

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

Page 1 of 3

APPLICATION NO.:

PL-15514

DATE OF FINDINGS:

February 25, 2026

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:

SHP Castro, LLC

Property Address:

747 West Dana Street

Assessor's Parcel No(s).:

158-23-042

Zone:

P(19) Downtown Precise Plan

Request:

Request for a Provisional Use Permit to allow a 263-square foot, ground-floor office use expansion in a previously approved three-story commercial building on a 0.07-acre site.

APPROVED

CONDITIONALLY
APPROVED

DISAPPROVED

OTHER

FINDINGS OF APPROVAL:

The Provisional Use Permit to allow a 263-square foot, ground-floor office use expansion in a previously approved three-story commercial building is conditionally approved based upon the conditions contained herein and upon the following findings per Section 36.48.25 ("Findings") of the City Code:

- A. **The proposed use is conditionally permitted within the Area H of the P(19) Downtown Precise Plan and complies with all of the applicable provisions of Chapter 36 (Zoning) of the City Code.** The proposed use is conditionally permitted within the Area H of the P(19) Downtown Precise Plan and complies with all of the applicable provisions of Chapter 36 (Zoning) of the City Code because the administrative office is conditionally permitted under "Other Areas" of Area H of the Precise Plan. Administrative office land uses are not permitted on West Dana Street. However, the ground floor office lobby and expansion is located in an area with frontage along Blossom Lane only, and no street frontage along West Dana Street. As such, the office land use can be conditionally permitted under "Other Areas". Additionally, the ground floor is designed to activate the street by locating engaging uses along the frontage, such as the office lobby and a podcast room. The lobby provides consistent activity, while the podcast room can add visual interest and contribute to a dynamic pedestrian experience, particularly during recording;
- B. **The proposed use is consistent with the Downtown Mixed-Use Land Use Designation of the General Plan.** The proposed use is consistent with the Downtown Mixed-Use Land Use Designation of the General Plan because it creates an active mix of uses by expanding a new office use within a previously approved three-story commercial building in the downtown area;
- 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.** 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 expanded administrative office use intends to continue the transparent storefront window and planter design along Blossom Lane, creating an attractive storefront condition. The proposed expansion is designed to accommodate a podcast room, providing a unique and active ground-floor use that enhances visibility, interest, and engagement along the street;

Owner

Agent

File

Fire

Public Works

- 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.** 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 no exterior building modifications are proposed to accommodate the office expansion. The office expansion is within the previously approved building footprint, not resulting in new floor area; and
- E. **The approval of the Provisional Use Permit complies with the California Environmental Quality Act (CEQA) as it qualifies as a categorically exempt project per Section 15301 (“Existing Facilities”).** The approval of the 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 proposes minor interior alterations to a structure whose shell is already built, and no intensification of the use is anticipated as the ground floor was anticipated to be for other commercial uses.

This approval is granted to allow a 263 square foot office expansion on the ground floor of a previously approved three-story commercial building located on Assessor’s Parcel No. 158-23-042. Development shall be substantially as shown on the project materials listed below, except as may be modified by conditions contained herein, which are kept on file in the Planning Division of the Community Development Department:

- a. Project plans prepared by Kenneth Rodrigues & Partners Inc., date stamped September 15, 2025.
- b. Project request Letter by Kenneth Rodrigues & Partners Inc, dated December 15, 2025.

THIS REQUEST IS GRANTED SUBJECT TO THE FOLLOWING CONDITIONS:

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

1. **APPLICABILITY OF THIS PERMIT:** This Permit shall apply to any business/owner 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 may require a new Permit. This Permit shall continue to be valid upon a change of ownership/operator of the site, business, service, use(s), or structure that was the subject of this approval provided the new owner/operator agrees in writing to all applicable conditions and operating standards prior to reopening or maintaining the use or structure(s) under the new ownership. Any new owner/operator must submit a wet (original) signed letter to the Planning Division noting agreement with the enclosed conditions which includes notation of this permit number and the new business/operator name. This letter may be requested by the City at any time.
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 (inclusive of City permits), this approval shall be null and void on February 25, 2028.
3. **PREVIOUS APPROVALS:** Approval of this permit modification incorporates and updates conditions of approval from prior permits, including, but not limited to, Permit No. PL-2020-133, as applicable to the proposed modification(s) to the approved use and/or development. For regulatory purposes, all previous permits and conditions of approval shall remain valid.

PERMIT SUBMITTAL REQUIREMENTS

4. **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 by the Zoning Administrator, or designee, prior to permit issuance.
5. **CERTIFICATION OF BUILDING PERMIT PLANS:** In a letter, the project architect shall certify the architectural design shown in the building permit plans match the approved plans. Any changes or modifications must be clearly noted in writing and shown on redlined plan sheets. The project architect shall also certify the structural plans are consistent with the architectural plans. In the event of a discrepancy between the structural plans and the architectural plans, the architectural plans shall take precedence, and revised structural drawings shall be submitted to the Building Inspection Division.

6. **ZONING INFORMATION:** The following information must be listed on the title sheet of the building permit drawings: (a) zoning permit application number; (b) zoning district designation; (c) total floor area ratio and residential density in units per acre, if applicable; (d) lot area (in square feet and acreage); and (e) total number of parking spaces.
7. **REVISIONS TO THE APPROVED PROJECT:** Minor revisions to the approved plans, including conditions of approval, shall require approval by the Zoning Administrator. Major modifications as determined by the Zoning Administrator shall require a duly noticed public hearing, which can be referred to the City Council.

OPERATIONS

8. **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.
9. **DAYS/HOURS OF OPERATION:** The approved days and hours of operation are Monday to Saturday from 8:00 a.m. to 9:00 p.m. Any proposed change to the approved days and/or hours of operation will require review and approval by the Zoning Administrator and may require a modification to this permit.

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.

GEORGE SCHROEDER, PLANNING MANAGER

AB/KP/CDD/FDG
PL-15514