

**CITY OF MOUNTAIN VIEW
FINDINGS REPORT/ZONING PERMIT**

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PL-2023-162
October 25, 2023
December 14, 2025

APPLICATION NO.:
DATE OF FINDINGS:
EXPIRATION OF ZONING PERMIT:

THIS DOCUMENT REPRESENTS THE ZONING PERMIT RECEIVED FOR THE SUBJECT SITE. THIS DOCUMENT DOES NOT WAIVE THE REQUIREMENT FOR SUBSEQUENT CITY APPROVALS AS APPLICABLE, INCLUDING, BUT NOT LIMITED TO, BUILDING PERMITS, EXCAVATION PERMITS, ETC.

Applicant's Name:

Ken Rodrigues for SHP Castro Partners

Property Address:	Assessor's Parcel No(s):	Zone:
747 West Dana Street	158-23-042	P(19)

Request:

Request for a two-year permit extension for a Planned Community Permit and Development Review Permit to construct a new three-story commercial building with 7,000-square feet of office and 1,600 square feet of ground-floor retail space on a 0.07-acre project site; and a determination that the project is categorically exempt pursuant to Section 15332 ("In-Fill Development Projects") of the CEQA Guidelines.

APPROVED CONDITIONALLY DISAPPROVED OTHER
APPROVED

FINDINGS OF APPROVAL:

The request for a two-year Permit Extension for a previously approved Planned Community Permit and Development Review Permit (Application No. PL-2020-133) to allow 7,000 square feet of office and 1,600 square feet of ground-floor retail is conditionally approved based upon the conditions of approval contained herein and upon the following findings:

- A. Per Section 36.56.65 of the Mountain View City Code, a permittee can request an extension of a valid permit by filing an application before the expiration date and, subsequently, the Zoning Administrator holding a duly noticed public hearing to determine whether the permittee has made a good-faith effort to comply with the conditions of the permit during the initial two-year period and obtain building permits. The permittee has provided substantial evidence of their efforts by actively working on development of their construction drawings to obtain building permits and have undergone at least two rounds of building permit review to commence construction. The two-year permit extension will allow time to obtain a building permit and commence construction;
- B. At a duly noticed hearing, the Zoning Administrator determined the permittee proceeded in good faith and has exercised due diligence in complying with the conditions in a timely manner;
- C. Any special structure of building modifications necessary to contain the proposed use would not impair the architectural integrity and character of the zoning district in which it is to be located because the project includes only minor modifications that address the original permit's design conditions of approval; and
- D. The approval of the Permit Extension of a Planned Community Permit and Development Review Permit complies with the California Environmental Quality Act (CEQA) as it qualifies as a categorically exempt project per Section 15332 ("In-Fill Development Projects") because the project is proposing no changes to the previous entitlements and, at the time of approval, is consistent with the applicable General Plan and Zoning Designation as the project has a General Plan Designation of Downtown Mixed-Use in which office and commercial are permitted uses; it occurs within City limits; is located on a project

Owner Agent File Fire Public Works

site of no more than five acres as the site is less than 0.07 acre; the site is substantially surrounded by urban uses and has no habitat, endangered, rare, or threatened species as the site is surrounded by other commercial buildings; would not result in impacts to traffic noise or air quality as conditions of approval have been added to ensure construction-related noise shall not exceed 55db(A) and that demolition and construction in conformance with Bay Air Quality Management District requirements are met to reduce dust emissions.

This approval is granted for a two-year Permit Extension for a previously approved Planned Community Permit and Development Review Permit to allow 7,000 square feet of office and 1,600 square feet of ground-floor retail space on a 0.07-acre project site located on Assessor's Parcel No. 158-23-042. The conditions of approval from the original permit (Application No. PL-2020-133) still apply, with the added or modified conditions as listed below, and the permit expiration date shall be December 14, 2025.

THIS REQUEST IS GRANTED SUBJECT TO THE FOLLOWING CONDITIONS:

Planning Division—650-903-6306 or planning.division@mountainview.gov

1. **EXPIRATION (Replaces PL-2020-133 Condition No. 1):** This permit is valid for a period of two years from the date of approval. This permit shall become null and void if building permits have not been issued and construction activity has not commenced within the two-year period.
2. **PERMIT EXTENSION (Replaces PL-2020-133 Condition No. 2):** This permit extension incorporates and updates conditions of approval from prior permits, including, but not limited to, Permit No. PL-2019-182. For regulatory purposes, all previous permits and conditions of approval shall remain valid, except as may be modified by conditions of approval contained herein.

Building Division—650-903-6313 or building@mountainview.gov

Entitlement review by the Building Division is preliminary. Building and Fire plan check reviews are separate permit processes applied for once the zoning approval has been obtained and appeal period has concluded; a formal permit submittal to the Building Division is required. Plan check review shall determine the specific requirements and construction compliance in accordance with adopted local, State, and Federal codes for all building and/or fire permits. For more information on submittal requirements and timelines, contact the Building Division online at www.mountainview.gov/building. It is a violation of the MVCC for any building occupancy or construction to commence without the proper building and/or fire permits and issued Certificate of Occupancy.

3. **NO-BUILD RESTRICTION AREA (New Condition):** Project designed (openings in a zero-lot line) is conditioned to Public Works department approval for the Blossom Lane no-build restriction area.

NOTE: Decisions of the Zoning Administrator may be appealed to the City Council in compliance with Chapter 36 of the City Code. An appeal shall be filed in the City Clerk's Office within 10 calendar days following the date of mailing of the findings. Appeals shall be accompanied by a filing fee. No building permits may be issued or occupancy authorized during this appeal period.

NOTE: As required by California Government Code Section 66020, the applicant is hereby notified that the 90-day period has begun as of the date of approval of this application, in which the applicant may protest any fees, dedications, reservations, or other exactions imposed by the City as part of this approval or as a condition of approval. The fees, dedications, reservations, or other exactions are described in the approved plans, conditions of approval, and/or the adopted City fee schedule.

AMBER BLIZINSKI, ASSISTANT COMMUNITY DEVELOPMENT DIRECTOR

AB/KP/6/FDG
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