

CITY OF MOUNTAIN VIEW  
RESOLUTION NO.  
SERIES 2019

A RESOLUTION GRANTING PARK LAND DEDICATION CREDIT FOR THE  
MIXED-USE DEVELOPMENT PROJECT AT 1255 PEAR AVENUE  
IN THE NORTH BAYSHORE PRECISE PLAN AREA

WHEREAS, on October 23, 2018, the City Council held a duly noticed public hearing and approved the mixed-use development project at 1255 Pear Avenue (PL-2017-380) proposed by The Sobrato Organization; and

WHEREAS, the City Council adopted amendments to Chapter 41 in the Mountain View City Code on April 9, 2019 to establish a credit for publicly accessible private open space in the North Bayshore Precise Plan area, and these amendments set forth the standards whereby the City Council may grant publicly accessible private open space credit for a private development project in the North Bayshore Precise Plan Area, including up to a maximum 75 percent credit against a project's park land dedication requirement, provided certain standards are met; and

WHEREAS, the approved 1255 Pear Avenue (PL-2017-380) mixed-use development project site plan identifies publicly accessible private open space areas, including an approximate 1.03-acre area on the south portion of the project site; and

WHEREAS, The Sobrato Organization submitted a request to the City dated April 3, 2019 to receive a 75 percent park land dedication credit for said approximate 1.03 acres of publicly accessible private open space area, and which exhibits in support of said request are attached hereto; and

WHEREAS, on April 9, 2019, the City Council held a duly noticed public hearing to consider said request and has reviewed all associated staff reports, meeting minutes, testimony, and evidence constituting the record of proceedings, including the staff report findings for how this request meets the standards listed in Section 41.11 of the City Code in order to receive park land dedication credit for publicly accessible private open space upon the effective date of the amendments establishing a credit for publicly accessible private open space;

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Mountain View hereby:

1. Finds the proposed open space area meets the standards for the credit as set forth in amendments to Section 41.11 of the City Code adopted by the City Council on April 9, 2019 and grants a 75 percent park land dedication credit of \$7,715,250 for the 1.03-acre publicly accessible private open space area for the 1255 Pear Avenue project (PL-2017-380) as submitted by The Sobrato Organization dated April 3, 2019 (Exhibit A), resulting in a total project park land dedication fee of \$30,384,750, to be effective on May 9, 2019.

TIME FOR JUDICIAL REVIEW:

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

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MA/5/RESO  
891-04-09-19r

Exhibit: A. Request from The Sobrato Organization

April 3<sup>rd</sup>, 2019

Martin Alkire  
City of Mountain View  
500 Castro St.  
Mountain View, CA 94041

Re: Sobrato Pear II Park Credit

Dear Martin,

Per the City Council's direction from our project approval hearing on October 23<sup>rd</sup>, 2018 and in conjunction with the park land ordinance update we would like to formally submit a request for a park land credit for our Pear Phase II project in North Bayshore. Our request is for a seventy-five percent (75%) credit of the value of land that will be publicly accessible private open space (Attachment 1). The park area we are proposing is roughly 1.25 acres however we are only requesting a credit on 1.03 acres of this land. Our proposed park consists of a flexible turf play area, multiple family picnic areas, landscaped park like quiet areas, and ample wayfinding signage to guide people to the park (Attachment 2). This request meets the intent of both Staff and City Council's direction from both the hearing on October 23<sup>rd</sup>, 2018 and the recent hearing on March 26<sup>th</sup>, 2019. We would like to discuss this request with you further and look forward to hearing from you soon.

