forth in Secs. 41.5 through 41.9 of this chapter establishing the formula for land dedication or for payment of fees in lieu thereof. Any land offered for dedication to the city that creates new parcels or alters existing property lines shall comply with the subdivision regulations required in Chapter 28 of this Code.
- b. If park land is dedicated in accordance with this section, the development standards for a project, as set forth in Chapter 36 of the City Code or an adopted precise plan, shall be calculated to include the dedicated park land for floor area, lot size and density.
- c. **Fees in lieu of land dedication.** If there is no public park or recreational facility designated or required in whole or in part within the proposed residential development, which meets the requirements set forth herein, the owner and/or developer shall be required to pay a fee in lieu of land dedication equal to the value of the land as determined by Secs. 41.5 through 41.9 of this chapter.

A fee in lieu of land dedication hereunder shall be required when:

1. An applicant is developing land on which no park is shown or proposed in the general plan, a precise plan or the park and open space plan; or
 2. Dedication is impossible, impractical or undesirable as determined by the public works director, zoning administrator or city council as appropriate; or
 3. The proposed residential development contains fifty (50) or fewer units.
- d. **Dedication and fees required.** In certain residential developments in excess of fifty (50) units, a combination of land dedication and fee payments may be required. These shall be residential developments in which:
1. Only a portion of the land to be developed is proposed in the general plan, a precise plan or park and open space plan as the location for a park or recreational facility, in which case that land, or

a portion thereof within the residential development, shall be dedicated for park purposes, and a fee shall then be required in lieu of any additional land that would have been required to be dedicated under this chapter; or

2. A major part of the park or recreation site falling within the residential development has already been required, and only a small portion of the land is needed from the applicant to complete the park or recreation site, in which case, the land needed shall be required for dedication, and a fee shall then be required in lieu of the additional land that would have been required to be dedicated under this chapter.
- e. **Use of and basis for in-lieu fees.** The fees collected pursuant to this chapter are to be used only for the purpose of providing park or recreational facilities to serve the residential development from which fees are collected in accordance with the service area requirements as shown in Table 41.3 of this chapter. Fees so collected shall be used to purchase land, buy equipment, construct improvements or rehabilitate a proposed or existing mini-park, neighborhood park, community park, recreational facility, Stevens Creek Trail, community gardening facility or combination thereof serving said residential development. The fee so required shall be based on the fair market value of the land that otherwise would have been required for dedication.

Table 41.3 Park Service Area and Size		
Park Type	Service Area	Desirable Size
Mini-park	1 mile	Up to 1 acre
Neighborhood park	1 mile	1 to 5 acres
Community park and/or recreational facility	Entire city	>5 acres
Stevens Creek Trail	Entire city	N/A

(Ord. No. 4.97, 3/25/97; Ord. No. 7.15, § 1, 10/13/15; Ord. No. 3.21, § 3, 4/13/21.)

SEC. 41.4. Requirements for residential subdivisions.

As a condition of approval of any final subdivision map, the subdivider shall dedicate land, pay a fee in lieu thereof, or both, at the option of the city, for park or recreational purposes according to the following standards:

- a. **Dedication of sites.** Where a park or recreational facility has been designated in the parks and recreation section of the open space section of the environmental management chapter of the general plan, a precise plan or the park and open space plan of the city, and the park or facility is to be located in whole or in part within the proposed subdivision, to serve the immediate and future needs of the residents of the subdivision, the subdivider shall be required to dedicate land for park and recreational facilities sufficient in size to serve the residents of the subdivision area. The park land to be so dedicated shall conform to locations and standards set forth in the general plan, a precise plan, if applicable, and the park and open space plan of the city. The slope, topography and geology of the site, as well as its surroundings, must be suitable for the intended park or recreation purpose. The amount of land to be provided shall be determined pursuant to the standards set forth in Secs. 41.5 through 41.9 of this chapter establishing the formula for land dedication or for payment of fees in lieu thereof.
- b. If park land is dedicated in accordance with this section, the development standards for a project, as set forth in Chapter 36 of the City Code or an adopted precise plan or master plan, shall be calculated to include the dedicated park land for floor area, lot size and density.

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- c. **Fees in lieu of land dedication.** If there is no park or recreational facility designated or required in whole or in part within a proposed subdivision which meets the requirements set forth herein, the subdivider shall be required to pay a fee in lieu of land dedication equal to the value of the land as determined by Secs. 41.5 through 41.9 of this chapter.

A fee in lieu of land dedication hereunder shall be required when:

1. A subdivider is subdividing land on which no park is shown or proposed in the general plan, a precise plan or the park and open space plan; or
 2. When dedication is impossible, impractical or undesirable as determined by the subdivision committee or city council as appropriate; or
 3. When the proposed subdivision contains fifty (50) parcels of land or less.
- d. **Dedication and fees required.** In certain subdivisions in excess of fifty (50) parcels of land, a combination of land dedication and fee payment may be required. These shall be subdivisions in which:
1. Only a portion of the land to be subdivided is proposed in the general plan, a precise plan, or the park and open space plan as the location for a park or recreational facility, in which case that land, or a portion thereof within the subdivision, shall be dedicated for park purposes, and a fee shall then be required in lieu of any additional land that would have been required to be dedicated under this chapter; or
 2. A major part of the park or recreation site falling within the subdivision has already been acquired, and only a small portion of land is needed from the subdivider to complete the park or recreation site, in which case the land needed shall be required for dedication, and a fee shall then be required in lieu of the additional land that would have been required to be dedicated under this chapter.
- e. **Use of and basis for in-lieu fees.** The fees collected pursuant to this chapter are to be used only for the purpose of providing park or recreational facilities to serve the subdivision from which fees are collected in accordance with the service area requirements as shown in Table 41.3. Fees so collected shall be used to purchase land, buy equipment, construct improvements or rehabilitate a proposed or existing mini-park, community park, neighborhood park, recreational facility, Stevens Creek Trail, community gardening facility or combination thereof serving said subdivision. The fee so required shall be based on the fair market value of the land that otherwise would have been required for dedication.

(Ord. No. 4.97, 3/25/97; Ord. No. 7.15, § 1, 10/13/15; Ord. No. 3.21, § 4, 4/13/21.)

SEC. 41.5. Land requirement.

In accordance with the open space section of the environmental management chapter of the Mountain View General Plan, it is hereby found and determined that the city currently provides park and recreational facilities to its residents at a ratio in excess of the three (3) acres per one thousand (1,000) standard set forth in state law. The public interest, convenience, health, welfare and safety require that three (3) acres of property for each one thousand (1,000) persons residing within the city be devoted to public parks and recreational facilities.

(Ord. No. 4.97, 3/25/97; Ord. No. 7.15, § 1, 10/13/15; Ord. No. 3.21, § 5, 4/13/21.)

SEC. 41.6. Density formula.

In calculating dedication and in-lieu fee requirements under this chapter, the following table, derived from the density assumptions of the general plan, shall apply:

Table 41.6 Density Formula			
Dwelling Density	Dwelling Units per Acre	Density of Persons per Dwelling Unit	Acreage Requirement per Dwelling Unit Within Subdivision
Low	1—6	2.7	.0081
Medium-low	7—12	2.3	.0069
Medium	13—25	2.0	.0060
Medium-high and high	26+	2.0	.0060
Mobile homes	7—14	1.5	.0045

(Ord. No. 4.97, 3/25/97; Ord. No. 7.15, § 1, 10/13/15; Ord. No. 10.16, § 1, 6/14/16; Ord. No. 3.21, § 6, 4/13/21.)

SEC. 41.7. Procedure.

The public works director, zoning administrator, subdivision committee or city council, as appropriate, shall, upon approving a residential development or subdivision map, determine the conditions necessary to comply with the requirements for park land dedication or fees in lieu thereof as set forth in this chapter, and said conditions shall be attached as conditions of approval. The establishment of said conditions for projects other than a subdivision map shall comply with Government Code Section 66001.

(Ord. No. 4.97, 3/25/97; Ord. No. 7.15, § 1, 10/13/15.)

SEC. 41.8. Calculation of fair market value.

- a. An appraiser shall determine the fair market value ranges for an acre of land in Mountain View, which shall be adopted by resolution of the city council for each density listed in Table 41.6.
- b. The city shall determine the park land dedication requirement within the adopted range of fair market values for the applicable density of the project at the time a formal application for a residential development is submitted. Nothing shall preclude the city from recalculating the park land dedication requirement based on modifications to the application or any preexisting site or development conditions.
- c. If a residential development application is resubmitted with modifications that results in a change in the project's dwelling density category per Table 41.6, then the park land dedication requirement shall be revised based upon the fair market value ranges in effect at the time of application resubmittal.
- d. If the developer objects to the fair market value, the city, at developer's expense, shall obtain an appraisal of the property by a qualified independent real estate appraiser, agreed to by the city and the developer, and the value established by said appraiser using standard recognized appraisal techniques to establish fair market value will be accepted as the fair market value of the land in the proposed development.

(Ord. No. 4.97, 3/25/97; Ord. No. 7.15, § 1, 10/13/15; Ord. No. 3.21, § 7, 4/13/21.)

SEC. 41.9. Calculation of requirement.

For the purpose of the formula established by this section, the following definition shall apply:

"A" equals the park land dedication acreage required per dwelling unit within the proposed residential development for park and recreational facilities as set forth herein and in Section 41.6 of this chapter.

"B" equals the number of new dwelling units in the proposed residential development.

"C" equals the fair market value per acre of land in the proposed residential development.

"F" equals the in-lieu fee required.

"L" equals the land required for dedication.

The following formula shall be used in calculating the land required for the dedication under this chapter:

$$A \times B = L$$

The following formula shall be used in calculating the in-lieu fees required to be paid under this chapter:

$$A \times B \times C = F$$

(Ord. No. 4.97, 3/25/97; Ord. No. 7.15, § 1, 10/13/15.)

SEC. 41.10. Commencement of development.

Any fees collected for these purposes shall be committed within five (5) years after payment of such fees or issuance of building permits on one-half of the units of the residential development, whichever occurs later. The requirements of this section as they relate to fees collected from developments other than subdivisions shall be consistent with Government Code Section 66001.

(Ord. No. 4.97, 3/25/97; Ord. No. 7.15, § 1, 10/13/15.)

SEC. 41.11. Credit.

a. Privately owned/publicly accessible (POPA) open space credit.

