

CITY OF MOUNTAIN VIEW  
ENVIRONMENTAL PLANNING COMMISSION  
RESOLUTION NO.  
SERIES 2017

A RESOLUTION RECOMMENDING THAT THE CITY COUNCIL APPROVE A PROVISIONAL USE PERMIT TO ALLOW A NEW SHARED WORKSPACE USE AT THE NEIGHBORHOOD CORNER IN A NEW MIXED-USE DEVELOPMENT PROJECT ON A 2.28-ACRE SITE LOCATED AT 2700 WEST EL CAMINO REAL

WHEREAS, an application was received from SummerHill Homes for a Provisional Use Permit to allow a shared workspace use at the Neighborhood Corner in a new mixed-use development project on a 2.28-acre project site; and

WHEREAS, the Environmental Planning Commission held a public hearing on June 7, 2017 on said applications and recommended approval to the City Council subject to the required findings;

NOW, THEREFORE, BE IT RESOLVED by the Environmental Planning Commission of the City of Mountain View:

1. That the Environmental Planning Commission hereby recommends the City Council approve the Provisional Use Permit pursuant to the following required findings in Section 36.48.25 of the City Code:

a. The proposed use is conditionally permitted within the El Camino Real Precise Plan and complies with all of the applicable provisions of the Zoning Ordinance, including a required commercial use in the Neighborhood Corner which provides a small neighborhood-oriented commercial space. The shared workspace use will provide office space to individuals in the neighborhood and caters to the changing needs of office and workspace requirement;

b. The proposed use is consistent with the Mixed-Use Corridor Land Use Designation of the General Plan;

c. The location, size, design, and operating characteristics of the proposed use are compatible with the site and building character and environmental conditions of existing and future land uses in the vicinity because the proposed project and surrounding uses are residential in nature and will support office space requirement for individuals and the community at large;

d. Any special structure or building modifications necessary to contain the proposed use would not impair the architectural integrity and character of the Precise Plan in which it is to be located because the use is proposed in a new tenant space being created as part of the new residential development, the proposed uses are provisionally allowed, and the design substantially addresses architectural standards and design guidelines; and

e. The approval of the Provisional Use Permit for the proposed use complies with the California Environmental Quality Act (CEQA) because an Initial Study of Environmental Significance was prepared pursuant to Section 15168 of the CEQA Guidelines and found, with implementation of the El Camino Real Precise Plan standards and guidelines, standard Conditions of Approval, State regulations, and mitigation measures identified in the El Camino Real EIR (2014) and the Mountain View General Plan and Greenhouse Gas Reduction Program EIR, the project would not result in any new environmental impacts beyond those evaluated in the EIRs.

2. That the Provisional Use Permit is recommended for approval subject to the applicant's fulfillment of all of the conditions which are attached hereto in Attachment A and incorporated herein by reference.

DP/7/CDD  
807-06-07-17epcr-E-1

Attachment: A. Conditions of Approval  
B. [Project Request](#)

CONDITIONS OF APPROVAL  
APPLICATION NO.: 206-16-PCZA  
2700 West El Camino Real

The applicant is hereby notified, as part of this application, that (s)he is required to meet the following conditions in accordance with the City Code of the City of Mountain View and the State of California. The lead department is identified on each condition where necessary. Where approval by the Community Development Director, City Engineer, Public Works Director, City Attorney, Chief Building Official, or Fire Department is required, that review shall be for compliance with all applicable conditions of approval, adopted policies and guidelines, ordinances, laws and regulations, and accepted practices for the item(s) under review. The applicant is hereby notified that (s)he is required to comply with all applicable codes or ordinances of the City of Mountain View and the State of California that pertain to this development and are noted herein.