Sincerely,

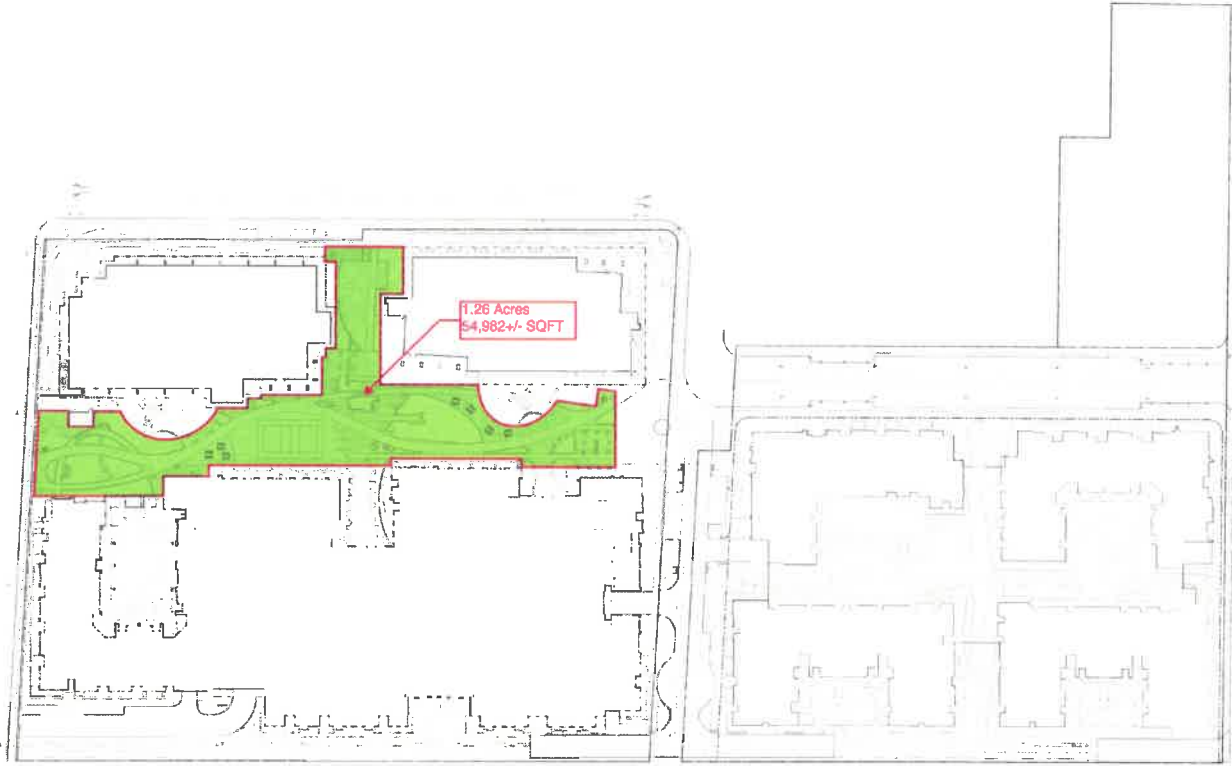


Tim Steele  
Sr. Vice President Real Estate

CC:  
Rob Tersini

Attachments:

# Attachment 1



A Site Development Package for:  
**SOBRATO**  
PEAR AVENUE  
MOUNTAIN VIEW, CA 94043