1. **Credit amount.** Privately owned/publicly accessible (POPA) open space proposed in a residential or mixed-use residential development that meets the eligibility requirements set forth herein may receive a credit up to seventy-five (75) percent of the value of the land devoted to the POPA open space against the land dedication or fees in-lieu thereof required by this chapter.
2. **Eligibility criteria.** To be eligible for POPA open space credit, the POPA open space must meet either the general requirements set forth in subsection (a) or the alternate proposal requirements set forth in subsection (b).

(a) General requirements.

- (i) A minimum size of 0.4 acre or, if the residential development is located within a precise plan or master plan with identified open space, the minimum size of the identified open space in the precise plan or master plan.
- (ii) The space shall conform with the provisions of the parks, open space and community facilities chapter of the general plan and provisions of the parks and open space plan.
- (iii) The POPA open space shall be located with frontage of a public street(s) or with a prominent and highly visible entrance and, in all cases, have minimum dimensions of one hundred (100) feet on all sides.
- (iv) The POPA open space complies with the city's guidelines for hydration stations and restroom buildings in city parks.

- (v) The POPA open space will include a sign(s) with notification of the area as public open space and posted hours, name and contact information for maintenance. The sign shall be reviewed and approved through a sign permit pursuant to Chapter 36 of the City Code.
- (vi) **Required elements.** The entirety of the POPA open space shall consist of any combination of elements, but not less than one (1) element, meeting the minimum requirements as defined in Table 41.11. The selected elements must be supported by the required analyses as set forth in subsection d.2.(b), Process.

Table 41.11 Open Space Credit Elements	
Element	Minimum Requirements
Open, usable field	Must be level, with proper irrigation and water amenities to support active field recreation. Minimum total area of 0.3 acre with a minimum dimension of sixty (60) feet on all sides of the element.
Dog park	Have separate areas for large dogs and small dogs. Adequate amenities such as bag dispensers and dog-friendly hydration stations. Minimum total area of 0.25 acre for the dog park with a minimum dimension of sixty (60) feet on all sides of the element.
Game courts	Must contain at least one (1) full game court that meets the standards of the professional association for the type of activity proposed.
Playgrounds	Must have at least two (2) structures (climbable apparatus): one (1) for tots (ages two (2) to five (5)) and one (1) for youth (ages five (5) to twelve (12)) populations.
Picnic area	Must be able to sit at least fifteen (15) individuals and have one (1) barbecue for every two (2) tables. Must be distinguishable from other elements in the open space.
Exercise area	Must be able to support ten (10) people using equipment at the same time and include ADA-accessible equipment.
Park trail	<p>Must be a designated, multi-use, class 1 trail as listed in the Caltrans Highway Design Manual—Bikeway Designations for the entire length of the proposed trail. The trail must provide a clear and direct path, with appropriate signage, through the project site, connecting any of the following:</p> <ul style="list-style-type: none"> Existing or planned public facilities (e.g., public buildings, transit stops and centers, schools, parks, etc.). Expand, or allow for future expansion of, the existing city park trail network (e.g., Stevens Creek, Permanente Creek, Whisman T.O.D., Hetch Hetchy, and Bay Trails). Provides more than a public trailhead or crossing. A new connection that expands an identified network in the city's bicycle transportation and pedestrian master plans to a major public facility or major public street, or significantly reduces the time or length of travel by providing an alternative connection from an identified network in the adopted bicycle transportation and pedestrian master plans.
Maintained natural habitat space	<ul style="list-style-type: none"> The element must be planted (existing or new) to provide an estimated sixty-five (65) percent to seventy-five (75) percent tree canopy coverage within five (5) years of construction completion. All foliage and plants should be California native species or approved by the forestry and roadways manager. Area must provide seating for a minimum of ten (10) people. Area shall be landscaped and maintained to be traversed by all population demographics. If applicable, include informational or educational signage about native landscape and plants within the element.
Alternate element	<ul style="list-style-type: none"> An applicant may submit a request to include one (1) alternate element in the POPA open space not listed in this Table 41.11. Must similarly serve the public as the elements set forth in this Table 41.11.

(vii) **Exclusion from credit.**

1. Yards, court areas, setbacks, decorative landscape areas, bike and pedestrian paths, and other open areas required with residential site design by a precise plan, master plan or zoning code shall be excluded from the credit computation of POPA open space.
2. Irregularly shaped land with limited utility, accessibility or topographic conditions that are unsuitable for elements described in Table 41.11 shall not be eligible for credit.

- (b) **Alternate proposals.** An alternate proposal is a unique, high-quality open space proposal that may not otherwise be achieved through the general requirements in subsection (a).

An applicant may be eligible for a POPA open space credit if greater than one (1) acre of single, contiguous land is provided and the POPA open space:

- (i) Serves a diverse park user population; and
- (ii) Provides design benefits greater than the general requirements set forth in subsection (a).

3. **Term and maintenance.** All POPA open spaces shall be maintained as set forth in this section.

- (a) The POPA open space shall be publicly accessible during the operating hours of city parks.
 - (b) The POPA open space shall be wholly owned and maintained by the property owner(s), homeowner association(s) or some combination thereof of the residential development awarded the credit.
 - (c) The right of the public to access and use the open space shall be recorded against the property by an easement, covenant or restrictions subject to review and approval by the city attorney, and such right shall run with the land in perpetuity.
 - (d) The property owner shall enter into an agreement with the city in conjunction with, or as part of, the easement, covenant or restrictions to identify maintenance responsibilities, procedures for future modifications or upgrades to the POPA open space and violation and/or penalties for noncompliance subject to review and approval by the city attorney. The agreement shall indemnify the city for use of the POPA open space by the public.
 - (e) Any future redevelopment of a project site granted a POPA open space credit shall submit a formal development application and be required to provide the minimum acreage of the POPA open space as originally credited. The POPA open space shall be subject to compliance with the requirements of this chapter in place at the time of application submission.
- b. **Historic resource.** Where a historic resource is preserved or rehabilitated as part of a residential development, a credit may be given against the requirement of land dedication or fees in lieu thereof due on the residential development, required by this chapter, up to a maximum of fifty (50) percent of the value of the land dedication or fees in lieu thereof required by this chapter. This section may also apply to the relocation of a historic resource provided it is preserved or rehabilitated in conjunction with the relocation. The developer, as part of the application for a credit, shall file an application for a historic preservation permit pursuant to Sec. 36.54.45 et seq. Credit may be awarded pursuant to subsections d. and e. of this section when it is in the public interest to do so.
- c. **Affordable housing.** Because affordable housing is an important community need, the affordable housing units included in new development projects shall not be included in the total number of dwelling units used to calculate the park land dedication requirement set forth in Secs. 41.5 through 41.9. This exemption shall

not include affordable housing units in otherwise market-rate developments provided pursuant to density bonus law (under state law and as set forth in Chapter 36, Article XVI, Division 8 of the City Code).

d. **Process.**

1. To request a credit pursuant to this section, the applicant shall submit a written request specifying the credit being [sought] at time of a formal development application submittal, which shall include a description of how the request meets the credit requirements in this chapter. Each request for a credit shall also include the information required under subsections (2), (3) or (4) as applicable.
2. For the POPA open space credit, the applicant shall also submit the following with a formal development application:
 - (a) Dimensional site, design and landscaping plans that detail the proposed POPA open space and elements; and
 - (b) **Analyses.**
 - (i) A demographic analysis of the area within one (1) mile of the proposed POPA open space (measured from the project site boundary), including the target demographics of the new residential development.
 - (ii) An analysis of the elements at the closest public parks and/or POPA open spaces within one (1) mile of the project site, up to a maximum of five (5) parks and/or POPA open spaces.
3. For the historic resource credit, the applicant shall also submit with a formal development application an itemized cost estimate of planned rehabilitation or relocation costs for the historic resource.
4. For the affordable housing credit, the applicant shall also submit with a formal development application the number of affordable units within the residential development as defined in Sec. 41.2.

e. **Approval.**

1. POPA open space and historic resource credits may be awarded by the city council with written findings that the applicable requirements are met.
2. The affordable housing credit may be awarded when the public works director, community development director, community services director, subdivision committee or city council, as appropriate to the development application, makes written findings that the applicable requirements are met.

(Ord. No. 4.97, 3/25/97; Ord. No. 4.07, 6/12/07; Ord. No. 2.12, § 3, 2/14/12; Ord. No. 7.15, § 1, 10/13/15; Ord. No. 2.19, § 1, 4/9/19; Ord. No. 3.21, § 8, 4/13/21.)

SEC. 41.12. Exclusions.

- a. The requirements established in Section 41.3 relating to single-lot development projects shall not apply to the subdivision of land as defined by the Subdivision Map Act of the State of California; nor shall they be construed to limit the city's power to require fees or land dedication for park or recreation purposes as a condition of approval of a tentative map or preliminary parcel map pursuant to the Subdivision Map Act of the State of California or Chapter 28 of this Code; nor shall they apply to the repair of damages caused by natural disasters such as earthquakes, floods or fires as determined by the city; nor shall they apply to the construction of any nonresidential buildings or structures; nor shall they apply to any unit for which the park and recreation fee has been paid based on the fee density formula established on July 28, 1971; nor shall they apply to an existing building that is altered or expanded where no additional residential units are created and where the use is not changed; nor shall they apply to the first single-family dwelling unit in a single-family residential district (R1) as defined in Chapter 36 of the Mountain View City Code; nor shall they

apply to single room occupancy (SRO) living unit facilities as defined in Chapter 36 of the Mountain View City Code.

- b. The requirements established in Section 41.4 relating to subdivisions shall not apply to commercial or industrial subdivisions, nor do they apply to nonresidential condominium units, nor do they apply to projects or stock cooperatives which consist of the subdivision of air space in an existing apartment building which is more than five (5) years old when no new dwelling units are added, nor do they apply to parcel maps for a subdivision containing less than five (5) parcels and not used for residential purposes; nor do they apply to a maximum of two (2) dwelling units that exist on a property if, at the time the subdivision is approved, the existing units are to remain on the property, nor do they apply to any units for which the park and recreation fee had been paid based on the density formula established on July 28, 1971.

(Ord. No. 4.97, 3/25/97; Ord. No. 7.15, § 1, 10/13/15.)

April 3, 2025

Formal Planning Application Submittal Checklist

Community Development Department

500 Castro Street • Post Office Box 7540 • Mountain View, CA 94039-7540 Phone: 650-903-6306 • Email: planning.division@mountainview.gov • Website: www.mountainview.gov/planning.

