



COUNCIL REPORT

DATE: May 9, 2023

CATEGORY: Consent

DEPT.: Public Works

TITLE: **Notice of Intention to Vacate Street Right-of-Way and Public Easements within the North Bayshore Master Plan, a 153-Acre Area Generally Located North of U.S. 101 Bounded by Charleston Road to the North, Stevens Creek to the East, Space Park Way to the South, and Huff Avenue to the West**

RECOMMENDATION

Adopt a Resolution of Intention of the City Council of the City of Mountain View to Vacate Street Right-of-Way and Public Easements within the North Bayshore Master Plan Bounded by Charleston Road to the North, Stevens Creek to the East, Plymouth Street and Space Park Way to the South, and Huff Avenue to the West, to be read in title only, further reading waived (Attachment 2 to the Council report), and set a date for a public hearing to consider the vacation for June 13, 2023.

BACKGROUND

On June 13, 2023, the City Council will consider the North Bayshore Master Plan proposed by applicant Google LLC to construct a mixed-use project with up to 7,000 residential units, 3,117,931 square feet of office/R&D, 288,990 square feet of ground-floor commercial space, 340,000 square feet of hotel space, 130,000 square-foot District Central Plant, and 26.1 acres of public parks and open space in an area bounded by Charleston Road to the north, Stevens Creek to the east, Plymouth Street and Space Park Way to the south, and Huff Avenue to the west (see Figure 1).