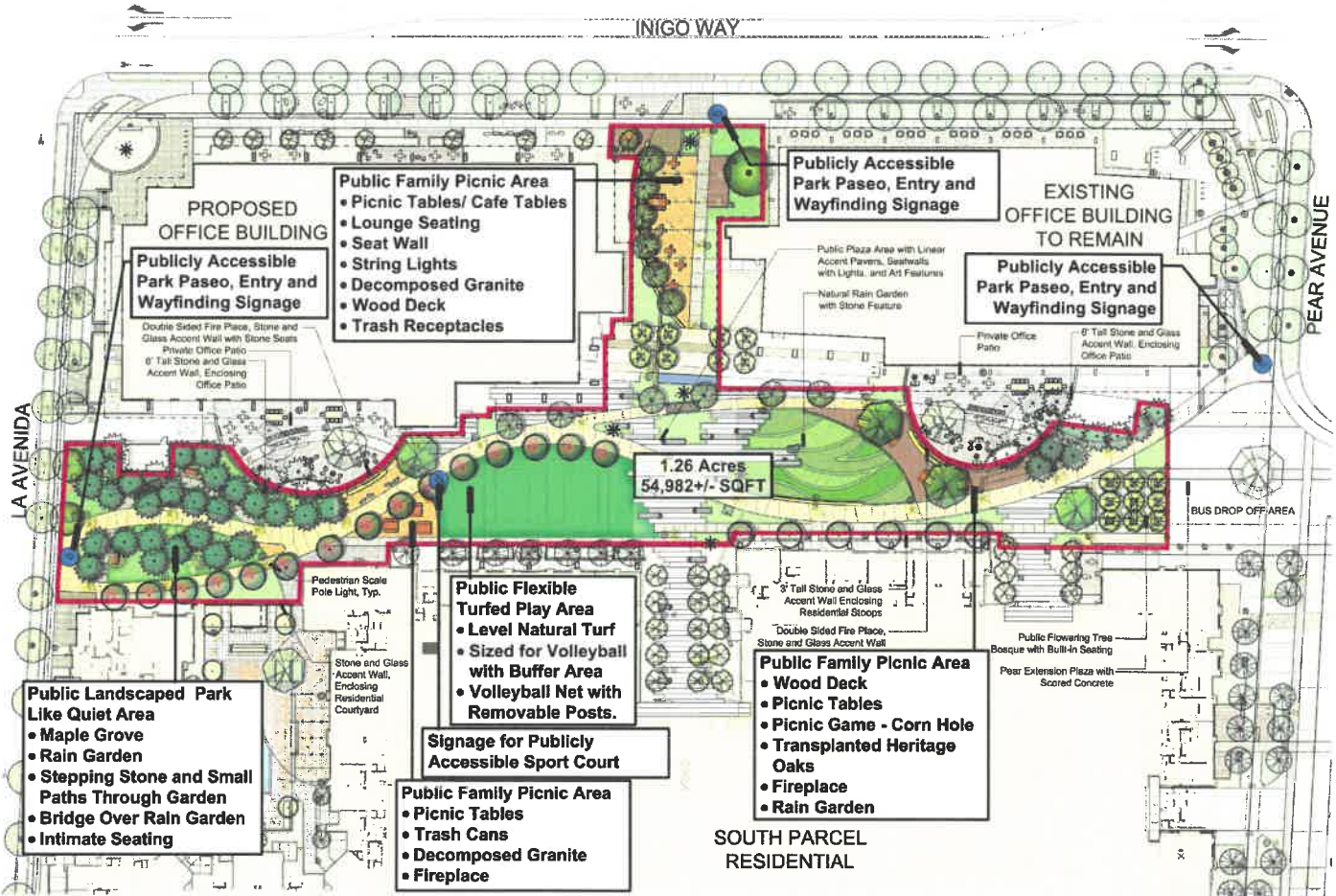


SHEET	DESCRIPTION
001	Site Plan
002	Site Plan
003	Site Plan
004	Site Plan

Open Space Diagram  
SCALE: 1" = 20'

L1.20  
PAGE 1 OF 1

# Attachment 2



**ARC TEC**  
 ARCHITECTURAL FIRM  
 10000 WILSON AVENUE  
 SUITE 100  
 CULVER CITY, CA 90230  
 TEL: (310) 206-1100  
 FAX: (310) 206-1101  
 WWW.ARC-TEC.COM

**THE SOBRATO PARTNERSHIP**  
 LANDSCAPE ARCHITECTS  
 10000 WILSON AVENUE  
 SUITE 100  
 CULVER CITY, CA 90230  
 TEL: (310) 206-1100  
 FAX: (310) 206-1101  
 WWW.SOBPARTNERSHIP.COM



DATE	DESCRIPTION
08.14.11	PRELIMINARY
08.14.11	REVISED PER COMMENTS
08.14.11	REVISED PER COMMENTS



**L2.00**  
 PROJECT NO. 10000