Please submit the following items to the Planning Division for formal review of a proposed development project and/or use permit. Incomplete application submittals may not be accepted.

All application items are to be provided in electronic PDF format at MountainView.gov/ePermitsMV.

1. PERMIT ACKNOWLEDGEMENT FORM A completed Permit Acknowledgement Form for requested permit(s), including property owner(s), applicant signatures, and contact information. A letter from the property owner authorizing agent signature will not be accepted in lieu of a signed application form. The form is available online.

2. FEE Permit fees and acceptable forms of payment are available online.

- ***I recommend placing Community Early Engagement (CEE) Process near the top of the application.***
- ***How will the developer implement a community early engagement process to maximize the input from the community on what are their major issues and concerns about the project, identification of potential impacts to the community, and ideas on ways to mitigate the impacts to the community prior to the preparation detailed plans and designs for the development?***
- ***The potential benefits of the CEE process is better collaboration, coordination, and communication between the developer and the community which promotes more trust and goodwill, reduces delays and costs caused by constant revisions to the draft plan and rejections by the community and city officials.***

3. WRITTEN PROJECT DESCRIPTION A written summary of the project, which includes a description of: • the project; • the design concept; • Sustainable aspects of the project; • Existing on- and off-site conditions • Current occupancy of site. If vacant, provide estimated date of vacancy; • Proposed alterations to the project site; • Existing land uses and operations (e.g., hours of operation, number of employees/ customers); • Proposed

uses and operations; • Purpose or reason for the proposed changes; and/or • Proposed subdivision, if applicable.

- ***How will the project be resilient to climate change, flooding, drought, and other impacts as applicable?***
- ***Describe resilience and hardening of buildings***
- ***How will project comply with city goals, objectives, and initiatives including the following:***
 - ***Energy sustainability***
 - ***Environmental sustainability***
 - ***Biodiversity and Urban Forestry Plan***
 - ***Climate change action***
 - ***Carbon sequestration, removal and reducing CO2 emissions***
 - ***Public health***
 - ***Reducing human exposures to airborne pollutants and contaminants***

4. PHOTOGRAPHIC DISPLAY Color photographs of the project site and the relationship of the proposed project to adjacent buildings and surrounding neighborhood. Include in plan set or provide separately.

- ***Relationship to existing natural urban forestry, tree wind shelter belts, tree pollution barriers and sound walls along highways, and other important natural resources***
- ***Relationship to surface water such as streams, creeks, wetlands, lakes, groundwater recharge basins***

5. PROJECT PLANS A full plan set in a single, flattened/compressed PDF file not exceeding 125 MB. Include page thumbnails with matching sheet title labels.

Order of sheets in plan sets: • Colored Site/Landscape Plan • Colored Renderings and Perspectives • Architectural, such as Floor/Unit Plans, Elevations, Building-Sections, Zoning Diagrams • Landscape, Tree, and Irrigation • Civil • Stormwater Treatment • Fire and Building Code Compliance • Subdivision Map (if applicable)

- ***Urban forest and ecosystem management***
- ***Highway vegetation barriers***
- ***Soil conservation measures and stormwater runoff control and aquifer recharge***

Plan sets must show:

- A. Vicinity Map: Include on same sheet: Small schematic map of the project site location within the City (1/2-mile radius) Small schematic map showing transit links and distance to nearest nodes (e.g., bus stops, train station, bike lanes, etc.)
- ***All street, expressway, and highway names must be identified on the map.***

B. Project Information: Include on cover sheet or subsequent sheet: Project Site Address(es) Proposed Construction and Occupancy Type(s) as defined in Building Code Current (and Proposed) Zoning and General Plan Designations Special Flood Hazard Zone as shown on FEMA maps Assessor's Parcel Number(s) Lot Area Residential Density, if applicable Site Coverage (if required by zoning) Page 1 of 7 Formal Planning Application Submittal Checklist Total square footage (per unit/tenant space/floor/building and combined total). Separately list residential and nonresidential development. If proposing multiple commercial uses (e.g., retail, restaurant, office), list gross square footage for each use separately. Floor Area Ratio (FAR) Calculation Required and Proposed Parking: • Total number of vehicle spaces per unit, tenant space, or land use; • Total number of accessible spaces per Building Code; and/or • Total number of bike parking spaces (by long-term and short-term). For residential projects only, provide on subsequent plan sheets: Common usable (***and potential public***) open space area (total area in square feet with area dimensions and percentage of site area). Private usable open space area (square feet of private balcony/patio areas per unit and combined total). Storage areas in square feet, including personal storage per unit.

- ***Common usable and potential public open space areas may include natural existing urban forests, tree groves, tree shelter belts, tree stands acting as pollution barriers, grassy fields, creeks and streams, that could be a potential public park area or an important natural resource with significant community benefits pursuant to Chapter 41 - Park Land Dedication***

Pavement coverage (as percentage of site area, if applicable).

- ***What actions can be taken to reduce the impact of the urban heat island effects due to large hard surfaced areas on the property.***

C. Site Plan: Include site plans showing existing and proposed site conditions with: Scale and graphic scale. North arrow (orient all sheets in the same direction). Dimensioned property lines, including any underlying lot lines.

- ***Describe the distances of the closest dwelling units to a highway corridor***
- ***Is there a highway tree barrier on the property that may filter airborne particulates and absorb gaseous air pollutants and contaminants from vehicle emissions?***
- ***Would the removal of this highway vegetation barrier tree canopy have potential impacts to the public health from increased exposures to emissions from cars and trucks?***

Footprint of all structures on-site. Location, configuration, separation distance, and setbacks for all existing and proposed buildings (include intended use for each building).

- ***Include the relationship and distances of all structures from existing natural tree stands, forests, highway vegetation barriers, and other important natural resources.***

Adjacent streets (labeled with street names and existing right-of-way widths), buildings, and uses.

- ***Are the existing width of streets standard or substandard according to municipal code with or without sidewalks***
- ***Describe any potential obstructions to access or egress from driveways onto the main street that may be a traffic, bike, and/or pedestrian safety concern.***
- ***Explain any potential concerns of streets that end in a cul-de-sac and could cause fire and emergency services to the development***

Openings on adjacent buildings. Dimensioned parking area, parking stalls, driveways/drive aisles, and pathways/paseos/sidewalks. Label guest (residential), tandem, or mechanical-stacker parking stalls. Dimensioned courtyards and podiums, showing distance between building facades.

Zoning setback lines (dashed with labeled distance from property line).

- ***Would current zoning setback lines need to be reduced to preserve urban forestry lands and their ecosystems on the property being developed?***

Site distance at project driveways and street corners (for corner lots) in accordance with Public Works Department Standard Details, available online. Trash, recycling, and equipment enclosures. Label proposed containers or related equipment and interior dimensions. Location of at-grade mechanical equipment (e.g., A/C, pumphouse). generators, cooling tower, Any existing or proposed easements or encumbrances across the property, such as storm drains, water lines, or rights-of-way. *Creeks or waterways on, adjacent to, or within 50' of the project site with "top of bank" indicated.*

D. Graphic Illustrations of Calculations: Include graphical illustrations of all zoning calculations relevant to the project (e.g., FAR diagram, private and common open-space areas, pavement coverage, etc.).

E. Neighborhood Context: Show project in context to its surroundings with: Streetscape elevations, photographs, and/or building sections showing the proposed project and adjacent properties on each side of the project site.

Photo simulations from a “bird’s-eye” and “street-level” perspective showing existing neighborhood context. Image size formatted to no larger than 11”x17.” Page 2 of 7

- ***Include photos from a ‘bird’s eyed” and “street level” perspective showing existing natural tree stands, forests, highway vegetation tree canopy barriers, streams, creeks, and other important ecological resources***

F. Formal Planning Application Submittal Checklist Building Design and Elevations: Include existing elevations with details/conditions to remain and proposed new elevations/changes with: Sketches to convey proposed architectural character and massing. Elevations of all sides of the building(s) (existing and proposed), including interior courtyards/podiums, and roof screens in black line drawings and color. Height dimensions on elevations of: • Wall-plate height, measured from adjacent grade; • Grade to finished floor; • Finished floor to top of ceiling per floor; • Total height, measured from top of existing/planned curb; • Top of wall-plate to roof; and/or • Roof parapet/screen, elevator/stairwell penthouse.

Incorporation of all windows, storefronts, eaves, trims, awnings, trellises, doors, skylights, chimneys, downspouts, vents, roof equipment and screens, rooftop decks, rooftop elevator and stairwell enclosures, wall vents/louvers associated with mechanical ventilation, and other appurtenances on the building exterior. dimensioned/detailed manufacturer specs. Include drawings and/or Elevations and details of accessory structures, enclosures, and features, including storage sheds, trash enclosures, trellises/pergolas, etc. Details showing how adjacent, dissimilar materials connect. Examples include: siding to windows, siding to roofs and parapets, eaves, railings, corners, and connections to existing structures.

Elevation, details, and finishes of proposed vertical landscape elements, such as fences, walls, etc.

- ***Vertical landscape elements shall include existing natural urban forestry, sound walls, tall tree canopies above the sound walls that would be left in place as part of the overall landscape elements of the project due to important community benefits***

Type, finish, material, and color of all exterior building surfaces.

Demonstration of compliance with zoning design standards applicable to project through plan details, elevations, and graphic illustrations, supported by written explanation of how the project complies.

- ***Demonstration of compliance with City goals and initiatives for energy sustainability, environmental sustainability, biodiversity and urban forestry plan, climate change actions, reducing CO2 emissions, improving carbon sequestration, improving public health and reducing chronic disease from exposures to environmental contaminants***

Conceptual exterior building sign locations. Conceptual exterior lighting fixture design and locations.

G. Floor Plans: Submit floor plans to indicate how the interior of the building affects the exterior design, particularly window and door placement, required emergency exits, space usage, stairs, elevators, etc., with: Existing dimensioned floor plans noting demolition details/proposed changes; New dimensioned floor plans; Dimensioned parking garage (if applicable), including above- and below-grade portions; Floor plan of each residential unit type with square footage noted; and/or Dimensioned floor plan of all rooftop amenity areas.

H. Roof Plans: Locate conceptual rooftop equipment (e.g., HVAC units) and provide unit details, height, and distance from parapet/screen. Include equipment screen location and details. Show conceptual photovoltaic panel locations, mounting and screening detail(s), reflecting compliance with Building Code.