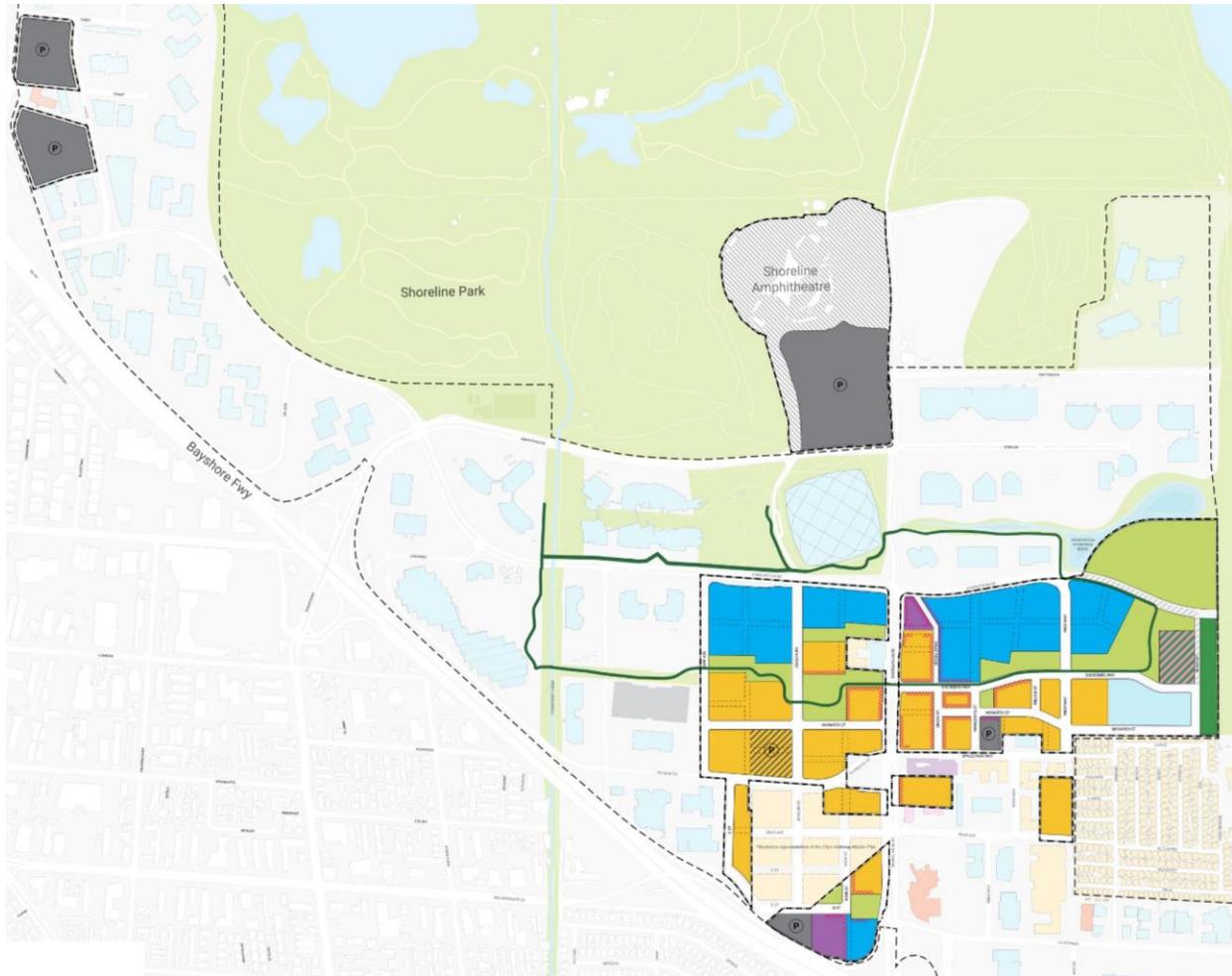


Figure 1: North Bayshore Master Plan Area

The Master Plan includes a new network of streets and greenways that break up large existing blocks and reconfigure existing streets into green complete streets consistent with the North Bayshore Precise Plan. In several cases, the street reconfigurations require changes to existing easements; therefore, the applicant has requested that the City vacate existing street right-of-way and public easements (see Attachment 1). Table 1 provides a summary of the easements proposed to be vacated. The existing utilities within the easements are proposed to be relocated or would no longer be required for the project or the surrounding area. The street right-of-way proposed for vacation consists of portions of Huff Avenue, Charleston Road, Joaquin Road, Plymouth Street, Shoreline Boulevard, Shorebird Way, Space Park Way, and Pear Avenue. Consistent with the North Bayshore Precise Plan, new street easements will be dedicated to accommodate the project and surrounding area.

Table 1: Summary of Easements Proposed for Vacation

Type of Easement	Approximate Area ¹ (Sq. Ft.)
Sanitary Sewer Easement	927
Public Utility Easement	155,253
Street Easement	190,255
Sidewalk Easement	125,034
Public Service Easement	54,261
Landscape Easement	996
Public Access Easement	14,508
Storm Drainage Easement	3,578

ANALYSIS

Pursuant to Section 8320(b)(2) of the Streets and Highways Code, to allow for the possibility of Council approving the street right-of-way and public easement vacations on June 13, 2023, Council must adopt a Resolution of Intention to vacate the street right-of-way and public easements and set a date for the public hearing to consider the vacations. The recommended actions accomplish this requirement. They do not obligate Council to approve the vacations or the proposed development. Council will continue to have full latitude to consider the proposed development and street right-of-way and public easement vacations at its June 13, 2023 meeting.

FISCAL IMPACT

There is no fiscal impact associated with the setting of the hearing date. The applicant has paid the necessary fees to the City to process the request.

ALTERNATIVES

1. Determine not to move forward with the street right-of-way and public easement vacation proceedings.
2. Designate an alternate date for the public hearing to consider adoption of a Resolution of Intention to vacate, with that date being not less than 15 days from the date of this Council meeting.

¹ Actual area to be verified prior to public hearing to vacate easements.

PUBLIC NOTICING

Agenda posting. In accordance with Sections 8322 and 8323 of the Streets and Highways Code, notices of the Resolution of Intention, if adopted, will be posted along the easements to be vacated and published in the newspaper.

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JC/LL/6/CAM
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Attachments: 1. Figure of Street Right-of-Way and Public Easements to Be Vacated
2. Resolution

cc: ZA, APWD—Arango, PCE—Byrer, SCE—Cervantes, File (North Bayshore Master Plan), SC/T