This approval is granted to allow a shared workspace use in a 2,000 square feet ground-floor commercial space in a newly proposed mixed-use development on Assessor Parcel No. 148-09-009. Development shall be substantially as shown on the project materials listed below, except as may be modified by conditions contained herein:

- a. Project drawings prepared by KTGy for SummerHill Apartment Communities dated April 13, 2017.
- b. An Initial Study of Environmental Significance per Section 15168 of the CEQA Guidelines was prepared by David J Powers & Associates, dated May 8, 2017, as prepared by the City for the project, and kept on file in the Planning Division of the Community Development Department.
- c. Use Permit Request Letter prepared by SummerHill Apartment Communities, dated May 30, 2017, and kept on file in the Planning Division.

**THIS REQUEST IS GRANTED SUBJECT TO THE FOLLOWING CONDITIONS:**

Community Development Department – 650-903-6306

1. **APPLICABILITY OF THIS PERMIT:** This Permit shall apply to any business entity whose use and operational characteristics match those of the approved use. Intensification of the approved use shall require an amendment to this Permit. A change to a different permitted use shall require a new Permit.
2. **EXPIRATION:** If the approved use does not commence within two years of this approval, subject to all applicable conditions and permits from applicable government agencies, this approval shall be null and void.
3. **ABANDONMENT OF USE:** The approved use shall be considered abandoned if the approved use in this tenant space (or building) ceases for a period of six months or more, at which point this Permit shall have expired and a new Permit shall be required. Determination of the abandonment of the use shall be based on the best available data, which may include business license, tax, and utility records.
4. **OPERATIONAL CRITERIA:** In the event that problems with the operational criteria of the business arise, including, but not limited to, parking shortages, delivery truck issues, hours of operation, or noise, the Zoning Administrator may hold a public hearing to review the situation and impose new or modified conditions of approval in response to the information received. The public hearing shall be conducted and noticed in accordance with Chapter 36, Article XVI, Division 6, of the City Code.
5. **NUMBER OF PARKING SPACES:** Based on the proposed use description, the applicant shall maintain eight surface parking spaces available for the proposed shared workspace use and also comply with the requirements of

the California Building Code and Americans with Disabilities Act, in regard to the accessible parking spaces.  
**(PROJECT-SPECIFIC CONDITION)**

6. **TENANT IMPROVEMENTS:** Details of interior tenant improvements are to be shown on building permit drawings and shall be reviewed for consistency with the operational characteristics of the proposed use and approved by the Zoning Administrator prior to permit issuance.

#### PLANS AND SUBMITTAL REQUIREMENTS

7. **ZONING INFORMATION:** The following information must be listed on the lower right-hand corner of the title sheet of the building permit drawings: (a) zoning permit application number; (b) zoning designation; (c) floor area ratio or density in units per acre; (d) lot area (in square feet); and (e) total number of parking spaces.

#### SITE DEVELOPMENT AND BUILDING DESIGN

8. **PARKING SHORTAGE:** Should a parking shortage arise at this site, the Zoning Administrator may hold a public hearing to review the parking problem and require the applicant to implement appropriate means to resolve the shortage. The public hearing shall be in accordance with Chapter 36, Article XVI, Division 6, of the City Code.

#### SIGNS

9. **SIGNAGE:** No signs are approved as part of this application. Any new signage will require a separate Planning and/or building permit. Application form and submittal requirements are available online at [www.mountainview.gov/planningforms](http://www.mountainview.gov/planningforms).
10. **EXISTING SIGNAGE:** All existing signs shall be removed, and a new sign application shall be submitted in compliance with Chapter 36, Article XII, of the City Code.
11. **SIGN PROGRAM:** The applicant shall develop an overall sign program for this property as part of a separate Planning permit. The program shall identify suitable sign locations, types, sizes, colors, and materials. Application form and submittal requirements are available online at [www.mountainview.gov/planningforms](http://www.mountainview.gov/planningforms).

NOTE: Zoning permits may be extended for up to an additional two years after public hearing review by the Zoning Administrator in compliance with the procedures described in the Zoning Ordinance. An application for extension must be filed with the Planning Division of the Community Development Department, including appropriate fees, prior to the original expiration date of the permit.

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 of this development. The fees, dedications, reservations, or other exactions are described in the approved plans, conditions of approval, and/or the adopted City fee schedule.

DP/7/CDD  
807-06-07-17COA-E