I. Building Sections: Illustrative wall section from parapet to foundation showing foundation, wall, windows and doors, parapet, cornice, eave, and roof at a minimum 1/2" = 1' scale. Include height measurements from adjacent grade and top-of-curb to top-of-wall plate(s). Building site sections showing roof and floor heights, site slope, vehicle or pedestrian ramps, basements, underground garages, underground vehicle pits, elevator/stair Page 3 of 7 Formal Planning Application Submittal Checklist

penthouses (existing and proposed). Include height measurements. Sections of vehicle ramps to underground parking garages in compliance with Public Works Department Standard Details available online. Sections at adjacent property lines indicating any grade differentials, showing fence height, retaining walls, ground slope, etc., at 1' = 10' scale J.

J. Landscape and Preliminary Irrigation Plans: Complete worksheet(s) demonstrating compliance with Water Conservation in Landscaping Regulations available online. These

can be included in project plans or provided separately. Location, spacing, size, quantities, and botanical designations of all existing trees and vegetation to be preserved, planted, and transplanted on-site.

Include the following tree information on a site plan(s) with building(s) footprint:

Existing tree locations, species, size (provide circumference at 54" above natural grade), and drip-line area. • Existing trees on neighboring properties that overhang the project site.

Label existing designated Heritage trees and City street trees.

Summary table identifying botanical designation, circumference, and status of tree (e.g., retain, remove, relocate, new, Heritage tree replacement). This table must be consistent with the provided arborist report.

New tree locations, species, and box size (e.g., 24", 36"). If needed, please display new and retained trees on a separate site plan. Tree canopy coverage graphic showing existing coverage, coverage at construction completion, five to 10 years' coverage, and full growth coverage with listed percentage of site area covered by canopy at each stage. Show common usable open space and private open space dimensioned with amenities labeled.

Existing (to be retained) and proposed concept sections and elevation drawings of all landscape architectural features, such as walls, fences, lighting, paving types (and patterns), arbors, benches, and fountains. Show scale/height, form, materials, and colors. Trash enclosures, bicycle enclosures, etc. (must be screened with shrubbery). Sight distance at project driveways and street corners (for corner lots) in accordance with Public Works Department Standard Details available online. Location of above-grade backflow preventers, electrical utilities, fire system equipment, and ground-mounted mechanical units.

- ***Urban forests and ecosystems as defined in the Municipal Code or this checklist***
- ***Highway vegetation barriers as defined in the Municipal Code or this checklist***
- ***Sound walls constructed on private and public properties***
- ***Describe how the natural noise and pollution tree barrier systems will be integrated into the development during the early phases of the project planning and design process***
- ***Describe how the developer will collaborate, coordinate, and communicate with the community on potential options for the protection, preservation, restoration, and enhancement of important natural resources that provide substantial benefits to the community***

- ***Describe plans for the use of the community early engagement (CEE) process to obtain the input, ideas, issues, and concerns of the community for potential inclusion into development planning and design processes prior to large financial investment into engineering, architecture, and landscaping planning and design work***

K. Parking Layout and Circulation: Fully dimensioned parking plan with location and number of vehicular and bicycle parking spaces and dimensioned driveway aisles, landscaping islands, and parking stalls. Show traffic flow and points of entry/exit with arrows. Label loading zones and accessible parking and fire lanes as required by Building and Fire Codes. Color-code vehicular, bicycle, and pedestrian circulation plan, including emergency access and trash service access utilizing truck turning templates (contact Public Works and Building Inspection—Fire Protection for templates).

L. Trash/Recycling Management: Complete a TRASH MANAGEMENT PLAN FOR NEW DEVELOPMENT/ REDEVELOPMENT in compliance with City trash and recycling requirements available online. From the Trash Management Plan, show trash/recycling location, bin layout, chute vestibules, sections/clearances, dimensions, staging area(s), and on-site collection truck circulation in plans. Demonstrate trash enclosure(s) and staging area(s) comply with sight distance at driveways and street corners Page 4 of 7 Formal Planning Application Submittal Checklist (for corner lots) in accordance with Public Works Department Standard Details available online.

M. Lighting Plan: Photometric drawing, including footcandle numbers to the property line, extend a minimum of 25' beyond property lines. Manufacturer's spec sheets of proposed exterior lighting fixtures.

N. Shadow Study: Black-White-Grey site aerial plans with adjacent neighboring properties showing the project's shadow effects on Solstice and Equinox at 9:00 a.m., 12:00 noon, and 3:00 p.m. occurring on Summer and Winter Solstice, with sun direction clearly illustrated.

O. Colors and Materials: Samples of actual proposed colors and materials mounted on foam board, not to exceed 24"x36" in size. Colored renderings accurately showing how color and materials will be placed on the building(s) with materials labeled.

6. MASSING MODEL Show the proposed project and surrounding buildings in either of the following formats: Physical massing model. Three-dimensional SketchUp). digital model (e.g., Detailed physical model for final public hearings.

7. CONCEPTUAL CIVIL DRAWINGS, including:

A. Topography, Grading, and Drainage Plan showing: Existing and proposed grades from existing City benchmark, including the direction of surface water release for the site and estimated grading quantities. Estimate grading quantity (cut and fill calculation). Site contours and topography. Finish floor and pad elevation. The location, pipe sizes, slope, invert, and grate elevations of proposed underground storm drain system. Hydraulic drainage calculations. Conceptual drainage plan with stormwater treatment devices and site design measures to conform with the Stormwater Pollution Prevention Plan (SWPPP) and C.3 standards.

B. Conceptual Utility Plans showing: Existing and proposed utility services (sewer, water, storm, gas, and electric) and their connections to City mains. Label existing utility services to be abandoned or reused. Location (with labels) of backflow preventers, aboveground and belowground utility boxes, transformers, meter mains, fire standpipes, etc. Overhead utilities and locations of existing joint poles. Indicate those to be removed, services placed underground. For project sites within the City's current or future recycled water service area(s), show recycled water use for irrigation per the City Code Provide proposed water demands for domestic water, recycled water, irrigation, and fire.

C. Conceptual Off-Site Improvement Plans with proposed improvements in the public right-of-way, including streets, curbs, sidewalks, street trees, streetlights, fire hydrants, utility connections, and City water, sewer, and storm mains within 30' of the project site. Include dimensioned existing and proposed street cross-sections, and existing project street frontage(s), inclusive of driveway/sidewalk locations of adjacent properties and property(ies) directly across the street from the project site.

8. Include required SUBDIVISION APPLICATION MATERIALS based on type of map requested, which are available online.

9. A CURRENT PRELIMINARY TITLE REPORT for projects that include construction of a new building, expansion of an existing building footprint, and/or Page 5 of 7 Formal Planning Application Submittal Checklist new site improvements, such as landscaping, paving, utilities, and accessory structures.

10. A completed APPLICATION FOR RIGHT-OF-WAY OR EASEMENT VACATION when a project is requesting the vacation of the public easement(s) no longer needed or conflicts with proposed development. This application is processed concurrently with the Planning Permit(s). The application is available online.

11. An ARBORIST REPORT prepared by an ISA certified arborist identifying all trees on and adjacent to the project site which may be impacted by development and includes: tree species, health, size (circumference measured 54" above natural grade), Heritage or City-

street tree designation, and proposed status (e.g., remove, retain, relocate), accompanied by a graphic site plan labeling all tree locations. Note: All trees must be labeled by number **and tagged on-site per ISA standards throughout project review and construction.**

- ***A professional arborist with ecology and ecosystem training shall evaluate the existence of an urban forest, forest ecosystem, highway vegetation barrier, and wind shelter tree belt as defined by the Municipal Code or this checklist. This evaluation shall be conducted irrespective of the number of Heritage trees and/or the circumference of the trees. The primary importance is the existence of a nearly undisturbed natural forest with an evolved and productive ecosystem including wildlife habitat, resting, and sheltering places for local animal, avian, and pollinator populations which may need to be protected from construction activities***
- ***A professional arborist with ecology and ecosystem training shall determine the extent of the property owner's care and maintenance of the trees and forested lands on their property.***
- ***For urban forests trees and barriers that are determined to be in less than healthy condition, a professional arborist with ecology and ecosystem training shall evaluate the potential for these resources to be restored to a healthy condition through standard landscape care and maintenance measures such as watering, pruning, removal of large dense accumulations of deadwood, dead trees, and invasive species, soil conditioning, and other conservation measures.***
- ***Determine the potential to increase native plant and pollinator populations within forested and fringe areas on the property.***

12. A completed GREEN BUILDING CHECKLIST for LEED or GreenPoint Rated with target points.

13. A completed STORMWATER **CONTROL**, PREVENTION, AND PROTECTION C.3 FORM available online.

14. FOR RESIDENTIAL PROJECTS: Complete the following forms available online:

A. An AFFORDABLE HOUSING COMPLIANCE PLAN for projects which include new housing development. If applicable, include a density bonus letter identifying the proposed density bonus, number of bonus units and affordability levels, and requested incentives, concessions, waivers, or parking standards with graphic illustrations from plan set to support the requests.

B. A TENANT RELOCATION ASSISTANCE COMPLIANCE PLAN for projects that include the demolition of an existing housing unit(s). If the Tenant Relocation regulations apply, a reimbursement payment must be paid and a contract executed between the Applicant and City.

15. A HISTORIC OR CULTURAL RESOURCE ASSESSMENT prepared by a qualified professional, if the project site contains a designated or eligible historic or cultural resource.

- ***A NATURAL RESOURCE ASSESSMENT prepared by a qualified professional, if the project site contains important ecological features such as an urban forest, a woodland ecosystem, a grassland meadow, wetlands, a field of pollinator flowering plants, a wind shelter tree belt, a highway tree pollution barrier, stormwater control and groundwater recharge capacities, and other important natural resources.***

16. A COMMUNITY/PUBLIC BENEFIT PROPOSAL For projects which require a community/public benefit, include a written description of the benefit proposal consistent with the requirements of the applicable Precise Plan or General Plan area. Attach any graphics, plans, or images to support the written content.

- ***Identify private land on the project site that has potential for a significant community/public benefit such as land that could be dedicated to the city for a public park or land with important natural resources such as those listed on line 15. (See Municipal Code Chapter 41 – Park Land Dedication).***
- ***Private land with an urban forest and a number of trees may have multiple-use purposes such as park-like features including trails, benches, and ecological kiosks. Note: Most urban forestry is located on private land and need more protection from rapid development. Urban forests are biological laboratories for scientific studies, genetic pools of natural populations and species, and sites for the introduction of planting and proliferation of native species, and provide mental and physical health benefits.***

17. REQUESTED EXCEPTIONS/CREDITS For projects which request exceptions to development standards or request consideration of a credit under the City Code, include a written description outlining the exception(s)/credit(s) requested, your reasoning for the City to support the request, and attach any graphic, plans, or images to support the written content. Any park land credit request must provide the required materials in Section 41.11 of the City Code.

