

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

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APPLICATION NO.:

PL-8374

DATE OF FINDINGS:

August 27, 2025

EXPIRATION OF ZONING PERMIT:

August 27, 2027

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:

Joseph Rehrmann for Pear Avenue Group, LP

Property Address:

Assessor's Parcel No(s).:

Zone:

1288 Pear Avenue

116-14-131

P(39)

Request:

Request for a Planned Community Permit and Development Review Permit to construct minor site modifications, including new landscaping, and a Heritage Tree Removal Permit to remove eleven (11) Heritage trees, which were significantly damaged due to construction activity and removed due to safety concerns, at an existing office campus on a 2.84-acre project site.

APPROVED ☐

CONDITIONALLY ☒
APPROVED

DISAPPROVED ☐

OTHER ☐

FINDINGS OF APPROVAL:

The Planned Community Permit to construct minor site modifications is conditionally approved based upon the conditions contained herein and upon the following findings per Section 36.50.55 of the City Code:

- A. **The proposed use or development is consistent with the provisions of the applicable Precise Plan; or, if no Precise Plan exists for the subject area, the proposal clearly demonstrates superior site and building design and compatibility with surrounding uses and developments; or, if variations from requirements in the applicable Precise Plan area granted, the proposal clearly demonstrates superior site and building design and is in substantial compliance with the intent of the requirements of the Precise Plan.** The proposed project is consistent with the provisions of the North Bayshore Precise Plan. The proposed plants were selected from the North Bayshore Plant Palette; and, in compliance with the intent of plant palette requirements for the Urban Landscape Planting Zone, the proposed plants will consist of over 80% California native species to maximize the landscape area's habitat value. The proposed seventeen (17) replacement trees along the Inigo Way extension are Emerald Sunshine Elms, which is the tree identified for 5' width planting strips along this street in the North Bayshore Precise Plan Street Tree List;
- B. **The proposed use of development is consistent with the General Plan.** The proposed use or development is consistent with the North Bayshore Mixed Use Land Use Designation of the General Plan as the site contains an existing office building, which is an allowable land use, and the project proposes minor modifications to existing landscaping;
- C. **The proposed uses and development will not be detrimental to the public interest, health, safety, convenience, or welfare.** The proposed uses and development will not be detrimental to the public interest, health, safety, convenience, or welfare because the project does not propose any changes to the existing building or site access. The project proposes minor modifications to an existing landscaped area, including seventeen (17) replacement trees for those Heritage trees authorized for removal under this permit, and the native species proposed in the landscape area will enhance the habitat value of this existing urban area;

☐ Owner

☐ Agent

☐ File

☐ Fire

☐ Public Works

- D. **The proposed project promotes a well-designed development that is harmonious with existing and planned development in the surrounding area.** The proposed project promotes a well-designed development that is harmonious with existing and planned development in the surrounding area as the proposed landscape modifications will bring the landscape area along the vehicle entry east of the office site into compliance with the North Bayshore Plant Palette, resulting in an enhanced landscape area that will promote better habitat connection throughout the Precise Plan area. In addition, the proposed seventeen (17) replacement trees are consistent with the North Bayshore Precise Plan Street Tree List's specifications for Inigo Way, and the tree placements will be staggered with those of existing street trees along the Inigo Way extension project to allow appropriate spacing for the tree canopies to develop as the trees mature; and
- E. **The proposed project complies with the California Environmental Quality Act.** The approval of the Planned Community Permit complies with the California Environmental Quality Act (CEQA) as it qualifies as a categorically exempt project per Section 15304 ("Minor Alterations to Land") because the project involves minor improvements to site landscaping and authorization for the removal of damaged trees. None of the exceptions in CEQA Guidelines Section 15300.2 apply.

