



COUNCIL REPORT

DATE: June 27, 2023

CATEGORY: Public Hearing

DEPT.: Community Development,
Public Works

TITLE: **Vesting Preliminary Parcel Map
Extension for Google Landings Office
Project at 1860-2159 Landings Drive**

RECOMMENDATION

Adopt a Resolution of the City Council of the City of Mountain View Approving a One-Year Extension of a Vesting Preliminary Parcel Map for 1860-2159 Landings Drive, to be read in title only, further reading waived (Attachment 1 to the Council report).

BACKGROUND

On [June 23, 2020](#), Council approved a request from applicant Google LLC (Google) for a Master Plan for district parking (Application No. PL-2018-346); a Planned Community Permit, Development Review Permit, and Heritage Tree Removal Permit to construct a five-story, 799,482 square foot office building above one level of podium parking, a four-level parking structure, and other site improvements (Application No. PL-2018-345); and a Vesting Preliminary Parcel Map to dedicate easements and area for a future City street right-of-way (Application No. PL-2019-296).

The approximately 41.66-acre project site includes several properties which are generally located on Landings Drive south of Charleston Road, west of Permanente Creek, and north of U.S. 101 and on Alta and Huff Avenues midblock between Charleston Road and Plymouth Street. All sites are located in the P(39) (North Bayshore) Precise Plan (see Figure 1: Location Map, and Figure 2: Site Plan with Parcel Map).



Figure 1: Location Map



Figure 2: Site Plan with Parcel Map

Map Extension Request

The Vesting Preliminary Parcel Map approved by Council on June 23, 2020 had a term of two years to record a final parcel map. Google submitted an application for a one-year extension prior to expiration of the map, and on [July 13, 2022](#), the Subdivision Committee approved a one-year extension of the preliminary map from June 23, 2022 to June 23, 2023 at a public hearing in accordance with [Section 28.17.10](#) of the City Code. During this initial one-year extension, Google continued to work with City staff to address outstanding subdivision conditions of approval, including developing improvement plans and agreements such as the public access covenant with the adjacent property owner. Within this time frame, Google pulled grading permits and began on-site construction activity, including demolition, grading, and excavation for the new underground parking. Since then, Google has paused on-site construction activities; however, they are asking for additional time to complete the required steps associated with the parcel map.

On June 2, 2023, Google submitted an application requesting a second one-year extension of a Vesting Preliminary Parcel Map for the Google Landings project to allow Google additional time to complete outstanding items to satisfy the subdivision conditions of approval, including executing final agreements per Condition Nos. 15 and 17, and paying associated fees per Condition Nos. 7, 8, and 9 prior to the expiration of the map on June 23, 2023 (Attachment 2— Previously Approved Map Resolution).

While the City Code does not currently include provisions allowing for any additional extensions on the map, further map extensions can be granted in accordance with the Subdivision Map Act. However, under this State law, additional extensions must be granted by the legislative body (City Council, in this case) through a public hearing process. Although the map expires before the Council hearing date, the Subdivision Map Act automatically extends maps for 60 days or until the application for extension is acted upon, whichever occurs first, if the applicant files a request for an extension in a timely fashion.

ANALYSIS

Under the California Subdivision Map Act, Section 66463.5(c), the Council may approve discretionary extensions of a tentative parcel map for up to six years. The applicant is requesting an additional one-year extension of the preliminary map that would extend the life of the map to June 23, 2024. Because the applicant must continue to retain an active building permit for construction which necessitates new improvements across the multi-parcel project based on a recorded parcel map, City staff supports the applicant's request for a one-year extension. This extension will provide the applicant and City staff additional time to complete and execute agreements required as conditions of approval, including the public access covenant that requires coordination with another property owner, while balancing the need for the applicant to record the parcel map and continue with construction of the project.

FISCAL IMPACT

Extension of the Vesting Preliminary Parcel Map does not change the fiscal impacts that were included in the June 23, 2020 Council report on the project, but it will give the applicant an additional year to pay certain fees. These fees include: \$3,378,226 in Citywide Transportation Impact Fee, \$438,572 in Water Capacity Fee, \$2,099,529 in Sewer Capacity Fee, and \$388,035 in Public Works Inspection Fees. However, if the extension is not approved by Council, then the map expires and the fees will not be collected. It should be noted the applicant has already paid the City over \$59 million in fees, including the Housing Impact Fee, Precise Plan Development Impact Fee, and Community Benefit contribution.

ALTERNATIVES

Deny the Vesting Preliminary Parcel Map Extension, which would nullify the subdivision, requiring a new subdivision application and/or modifications to the development project.

PUBLIC NOTICING

The City Council's agenda is advertised on Channel 26, and the agenda and this report appear on the City's website. All property owners and tenants within a 750' radius were notified of this meeting.

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Attachments: 1. Resolution for Second Map Extension
2. Originally Approved Map Resolution