18. A TRANSPORTATION DEMAND MANAGEMENT (TDM) PROGRAM prepared by a transportation professional for all projects which add fifty (50) or more employees or as required per the Precise Plan and/or General Plan. The TDM Program must include: a project description, project-level a.m./p.m. peak period vehicle trips, percent and total count of required trip-reduction targets, detailed description of program offerings to meet established trip reduction targets which will be required for the life of the project, and acknowledgement of annual monitoring and reporting to the City.

19. A completed TRANSPORTATION INFORMATION WORKSHEET to determine the compliance with Vehicle-Miles-Traveled (VMT) requirements, which is available online.

20. SUPPLEMENTAL PROJECT-SPECIFIC STUDIES OR INFORMATION The following supplemental studies or information may be required based on project scope, land use(s), or operations. Consultation with City staff prior to submitting an application is strongly encouraged to ensure accuracy and completeness of study information.

A. Utility Study is required for projects that exceed the allowable residential density or nonresidential FAR per the current zoning, Precise Plan, and/or General Plan, or if there are existing water or sewer deficiencies along the project frontage or downstream. Page 6 of 7 Formal Planning Application Submittal Checklist

B. A Noise Study may be required for any proposed operational use that includes noise generating activities, or outdoor equipment, in close proximity to sensitive receptors.

- ***Consider the significance of highway vegetation barriers and density tree canopies between highways and the proposed dwelling units and nearby residential areas to noise reduction.***
- ***How much would the noise levels increase if the natural barriers were removed. How significant is noise reduction with the existing stand of tall trees and overlapping canopies above the sound wall?***
- ***Can the highway vegetation barrier be enhanced by planting trees to fill gaps in the barrier and/or planting another row of evergreen trees with dense foliage?***

C. A Transportation Study is required for projects that require a Vehicle-Miles-Traveled (VMT) analysis and/or a Multi-Modal Transportation Analysis (MTA). Results from Checklist Item No. 19 determine study requirements. Access MTA (and VMT) Guidelines online.

D. A Parking Study may be required by zoning or Precise Plan regulations based on land use or when demonstrating adequate parking supply, shared parking, or compliance with maximum parking standard.

E. FOR DOWNTOWN PROJECTS: A preliminary Construction Logistics Plan for new construction, which includes proposed construction and delivery truck routes; anticipated construction phasing; identification of on- or off-site locations for staging, material or equipment storage, construction trailer(s), and construction vehicle parking; and parking management for requested use of public parking during construction.

21. A summary of HAZARDOUS OR CONTAMINATED MATERIALS used, stored, and/or contained on the project site, including identification of any authorized permits by local, regional, or State agencies, and any current or anticipated remediation activities.

22. ENVIRONMENTAL INFORMATION and documentation of any conditions on, or which may affect, the project site as listed below:

- ***By placing this line “Environmental Information” at the end of the application signifies how low a value and importance the city has placed on environmental resources. It almost seems like an afterthought when it should be a higher priority for consideration of any housing or commercial development considering the multiple benefits derived from having a healthy green environment in the places where we live and work.***

A. Phase I environmental site assessment and, if deemed necessary in Phase I, a Phase II investigation report recommendations. with clean-up

B. ***Any proposed point sources of air or water pollutants.***

- ***The assessment should identify major potential sources of exposures to environmental contaminants. Santa Clara County has identified exposures to environmental contaminants as one of the leading causes of chronic disease and cancer. Nearby highways need to be identified a significant mobile sources of air pollutants.***
- ***Effective highway vegetation barriers are the most effective means of filter hazardous air particulates, toxic air pollutants and contaminants. Refer to the EPA interim guidelines for highway vegetation barriers.***

C. Any species of special concern known to occur on the project site.

D. Whether the project site is located wholly or partially within any of the following:

• A very-high fire hazard severity zone as determined by the Department of Forestry and Fire Protection.

- ***It is important to identify the numbers and locations of emergency access roads early in the project planning and design phase. This will lessen the chances***

that these access roads will have an impact on important natural resource areas.

- Wetlands as defined by U.S. Fish and Wildlife.
- A hazardous waste site designated by the Department of Toxic Substances Control.
- A special flood hazard area subject to inundation by the 1% annual chance of flood (100-year flood) as determined by FEMA.
- A delineated earthquake fault zone as determined and published by the State Geologist.
- A stream or other resource which may be subject to a streambed alteration agreement.
- ***Other important natural resource areas designated by the city such as natural urban forests, unique ecosystems and wildlife habitats, wind and pollution barriers, tree groves with canopies that provide shade and cooling, stormwater runoff control, stream and aquifer recharge.***

23. Post PROJECT SIGN(S) on-site along each street frontage prior to the first public meeting on the project. Your assigned Project Planner will provide the project sign requirements and template.

Community Development Department • 500 Castro Street • Post Office Box 7540 • Mountain View, CA 94039-7540
Phone: 650-903-6306 • Email: planning.division@mountainview.gov • Website: www.mountainview.gov/planning

Please submit the following items to the Planning Division for formal review of a proposed development project and/or use permit. Incomplete application submittals may not be accepted. **All application items are to be provided in electronic PDF format at MountainView.gov/ePermitsMV.**

☐ 1. PERMIT ACKNOWLEDGEMENT FORM

A completed Permit Acknowledgement Form for requested permit(s), including property owner(s), applicant signatures, and contact information. *A letter from the property owner authorizing agent signature will not be accepted in lieu of a signed application form.* The form is available [online](#).

☐ 2. FEE

Permit fees and acceptable forms of payment are available [online](#).

☐ 3. WRITTEN PROJECT DESCRIPTION

A written summary of the project, which includes a description of:

- the project;
- the design concept;
- Sustainable aspects of the project;
- Existing on- and off-site conditions
- Current occupancy of site. If vacant, provide estimated date of vacancy;
- Proposed alterations to the project site;
- Existing land uses and operations (e.g., hours of operation, number of employees/customers);
- Proposed uses and operations;
- Purpose or reason for the proposed changes; and/or
- Proposed subdivision, if applicable.

☐ 4. PHOTOGRAPHIC DISPLAY

Color photographs of the project site and the relationship of the proposed project to adjacent buildings and surrounding neighborhood. Include in plan set or provide separately.

☐ 5. PROJECT PLANS

A full plan set in a single, flattened/compressed PDF file not exceeding 125 MB. Include page thumbnails with matching sheet title labels.

Order of sheets in plan sets:

- Colored Site/Landscape Plan
- Colored Renderings and Perspectives
- Architectural, such as Floor/Unit Plans, Elevations, Building-Sections, Zoning Diagrams
- Landscape, Tree, and Irrigation
- Civil
- Stormwater Treatment
- Fire and Building Code Compliance
- Subdivision Map (if applicable)

Plan sets must show:

A. Vicinity Map: Include on same sheet:

- ☐ Small schematic map of the project site location within the City (1/2-mile radius)
- ☐ Small schematic map showing transit links and distance to nearest nodes (e.g., bus stops, train station, bike lanes, etc.)

B. Project Information: Include on cover sheet or subsequent sheet:

- ☐ Project Site Address(es)
- ☐ Proposed Construction and Occupancy Type(s) as defined in Building Code
- ☐ Current (and Proposed) Zoning and General Plan Designations
- ☐ Special Flood Hazard Zone as shown on FEMA maps
- ☐ Assessor's Parcel Number(s)
- ☐ Lot Area
- ☐ Residential Density, if applicable
- ☐ Site Coverage (if required by zoning)

Formal Planning Application Submittal Checklist

- ☐ Total square footage (per unit/tenant space/floor/building and combined total). Separately list residential and nonresidential development. If proposing multiple commercial uses (e.g., retail, restaurant, office), list gross square footage for each use separately.
- ☐ Floor Area Ratio (FAR) Calculation
- ☐ Required and Proposed Parking:
 - Total number of vehicle spaces per unit, tenant space, or land use;
 - Total number of accessible spaces per Building Code; and/or
 - Total number of bike parking spaces (by long-term and short-term).

For residential projects only, provide on subsequent plan sheets:

- ☐ Common usable open space area (total area in square feet with area dimensions and percentage of site area).
- ☐ Private usable open space area (square feet of private balcony/patio areas per unit and combined total).
- ☐ Storage areas in square feet, including personal storage per unit.
- ☐ Pavement coverage (as percentage of site area, if applicable).

C. **Site Plan:** Include site plans showing existing and proposed site conditions with:

- ☐ Scale and graphic scale.
- ☐ North arrow (orient all sheets in the same direction).
- ☐ Dimensioned property lines, including any underlying lot lines.
- ☐ Footprint of all structures on-site.
- ☐ Location, configuration, separation distance, and setbacks for all existing and proposed buildings (include intended use for each building).

- ☐ Adjacent streets (labeled with street names and existing right-of-way widths), buildings, and uses.
- ☐ Openings on adjacent buildings.
- ☐ Dimensioned parking area, parking stalls, driveways/drive aisles, and pathways/paseos/sidewalks. Label guest (residential), tandem, or mechanical-stacker parking stalls.
- ☐ Dimensioned courtyards and podiums, showing distance between building facades.
- ☐ Zoning setback lines (dashed with labeled distance from property line).
- ☐ Site distance at project driveways and street corners (for corner lots) in accordance with Public Works Department Standard Details, available [online](#).
- ☐ Trash, recycling, and equipment enclosures. Label proposed containers or related equipment and interior dimensions.
- ☐ Location of at-grade mechanical equipment (e.g., A/C, generators, cooling tower, pumphouse).
- ☐ Any existing or proposed easements or encumbrances across the property, such as storm drains, water lines, or rights-of-way.
- ☐ Creeks or waterways on, adjacent to, or within 50' of the project site with "top of bank" indicated.

D. **Graphic Illustrations of Calculations:**

- ☐ Include graphical illustrations of all zoning calculations relevant to the project (e.g., FAR diagram, private and common open-space areas, pavement coverage, etc.).

