



# COUNCIL REPORT

**DATE:** June 13, 2023  
**CATEGORY:** Consent  
**DEPT.:** Community Development  
**TITLE:** **North Bayshore Precise Plan Bonus Office Floor Area Ratio Authorization**

## **RECOMMENDATION**

Adopt a Resolution of the City Council of the City of Mountain View Authorizing the North Bayshore Precise Plan Nonresidential Bonus Floor Area Ratio Request from the Jeffrey A. Morris Group, Inc., for an Allocation of 86,994 Net New Office Square Feet at 1808 North Shoreline Boulevard Subject to a Minimum Affordable Housing Contribution of \$4.7 Million, a Minimum Transportation Contribution of \$200,000, and Timely Submittal of Applications for a Master Plan and Planned Community Permit, to be read in title only, further reading waived (Attachment 1 to the Council report).

## **SUMMARY**

On May 23, 2023, the City Council reviewed and authorized the North Bayshore Precise Plan Nonresidential Bonus Floor Area Ratio Request from the Jeffrey A. Morris Group, Inc., for an allocation of 86,994 net new office square feet for their proposed project at 1808 North Shoreline Boulevard and directed staff to return with a resolution for adoption.

The applicant proposes a six-story office building that is comprised of 108,856 square feet of office, 4,000 square feet of ground-floor retail fronting North Shoreline Boulevard, three levels of above-grade parking, and outdoor rooftop terraces. The applicant must submit a complete application for a Planned Community Permit or Master Plan no later than June 13, 2024 with the opportunity for one 6-month extension with Council approval. If the applicant submits a Master Plan, the applicant will be required to submit a Planned Community Permit within one year of the Master Plan approval.

This authorization and the allocated 86,994 net new office square feet will expire if an application is not submitted within these timelines.

**FISCAL IMPACT**

If the project is approved, the City will receive public benefit funding for affordable housing (\$1.7 million), transportation (\$200,000), and additional funding for affordable housing to achieve the housing targets in the Precise Plan (\$3 million); impact fees for transportation, utilities, and affordable housing; and increased property tax payments.

**PUBLIC NOTICING**—Agenda posting.

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810-06-13-23CR  
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Attachment: 1. Resolution