

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

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APPLICATION NO.:

PL-2023-047

DATE OF FINDINGS:

May 10, 2023

EXPIRATION OF ZONING PERMIT:

May 10, 2025

**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:

**Lund Smith for Hope Villa, LP**

Property Address:

**682 Villa Street**

Assessor's Parcel No.:

**158-20-003**

Zone:

**P(19)**

Request:

**Request for a two-year permit extension for a Provisional Use Permit to allow a 7,598 square foot ground-floor administrative office use in an existing commercial building on a 0.2-acre project site; and a determination that the project is categorically exempt pursuant to Section 15301 ("Existing Facilities") of the CEQA Guidelines.**

APPROVED

CONDITIONALLY   
APPROVED

DISAPPROVED

OTHER

**FINDINGS OF APPROVAL:**

The request for a two-year extension for a previously approved Provisional Use Permit (Application No. PL-2021-150) to allow a 7,598 square foot ground-floor administrative office use in an existing commercial building 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 to prepare for building permit submittal, while accommodating two existing medical office tenants who occupy portions of the existing building and wish to extend their existing leases due to economic hardship;
- 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 or 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 Provisional Use Permit complies with the California Environmental Quality Act (CEQA) as it qualifies as a categorically exempt project per Section 15301 ("Existing Facilities") because the project remains unchanged and proposes minor interior alterations to an existing commercial building to accommodate a new use.

This approval is granted for a two-year Permit Extension for a previously approved Provisional Use Permit to allow a ground floor administrative office located on Assessor's Parcel No. 158-20-003. The conditions of approval from the original permit (Application

Owner

Agent

File

Fire

Public Works

No. PL-2021-150) still apply, with the added or modified conditions as listed below, and the permit expiration date shall be December 8, 2025.

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

Planning Division—650-903-6306 or [planning.division@mountainview.gov](mailto:planning.division@mountainview.gov)

1. **EXPIRATION (Replaces Original Condition No. 2):** This permit is valid for a period of two years from the expiration date of the original 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 Original Condition No. 3):** This permit extension incorporates and updates conditions of approval from prior permits, including, but not limited to, Permit No. PL-2021-150. For regulatory purposes, all previous permits and conditions of approval shall remain valid, except as may be modified by conditions of approval contained herein.

AGREEMENTS AND FEES

3. **PARKING IN-LIEU FEE (Original Condition No. 21):** In compliance with California Government Code Sections 65585 and 65863.2, Original Condition No. 21, Parking In-Lieu Fee, is hereby voided. **(PROJECT-SPECIFIC CONDITION)**

Building Inspection Division—650-903-6313 or [building@mountainview.gov](mailto:building@mountainview.gov)

Entitlement review by the Building Inspection 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 Inspection 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 Inspection Division online at [www.mountainview.gov/building](http://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.

4. **BUILDING CODES (Replaces Original Condition No. 25):** Construction plans will need to meet the current codes adopted by the Building Division upon building permit submittal. Current codes are the 2022 California Codes: Building, Residential, Fire, Electrical, Mechanical, Plumbing, CALGreen, CALEnergy, in conjunction with the City of Mountain View Amendments, and the Mountain View Green Building Code (MVGBC).
5. **OCCUPANT LOAD (Replaces Original Condition No. 31):** The project shall comply with Table 1004.5, Maximum Floor Area Allowance per Occupant, per the CBC, Chapter 10, Section 1004.
6. **ACCESSIBLE MEANS OF EGRESS (Replaces Original Condition No. 34):** The site must meet accessible means of egress per the CBC, Chapter 10, Section 1009.
7. **EXIT DISCHARGE (Replaces Original Condition No. 31):** The project shall comply with the exit discharge requirements per the CBC, Chapter 10, Section 1028.

Fire Department—650-903-6343 or [fire@mountainview.gov](mailto:fire@mountainview.gov)

FIRE DEPARTMENT ACCESS

8. **LOCKBOX (Replaces Original Condition No. 42):** Install an approved key lockbox per the Fire Protection Engineer's directions. (California Fire Code, Section 506.)
9. **REFUSE AREAS:** Refuse areas within 5' of combustible construction or building openings shall be protected with automatic fire sprinklers. A maximum of two sprinkler heads are permitted off a 1" domestic water service. Approved accessible shutoff valves shall be provided. (California Fire Code, Section 304.3.)

Public Works Department—650-903-6311 or [public.works@mountainview.gov](mailto:public.works@mountainview.gov)

#### STREET IMPROVEMENTS

10. **ENCROACHMENT/ACCESS AGREEMENT FOR 151 HOPE STREET (LOT 8) (Replaced Original Condition No. 51):** Prior to issuance of any building permits, owner(s) shall enter into an encroachment/access agreement with the City and City's lessee of the City-owned property at 151 Hope Street (Lot 8) to allow the project to access the project's trash enclosure over Lot 8. A legal description (metes and bounds) and plat map (drawing) of: (1) the owner's (owners') property; and (2) the proposed access area over City property shall be prepared by the applicant and submitted to the Public Works Department for review and approval at the initial submittal of the first building permit. The encroachment/access agreement shall be in a form approved by the City Attorney's Office, and the authorization to access Lot 8 shall be revocable or terminable at any time at the sole discretion of the Public Works Director.

#### UTILITIES

11. **WATER AND SEWER APPLICATIONS (New Condition):** Upon first submittal of the building permit plans, the applicant shall submit complete applications for water and sewer service to the Public Works Department if new water services, water meters, fire services, or sewer laterals are required. Any unpaid water and sanitary sewer fees must also be paid prior to the issuance of any permits.

#### SOLID WASTE AND RECYCLING

12. **TRASH ENCLOSURE DESIGN AND DETAILS (Replaces Original Condition No.58):**

Trash plan sheet and enclosure details must be included on a separate sheet in the initial building plans and include:

- The property must have trash and recycling. Display on plans, trash room layout, location, and dimensions to scale with the following minimum service levels: one 1-yard trash, two to three recycling carts and a compost cart if at least 10 gallons of compostable material generated weekly on-site. Since the existing trash enclosure size is very small, the carts shall be stored inside the building and brought out to Villa Street curb by property maintenance then removed promptly after service. Show space inside the building to store recycle carts.
- Trash room shall have a minimum of 6' wide roll-up door and keypad access for hauler driver.
- Must have a smooth, flat concrete surface for path of travel to the roll-out bin from trash room to the collection vehicle. If there is any sort of sidewalk or curb directly outside the trash room roll-up door, install a curb cut.
- Roll-out fees charged by the City's trash hauler will apply for containers that must be rolled more than 30' from any holding area to the truck.
- Maintain overhead clearances of 15' in the travelway and 22' at the point of collection.
- Applicant shall coordinate and obtain written permission from adjacent property owner and tenant to allow trash room access.
- During construction at neighboring "Robert Green" development, the City-approved Trash Collection Plan will be implemented to handle waste generated at 682 Villa Street, Plan "Area B," will locate three trash bins in the driveway alongside 682 Villa Street, and bins will be rolled onto Villa Street by Recology driver for service and returned.

(NOTE-01)

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-02)

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.

LINDSAY HAGAN, ASSISTANT COMMUNITY DEVELOPMENT DIRECTOR

LH/BH/1/FDG  
PL-2023-047

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