E. **Neighborhood Context:** Show project in context to its surroundings with:

- ☐ Streetscape elevations, photographs, and/or building sections showing the proposed project and adjacent properties on each side of the project site.
- ☐ Photo simulations from a "bird's-eye" and "street-level" perspective showing existing neighborhood context. Image size formatted to no larger than 11"x17."

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F. **Building Design and Elevations:** Include existing elevations with details/conditions to remain and proposed new elevations/changes with:

- ☐ Sketches to convey proposed architectural character and massing.
- ☐ Elevations of all sides of the building(s) (existing and proposed), including interior courtyards/podiums, and roof screens in black line drawings and color.
- ☐ Height dimensions on elevations of:
 - Wall-plate height, measured from adjacent grade;
 - Grade to finished floor;
 - Finished floor to top of ceiling per floor;
 - Total height, measured from top of existing/planned curb;
 - Top of wall-plate to roof; and/or
 - Roof parapet/screen, elevator/stairwell penthouse.
- ☐ Incorporation of all windows, storefronts, eaves, trims, awnings, trellises, doors, skylights, chimneys, downspouts, vents, roof equipment and screens, rooftop decks, rooftop elevator and stairwell enclosures, wall vents/louvers associated with mechanical ventilation, and other appurtenances on the building exterior. Include dimensioned/detailed drawings and/or manufacturer specs.
- ☐ Elevations and details of accessory structures, enclosures, and features, including storage sheds, trash enclosures, trellises/ pergolas, etc.
- ☐ Details showing how adjacent, dissimilar materials connect. Examples include: siding to windows, siding to roofs and parapets, eaves, railings, corners, and connections to existing structures.
- ☐ Elevation, details, and finishes of proposed vertical landscape elements, such as fences, walls, etc.
- ☐ Type, finish, material, and color of all exterior building surfaces.

- ☐ Demonstration of compliance with zoning design standards applicable to project through plan details, elevations, and graphic illustrations, supported by written explanation of how the project complies.

- ☐ Conceptual exterior building sign locations.

- ☐ Conceptual exterior lighting fixture design and locations.

G. **Floor Plans:** Submit floor plans to indicate how the interior of the building affects the exterior design, particularly window and door placement, required emergency exits, space usage, stairs, elevators, etc., with:

- ☐ Existing dimensioned floor plans noting demolition details/proposed changes;
- ☐ New dimensioned floor plans;
- ☐ Dimensioned parking garage (if applicable), including above- and below-grade portions;
- ☐ Floor plan of each residential unit type with square footage noted; and/or
- ☐ Dimensioned floor plan of all rooftop amenity areas.

H. **Roof Plans:**

- ☐ Locate conceptual rooftop equipment (*e.g., HVAC units*) and provide unit details, height, and distance from parapet/screen.
- ☐ Include equipment screen location and details.
- ☐ Show conceptual photovoltaic panel locations, mounting and screening detail(s), reflecting compliance with Building Code.

I. **Building Sections:**

- ☐ Illustrative wall section from parapet to foundation showing foundation, wall, windows and doors, parapet, cornice, eave, and roof at a minimum $1/2" = 1'$ scale. Include height measurements from adjacent grade and top-of-curb to top-of-wall plate(s).
- ☐ Building site sections showing roof and floor heights, site slope, vehicle or pedestrian ramps, basements, underground garages, underground vehicle pits, elevator/stair

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penthouses (existing and proposed). Include height measurements.

- ☐ Sections of vehicle ramps to underground parking garages in compliance with Public Works Department Standard Details available [online](#).
- ☐ Sections at adjacent property lines indicating any grade differentials, showing fence height, retaining walls, ground slope, etc., at 1' = 10' scale

J. Landscape and Preliminary Irrigation Plans:

- ☐ Complete worksheet(s) demonstrating compliance with Water Conservation in Landscaping Regulations available [online](#). These can be included in project plans or provided separately.
- ☐ Location, spacing, size, quantities, and botanical designations of all existing trees and vegetation to be preserved, planted, and transplanted on-site
- ☐ Include the following tree information on a site plan(s) with building(s) footprint:
 - Existing tree locations, species, size (provide circumference at 54" above natural grade), and drip-line area.
 - Existing trees on neighboring properties that overhang the project site.
 - Label existing designated Heritage trees and City street trees.
 - Summary table identifying botanical designation, circumference, and status of tree (e.g., retain, remove, relocate, new, Heritage tree replacement). This table must be consistent with the provided arborist report.
 - New tree locations, species, and box size (e.g., 24", 36"). If needed, please display new and retained trees on a separate site plan.
- ☐ Tree canopy coverage graphic showing existing coverage, coverage at construction completion, five to 10 years' coverage, and full growth coverage with listed percentage of site area covered by canopy at each stage.

☐ Show common usable open space and private open space dimensioned with amenities labeled.

☐ Existing (to be retained) and proposed concept sections and elevation drawings of all landscape architectural features, such as walls, fences, lighting, paving types (and patterns), arbors, benches, and fountains. Show scale/height, form, materials, and colors.

☐ Trash enclosures, bicycle enclosures, etc. (must be screened with shrubbery).

☐ Sight distance at project driveways and street corners (for corner lots) in accordance with Public Works Department Standard Details available [online](#).

☐ Location of above-grade backflow preventers, electrical utilities, fire system equipment, and ground-mounted mechanical units.

K. Parking Layout and Circulation:

☐ Fully dimensioned parking plan with location and number of vehicular and bicycle parking spaces and dimensioned driveway aisles, landscaping islands, and parking stalls. Show traffic flow and points of entry/exit with arrows.

☐ Label loading zones and accessible parking and fire lanes as required per Building and Fire Codes.

☐ Color-code vehicular, bicycle, and pedestrian circulation plan, including emergency access and trash service access utilizing truck turning templates (contact Public Works and Building Inspection—Fire Protection for templates).

L. Trash/Recycling Management:

☐ Complete a **TRASH MANAGEMENT PLAN FOR NEW DEVELOPMENT/ REDEVELOPMENT** in compliance with City trash and recycling requirements available [online](#).

☐ From the Trash Management Plan, show trash/recycling location, bin layout, chute vestibules, sections/clearances, dimensions, staging area(s), and on-site collection truck circulation in plans. Demonstrate trash enclosure(s) and staging area(s) comply with sight distance at driveways and street corners

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(for corner lots) in accordance with Public Works Department Standard Details available [online](#).

M. Lighting Plan:

- ☐ Photometric drawing, including footcandle numbers to the property line, extend a minimum of 25' beyond property lines.
- ☐ Manufacturer's spec sheets of proposed exterior lighting fixtures.

N. Shadow Study:

- ☐ Black-White-Grey site aerial plans with adjacent neighboring properties showing the project's shadow effects on Solstice and Equinox at 9:00 a.m., 12:00 noon, and 3:00 p.m. occurring on Summer and Winter Solstice, with sun direction clearly illustrated.

O. Colors and Materials:

- ☐ Samples of actual proposed colors and materials mounted on foam board, not to exceed 24"x36" in size.
- ☐ Colored renderings accurately showing how color and materials will be placed on the building(s) with materials labeled.

☐ 6. MASSING MODEL

Show the proposed project and surrounding buildings in either of the following formats:

- ☐ Physical massing model.
- ☐ Three-dimensional digital model (e.g., SketchUp).
- ☐ Detailed physical model for final public hearings.

☐ 7. CONCEPTUAL CIVIL DRAWINGS, including:

A. Topography, Grading, and Drainage Plan showing:

- ☐ Existing and proposed grades from existing City benchmark, including the direction of surface water release for the site and estimated grading quantities.
- ☐ Estimate grading quantity (cut and fill calculation).
- ☐ Site contours and topography.

- ☐ Finish floor and pad elevation.

- ☐ The location, pipe sizes, slope, invert, and grate elevations of proposed underground storm drain system.

- ☐ Hydraulic drainage calculations.

- ☐ Conceptual drainage plan with stormwater treatment devices and site design measures to conform with the Stormwater Pollution Prevention Plan (SWPPP) and C.3 standards.

B. Conceptual Utility Plans showing:

- ☐ Existing and proposed utility services (sewer, water, storm, gas, and electric) and their connections to City mains. Label existing utility services to be abandoned or reused.
- ☐ Location (with labels) of backflow preventers, aboveground and belowground utility boxes, transformers, meter mains, fire standpipes, etc.
- ☐ Overhead utilities and locations of existing joint poles. Indicate those to be removed, services placed underground.
- ☐ For project sites within the City's current or future recycled water service area(s), show recycled water use for irrigation per the City Code
- ☐ Provide proposed water demands for domestic water, recycled water, irrigation, and fire.

C. Conceptual Off-Site Improvement Plans with proposed improvements in the public right-of-way, including streets, curbs, sidewalks, street trees, streetlights, fire hydrants, utility connections, and City water, sewer, and storm mains within 30' of the project site. Include dimensioned existing and proposed street cross-sections, and existing project street frontage(s), inclusive of driveway/sidewalk locations of adjacent properties and property(ies) directly across the street from the project site.

- ☐ 8. Include required **SUBDIVISION APPLICATION MATERIALS** based on type of map requested, which are available [online](#).

- ☐ 9. A **CURRENT PRELIMINARY TITLE REPORT** for projects that include construction of a new building, expansion of an existing building footprint, and/or

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new site improvements, such as landscaping, paving, utilities, and accessory structures.

- ☐ **10. A completed APPLICATION FOR RIGHT-OF-WAY OR EASEMENT VACATION** when a project is requesting the vacation of the public easement(s) no longer needed or conflicts with proposed development. This application is processed concurrently with the Planning Permit(s). The application is available [online](#).
- ☐ **11. An ARBORIST REPORT** prepared by an ISA-certified arborist identifying all trees on and adjacent to the project site which may be impacted by development and includes: tree species, health, size (circumference measured 54" above natural grade), Heritage or City-street tree designation, and proposed status (e.g., remove, retain, relocate), accompanied by a graphic site plan labeling all tree locations. *Note:* All trees must be labeled by number and tagged on-site per ISA standards throughout project review and construction.
- ☐ **12. A completed GREEN BUILDING CHECKLIST** for LEED or GreenPoint Rated with target points.
- ☐ **13. A completed STORMWATER PREVENTION AND PROTECTION C.3 FORM** available [online](#).
- ☐ **14. FOR RESIDENTIAL PROJECTS:** Complete the following forms available [online](#):
 - A. An **AFFORDABLE HOUSING COMPLIANCE PLAN** for projects which include new housing development. If applicable, include a density bonus letter identifying the proposed density bonus, number of bonus units and affordability levels, and requested incentives, concessions, waivers, or parking standards with graphic illustrations from plan set to support the requests.
 - B. A **TENANT RELOCATION ASSISTANCE COMPLIANCE PLAN** for projects that include the demolition of an existing housing unit(s). If the Tenant Relocation regulations apply, a reimbursement payment must be paid and a contract executed between the Applicant and City.
- ☐ **15. A HISTORIC OR CULTURAL RESOURCE ASSESSMENT** prepared by a qualified professional, if the project site contains a designated or eligible historic or cultural resource.

☐ **16. A COMMUNITY/PUBLIC BENEFIT PROPOSAL**

For projects which require a community/public benefit, include a written description of the benefit proposal consistent with the requirements of the applicable Precise Plan or General Plan area. Attach any graphics, plans, or images to support the written content.

☐ **17. REQUESTED EXCEPTIONS/CREDITS**

For projects which request exceptions to development standards or request consideration of a credit under the City Code, include a written description outlining the exception(s)/credit(s) requested, your reasoning for the City to support the request, and attach any graphic, plans, or images to support the written content. Any park land credit request must provide the required materials in [Section 41.11](#) of the City Code.

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☐ **19. A completed TRANSPORTATION INFORMATION WORKSHEET** to determine the compliance with Vehicle-Miles-Traveled (VMT) requirements, which is available [online](#).

☐ **20. SUPPLEMENTAL PROJECT-SPECIFIC STUDIES OR INFORMATION**

The following supplemental studies or information may be required based on project scope, land use(s), or operations. ***Consultation with City staff prior to submitting an application is strongly encouraged to ensure accuracy and completeness of study information.***

- A. **Utility Study** is required for projects that exceed the allowable residential density or nonresidential FAR per the current zoning, Precise Plan, and/or General Plan, or if there are existing water or sewer deficiencies along the project frontage or downstream.

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- B. A **Noise Study** may be required for any proposed operational use that includes noise generating activities, or outdoor equipment, in close proximity to sensitive receptors.
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- D. A **Parking Study** may be required by zoning or Precise Plan regulations based on land use or when demonstrating adequate parking supply, shared parking, or compliance with maximum parking standard.
- E. **FOR DOWNTOWN PROJECTS:**
A **preliminary Construction Logistics Plan** for new construction, which includes proposed construction and delivery truck routes; anticipated construction phasing; identification of on- or off-site locations for staging, material or equipment storage, construction trailer(s), and construction vehicle parking; and parking management for requested use of public parking during construction.

- ☐ **21.** A summary of **HAZARDOUS OR CONTAMINATED MATERIALS** used, stored, and/or contained on the project site, including identification of any authorized permits by local, regional, or State agencies, and any current or anticipated remediation activities.

- ☐ **22. ENVIRONMENTAL INFORMATION** and documentation of any conditions on, or which may affect, the project site as listed below:

- A. Phase I environmental site assessment and, if deemed necessary in Phase I, a Phase II investigation report with clean-up recommendations.
- B. Any proposed point sources of air or water pollutants.
- C. Any species of special concern known to occur on the project site.
- D. Whether the project site is located wholly or partially within any of the following:
 - A very-high fire hazard severity zone as determined by the Department of Forestry and Fire Protection.
 - Wetlands as defined by U.S. Fish and Wildlife.
 - A hazardous waste site designated by Department of Toxic Substances Control.
 - A special flood hazard area subject to inundation by the 1% annual chance of flood (100-year flood) as determined by FEMA.
 - A delineated earthquake fault zone as determined and published by the State Geologist.
 - A stream or other resource which may be subject to a streambed alteration agreement.

- ☐ **23.** Post **PROJECT SIGN(S)** on-site along each street frontage prior to the first public meeting on the project. Your assigned Project Planner will provide the project sign requirements and template.

NOTE: City staff may require additional information if deemed necessary.

From: Diane Silverman
Sent: Monday, April 21, 2025 8:25 PM
To: City Council
Subject: Pickleball Solution on 4/22 agenda

CAUTION: EXTERNAL EMAIL - Ensure you trust this email before clicking on any links or attachments.

Hi,

I'd like to chime in regarding tomorrow night's agenda item on pickleball.

I am an avid pickleball player and Mountain View resident. I play almost every day that I'm in the Bay Area and yet rarely play near my home because the Rengstorff courts are overcrowded. In fact, most of the courts in the Bay Area are overcrowded. I pay way too much money to belong to Bay Club just for pickleball and many of those clubs have overcrowded courts.

Please add more courts in Mountain View. Both MVTC (tennis) and MVPC (pickleball) clubs are backing a plan to add 16 dedicated pickleball courts at Cuesta Park which would be amazing and preferred over putting only 10 courts in the current dog park area. In addition to new courts, it makes numbers sense to increase the hours that Rengstorff pickleball courts are available. Adding lights to the 2-3 dedicated pickleball courts at Rengstorff would also increase court availability.

Pickleball participation is going to keep increasing in the future. Please increase the number of courts available in our city as quickly as possible.

Diane Silverman

From: , Planning Division
Sent: Tuesday, April 22, 2025 8:56 AM
To: , City Clerk; Councilmembers
Subject: FW: Council Vote April 22 – Back Green Infrastructure (Project 11), Not Expanded Repaving (Project 13)

This came to CDD for tonight's council meeting.

Nancy Woo-Garcia
Office Assistant /CDD-Planning
Main 650-903-6306

From: April Webster
Sent: Monday, April 21, 2025 7:59 PM
To: epc@mountainview.gov
Subject: Council Vote April 22 – Back Green Infrastructure (Project 11), Not Expanded Repaving (Project 13)

CAUTION: EXTERNAL EMAIL - Ensure you trust this email before clicking on any links or attachments.

Dear Environmental Planning Commissioners,

This [Tuesday's Council Meeting](#) includes a final vote on the **new work projects** for the upcoming two-year cycle (**Agenda Item 7.1**, see [ATT 2](#)).

Given your role in shaping environmental policy and sustainable planning, I wanted to highlight two key projects with significant implications for climate resilience, green infrastructure, and sustainable transportation — and encourage you to consider reaching out to Council.

✅ **Project 11 - Citywide Objective Design Standards** - This would allow the City to **define enforceable, people-first, and inclusive standards for bicycle and pedestrian infrastructure, green infrastructure, and placemaking** in new developments — helping turn long-standing community values into actual, on-the-ground change.

❌ **Project 13 - Pavement Condition Index (PCI) increase to 71** - Staff has indicated this project would **shift funding away from sustainable infrastructure to meet aggressive repaving targets**. Prioritizing this initiative risks undercutting climate goals and redirecting resources away from projects that support mode shift, emissions reduction, and urban cooling through green design.

More background on each project is included below.

Thank you for your continued leadership and commitment to a more climate-resilient and inclusive Mountain View.

Warmly,

April

✓ Project 11 - Citywide Objective Design Standards (ODS)

This is our best opportunity to codify some of the community's and Council's long-standing goals: **wider sidewalks, protected bike lanes, linear parks, street trees**, and other green infrastructure.

Examples from other cities show that Active Transportation and GSI can be successfully included:

- **Emeryville** – Green infrastructure + placemaking standards (via [Lexington Planning](#))
- **Antioch** – Standards for bicycle, pedestrian, green, and open space infrastructure
- **Palo Alto** (*draft, not yet approved*) - includes requirements for sidewalk widths, landscaping, street furniture, stormwater management, micro mobility infrastructure, and open space design to support a walkable, bike-friendly, and climate-resilient public realm (*Sample sidewalk cross-section below*)



ODS Resources

- [CA Governor's Office of Planning and Research – ODS Factsheet](#) (*original source pending*)
- [City of Oakland ODS Overview](#) – Highlights inclusion of bicycle access, pedestrian design, open space, landscaping, etc.

Why Standards Matter

Unlike design *guidelines*, which are often vague and advisory (“should” or “may”), **objective design standards** are **enforceable** (“shall” or “must”) and provide clarity and predictability in the development process.

✗ Project 13 - Pavement Condition Index (PCI) increase to 71

While more repaving **might** create opportunities to add bike infrastructure, **Staff has consistently stated** that approving this project would **require cutting funding for bicycle and pedestrian projects**.

From the [March 25, 2025 Council meeting](#) (Item 6.1 – [ATT 4, Pavement Management Program Update](#)):

*"Considering the expected flat trending revenues from several funding sources and the magnitude of the pavement program funding needs, **staff anticipates that this will require moving CIP Reserve and C/C Tax funds away from discretionary projects, such as City buildings/facilities and bicycle/pedestrian improvement projects, and into pavement maintenance.**" (Page 7, ATT4 - Pavement Management Program Update)*

With federal active transportation and climate funding drying up, **reducing our local funding pool now will almost certainly result in fewer bicycle, pedestrian and climate-resilient projects in Mountain View.**

From: April Webster
Sent: Tuesday, April 22, 2025 1:28 PM
To: City Council
Subject: April 22 Council Meeting (Item 7.1): Let's Lead with Strategy, Not Just a Number (Project 13)

CAUTION: EXTERNAL EMAIL - Ensure you trust this email before clicking on any links or attachments.

Dear Mayor Kamei and Councilmembers,

Thank you for the care and leadership you continue to bring to these important decisions—and for the clear commitment this Council has shown to creating a safer, more walkable, bikeable, and climate-resilient Mountain View. **Following up on my earlier email regarding the Council's vote on new work plan projects, I'd like to step back and offer a broader perspective.**

The **proposed blanket PCI 71 target raises important questions about how we prioritize one of the City's largest infrastructure investments**—especially in the absence of the kind of thoughtful, strategic approach we bring to areas like active transportation and climate action.

What's needed is not just a number, but a **needs-based, values-aligned, and holistic approach**—one that guides the investment of taxpayer dollars through a **thoughtful, data-driven strategy**. This means **considering the type of street (arterial, collector, local residential), usage levels, safety risks, and network importance**—helping us drive smarter, more strategic decisions and saving money in the long run.

Before we set a number, we need a strategy.

Key Recommendation: Develop a Pavement Management Plan That:

- ✓ Prioritizes **safety, usage levels, and functional role (arterial, collector, local)**—not blanket uniformity
- ✓ Aligns with **active transportation, climate resiliency, and green infrastructure goals**
- ✓ Supports innovation—evaluating **pervious pavement, durable materials, and stormwater integration**
- ✓ Coordinates work holistically across City departments (e.g., **tree canopy, utilities, multimodal safety**)
- ✓ Provides clear criteria for **where and why we invest**, ensuring public dollars go where they are needed most and delivering **better outcomes for the cost**

Why This is Needed: Current Gaps in the Pavement Management Program

The current Pavement Management Program does not yet provide the clarity and rigor needed to ensure investments align with safety, climate, and mobility priorities. For example:

“Active transportation and traffic safety improvements may be integrated into the pavement maintenance projects where feasible and as funding permits. These additional improvements may include installation of green bike lanes, high visibility crosswalks, or American with Disabilities Act (ADA)-compliant curb ramps.”

This **soft, optional language** weakens integration of essential elements like safety, accessibility, and climate-resilient infrastructure.

Additionally, the program does **not appear to be data-driven**—it lacks clear consideration of **pavement condition, usage levels, functional classification (arterial, collector, local)**, or how streets support **transit access, crash reduction, or compliance with stormwater requirements like NPDES MRP 3.0**.

Strengthening these areas would better position the City to align pavement maintenance with its broader vision for **equity, safety, climate resiliency, and fiscal responsibility—while also ensuring a smarter, more strategic use of public funds**.

What a Strong Pavement Management Plan Should Ask:

- Which corridors should be prioritized—based on **usage levels, functional classification (arterial, collector, local), and their role in the network**?
- Where does pavement condition directly impact **safety and mobility**?
- How do we balance pavement work with other goals like **protected bike lanes, safer pedestrian crossings, green infrastructure, and climate resilience**?
- How do we align with **NPDES MRP 3.0 stormwater permit requirements**, identifying locations where impervious surfaces could be converted to pervious pavement?
- How do we coordinate pavement work with broader City efforts like **tree planting, green infrastructure, utility upgrades, and multimodal safety improvements**?

This isn't just about roads—it's about how we care for the people who use them every day. It's about making decisions that reflect our values and prepare our city for the future. Pavement should not be treated in isolation. This is our opportunity to build **smarter, greener, and more connected streets—starting with a plan**.

I truly appreciate your thoughtful approach and the opportunity to share these ideas.

Warmly,

April Webster

From: April Webster
Sent: Monday, April 21, 2025 10:58 PM
To: City Council
Subject: April 22 Meeting (Item 7.1): Support People-First Objective Design Standards (Project 11), Not More Paving (Project 13)

CAUTION: EXTERNAL EMAIL - Ensure you trust this email before clicking on any links or attachments.

Dear Mayor Kamei and Councilmembers,

This Tuesday's Council Meeting includes a final vote on the new work projects for the upcoming two-year cycle (**Agenda Item 7.1**).

As you prepare for this important decision, I ask you to keep the following in mind:

- **A Clear Vision Set by Council:** Mountain View City Council has set a clear vision to create a welcoming, vibrant city with livable, sustainable neighborhoods, strong connectivity, and access to nature. Through your Strategic Priorities—especially Mobility & Connectivity, Sustainability & Climate Resiliency, and Livability & Quality of Life—you've committed to building a walkable, bikeable, climate-resilient, and inclusive city that promotes both human and environmental health.
- **A Vision Shared by the Community:** Residents have been unwavering in their call—through public input, outreach processes, and advisory body recommendations—for wider sidewalks, protected bike infrastructure, green infrastructure like trees and pocket or linear parks, and other **people-first design elements** that make Mountain View more livable, more enjoyable, and that support both human health and the health of the environment we depend on—***not streets that continue to prioritize cars at the expense of people.***
- **Walking the Talk: Turning Vision into Action:** This kind of aligned vision is a gift—and we shouldn't waste it. We have a real opportunity to turn these priorities into tangible, lasting change. ***But vision alone isn't enough.*** If we want these goals reflected in what actually gets built, **we need the right tools in place to guide staff and ensure consistent, people-centered outcomes—starting with the Objective Design Standards**, and over time, through updates to the Standard Construction Details to ensure alignment across both private development and public works projects.

To help move our shared vision forward, I respectfully encourage you to vote as follows:

- ✓ **Project 11 - Citywide Objective Design Standards** - This would allow the City to **define enforceable, people-first standards for bicycle and pedestrian infrastructure, green infrastructure, and placemaking** in new developments — helping turn long-standing community values into actual, on-the-ground change.

✗ Project 13 - Pavement Condition Index (PCI) increase to 71 - Staff has indicated this would **divert funding away from bike/ped projects** to meet aggressive repaving goals — potentially undercutting the very progress we've worked so hard to achieve.

I urge you to stay focused on the investments that will help realize the community's call for safer, greener, healthier, and more connected neighborhoods.

Thank you for your leadership and for your continued work to ensure Mountain View delivers on the vision we all share.

Below is more context on why I believe this approach will best support the vision we've all worked so hard to shape.

Warmly,

April Webster

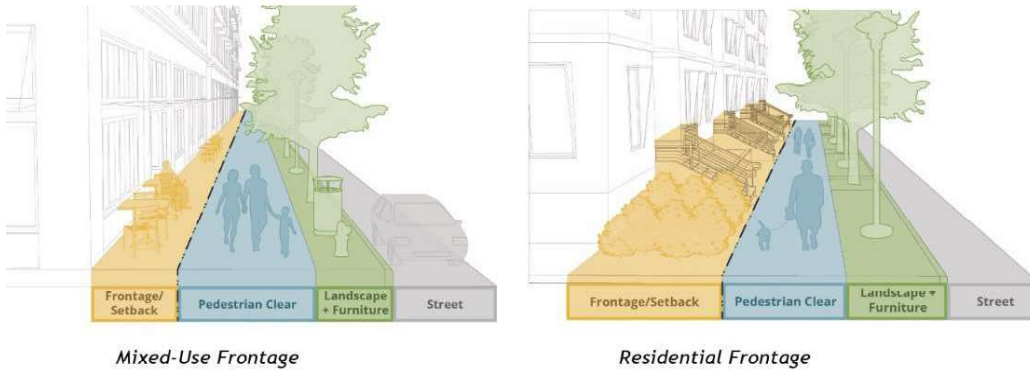
✓ Project 11 - Citywide Objective Design Standards (ODS)

This is the most effective tool we have right now to bridge the gap between policy and what actually gets built. ODS would codify many of the community's and Council's long-standing goals: wider sidewalks, bike lanes, linear parks, street trees, and other green infrastructure.

Other cities are already demonstrating that active transportation and green infrastructure (GSI) can be successfully included in enforceable standards:

- **Emeryville** – Green infrastructure + placemaking standards (via [Lexington Planning](#))
- **Antioch** – Standards for bicycle, pedestrian, green, and open space infrastructure
- **Palo Alto** (*draft, not yet approved*) - includes requirements for sidewalk widths, landscaping, street furniture, stormwater management, micromobility infrastructure, and open space design to support a walkable, bike-friendly, and climate-resilient public realm (*Sample sidewalk cross-section below*)

Figure 1: Illustrative Sidewalk Section and Description of Zones



Frontage		Sidewalk		Street
Building Setback	Frontage Area	Pedestrian Clear Zone	Landscape/Furniture Zone	Vehicles/Bike Lanes
Mixed-Use <ul style="list-style-type: none"> • Sidewalk Dining • Outdoor Displays • Public Art • Seating • Trees/Planting 		<ul style="list-style-type: none"> • Sidewalk 	<ul style="list-style-type: none"> • Street Trees/Planting • Street Lighting • Seating • Bike Parking • Public Art • Outdoor Dining • Bus Shelters • Utilities (e.g., hydrants) 	<ul style="list-style-type: none"> • Street Parking • Bike Lanes • Drop-off Zones • Parklets • Bus Stops
Residential <ul style="list-style-type: none"> • Stoops • Porches • Front Yards • Trees/Planting 				

(i) **Street Trees**

(d) Sidewalks shall include at least one street tree, within six feet of the sidewalk, for every 30 feet of linear feet of sidewalk length. Rights of way under control of the

pg. 3

ODS Resources

- [CA Governor's Office of Planning and Research – ODS Factsheet](#) (original source pending)
- [City of Oakland ODS Overview](#) – Highlights inclusion of bicycle access, pedestrian design, open space, landscaping, etc.

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✗ **Project 13 - Pavement Condition Index (PCI) increase to 71**

While more repaving **might** create opportunities to add bike infrastructure, **staff has consistently stated** that approving this project would **require cutting funding for bicycle and pedestrian projects**.

From the [March 25, 2025 Council meeting](#) (Item 6.1 – [ATT 4, Pavement Management Program Update](#)):

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With federal active transportation and climate funding drying up, **cutting our local funding pool now will almost certainly stall progress toward the walkable, bikeable, climate-resilient city that Council and the community have called for.**

I urge you to stay focused on the investments that will help realize the community's call for safer, greener, and more connected neighborhoods.



ReplyForward

Add reaction

From: Craig Zarmer
Sent: Monday, April 21, 2025 7:22 PM
To: City Council
Subject: Support for pickleball courts

CAUTION: EXTERNAL EMAIL - Ensure you trust this email before clicking on any links or attachments.

I am writing in support for the Mountain View Pickelball Club proposal for 16 courts to be added to Cuesta per the diagram from Mike Rodgers of the MV tennis club.

I also support adding courts at the San Rafael park.

I do NOT support the staff / consultant reco at Cuesta to create courts in the dog park.

Thank you
Craig Zarmer

Mountain View

From: Cathy Lipe
Sent: Tuesday, April 22, 2025 1:39 PM
To: City Council
Subject: Pickleball courts - input

CAUTION: EXTERNAL EMAIL - Ensure you trust this email before clicking on any links or attachments.

Hello members of the City Council -

I am a resident of the Cuesta Park neighborhood and do enjoy pickleball, however I am not in favor of removing current park / open space in the community to create 16 pickleball courts. It seems to be a hefty price tag to pave over existing green space when it appears difficult for the city to expand open / park space. Plus, one good aspect of pickleball is that it can be played in a variety of settings -- on existing tennis courts, on existing basketball courts (outdoor or indoor) and gymnasiums. The YMCA in Cuesta Park now offers pickleball using their existing facility. Couldn't the sports centers by Graham and Crittenden plus school gymnasiums be used for community pickleball? Certainly the tennis courts at Cuesta Park could be used for tennis or pickleball. Although pickleball is currently popular, it may not continue to be as popular in the future. I do not think that it is smart to spend \$4 million now to remove park / open green space in our community when there are ways to add pickleball options to existing courts around town.

Cathy

Cathy Lipe