The Development Review Permit to construct minor site modifications is conditionally approved based upon the conditions of approval contained herein and upon the following findings per Section 36.44.70:

- A. **The project complies with the design considerations as described by the purpose and intent of Chapter 36 (Zoning) of the City Code, the General Plan, and any City-adopted design guidelines.** The project complies with the general design considerations as described by the purpose and intent of Chapter 36 (Zoning) of the City Code, the General Plan, and any City-adopted design guidelines since the proposed modifications to landscaping at the southeastern entrance to the site will bring the site into greater compliance with the North Bayshore Precise Plan landscaping standards. The proposed plants were selected from the North Bayshore Plant Palette, and the proposed seventeen (17) replacement trees along the Inigo Way extension are emerald sunshine elms, which is the tree identified for this street in the North Bayshore Precise Plan Street Tree List;
- B. **The architectural design of structures, including colors, materials, and design elements (i.e., awnings, exterior lighting, screening of equipment, signs, etc.) is compatible with surrounding development.** The architectural design of structures on the site, including colors, materials, and design elements is compatible with surrounding development, and the project does not propose any modifications to these existing structures;
- C. **The location and configuration of structures, parking, landscaping, and access are appropriately integrated and compatible with surrounding development, including public streets and sidewalks and other public property.** The site's existing location and configuration of structures, parking, landscaping, and access are appropriately integrated and compatible with surrounding development, including public streets, sidewalks, and other public property. The project does not propose any modifications to the existing configuration of the site. The landscaping modifications consist of new plantings within an existing landscape area along the eastern property line along the new extension of Inigo Way;
- D. **The general landscape design ensures visual relief, complements structures, provides an attractive environment, and is consistent with any adopted landscape program for the general area.** The proposed landscape design for the area along the eastern side of the site ensures visual relief, complements structures, provides an attractive environment, and is consistent with the North Bayshore Plant Palette. The landscape modifications will promote better habitat connection by providing approximately 86.3% California native plants in the landscape design. In addition, the proposed seventeen (17) replacement trees are consistent with the North Bayshore Precise Plan Street Tree List's specifications for Inigo Way, and the tree placements will be staggered with those of existing street trees along the Inigo Way extension project to allow appropriate spacing for the tree canopies to develop as the trees mature;
- E. **The design and layout of the proposed project will result in well-designed vehicular and pedestrian access, circulation, and parking.** The design and layout of the proposed project will result in well-designed vehicular and pedestrian access, circulation, and parking as the site modifications are proposed to an existing landscape area, and no changes to the existing vehicular and pedestrian access to the site are proposed; and
- F. **The approval of the Development Review Permit complies with the Environmental Quality Act (CEQA).** The approval of the Development Review Permit complies with the California Environmental Quality Act (CEQA) as it qualifies as a categorically exempt project per Section 15304 ("Minor Alterations to Land") because the project involves minor improvements to site

landscaping and authorization for the removal of damaged trees. None of the exceptions in CEQA Guidelines Section 15300.2 apply.

The Heritage Tree Removal Permit to remove eleven (11) Heritage trees (Tree Nos. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, and 11) is conditionally approved based on the conditions contained herein, a site visit conducted on August 27, 2024, and the following findings per Section 32.35:

- A. **It is necessary to remove the trees due to the condition of the tree with respect to age of the trees relative to the life span of that particular species, disease, infestation, general health, damage, public nuisance, danger of falling, proximity to existing or proposed structures, and interference with utility services.** Per the arborist report dated August 14, 2024, prepared by ArborMD Tree Care, Inc., and independently assessed by the City arborist, and site visits conducted by the Planning Division and Urban Forestry Division staff, it was necessary to remove the Tree Nos. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, and 11 due to the condition of the trees with respect to the general health, damage, and, proximity to proposed site improvements on the adjacent parcel. The subject trees were located along the project site's eastern property line. The eleven (11) Heritage trees experienced significant impacts associated with grading and construction work on the adjacent site. Noticeable root rips and tears were observed on each of these trees, though some trees were impacted more than others, including several trees with roots severed up to the trunk. At that time, the damaged trees were assessed and found to be in poor to moderate health, which would have continued to decline due to the root damage, especially with ongoing grading and construction activities. Due to these factors, the eleven (11) trees identified under this application were removed ahead of the winter storm season due to public safety concerns;
- B. **It is appropriate to remove the trees to implement good forestry practices, such as, but not limited to, the number of healthy trees a given parcel of land will support, the planned removal of any tree nearing the end of its life, and replacement with young trees to enhance the overall health of the urban forest.** It is appropriate to remove the trees to implement good forestry practices, such as the planned removal of any damaged or unsafe tree and replacement with young trees, to enhance the overall health of the urban forest because the trees had sustained damage such that they showed signs of health decline and no signs of improvement. The proposed tree removals were recommended by the project arborist and City arborist given the existing condition of the trees and the proximity of additional grading activity, which would result in further health decline. The trees were removed due to public safety concerns, and the project applicant will plant seventeen (17) replacement trees at a minimum 24" box size to offset the loss of the Heritage trees at a 1.5:1 ratio. Additionally, the applicant will pay a replacement tree fee to be used to enhance other areas in the City. The replacement trees were selected from the North Bayshore Plant Palette and the North Bayshore Precise Plan Street Tree List. The proposed trees will be placed at locations to create appropriate spacing with new street trees associated with the Inigo Way extension and existing mature trees elsewhere on the project site;
- C. **Removal of the trees will not adversely affect the remaining number, species, size, and/or location of existing trees on the site or in the general vicinity.** Removal of the trees will not adversely affect the remaining number, species, size, and/or location of existing trees on the site or in the general vicinity since the removal of the trees is necessitated by the tree health and the proximity of the Inigo Way extension. The trees will be replaced at a 1.5:1 ratio, and the species consist of North Bayshore Precise Plan street trees and California native trees. The applicant will also pay a replacement tree fee, which can be used for future tree replacements at off-site locations. The replacement trees have been located to preclude impacts to existing mature trees on the site. The remaining trees were not impacted by the grading activity and do not show declines in health or signs of poor structure;
- D. **Removal of the trees will not adversely affect the shade, noise attenuation, protection from wind damage and air pollution, historic value, or scenic beauty of the area, nor shall the removal adversely affect the general health, safety, prosperity, and general welfare of the City as a whole.** Removal of the trees will not adversely affect the shade, noise attenuation, protection from wind damage, and air pollution because the trees removed were in poor condition, and their continued presence on the site would have posed a threat to the general health and safety of pedestrians and drivers along the Inigo Way extension and of site users in the vicinity. The project proposes to preserve all other trees on the site, which are in good condition. Additionally, the trees will be replaced with a species identified on the North Bayshore Precise Plan Street Tree List; and, in combination with the street trees associated with the Inigo Way extension, the new trees will allow for the continued provision of shade, noise attenuation, and protection from wind and air pollution in the affected area of the project site; and

- E. **The approval of the Heritage Tree Removal Permit complies with the California Environmental Quality Act (CEQA).** The approval of the Heritage Tree Removal Permit complies with CEQA as it qualifies as a categorically exempt project per Section 15304 ("Minor Alterations to Land") because the project involves minor improvements to site landscaping and authorization for the removal of damaged trees. None of the exceptions in the CEQA Guidelines Section 15300.2 apply.

This approval is granted to construct minor site modifications, including modifications to landscaping to remove eleven (11) Heritage trees located on Assessor's Parcel No. 116-14-131. 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 Dinsmore Landscape Company, dated April 7, 2025.
- b. Arborist Report prepared by ArborMD Tree Care, Inc., dated August 14, 2024.
- c. Tree Valuation Report prepared by HortScience and RR Builders, Inc., dated July 15, 2025.

THIS REQUEST IS GRANTED SUBJECT TO THE FOLLOWING CONDITIONS:

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

1. **EXPIRATION:** If the approved project 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.
2. **PERMIT EXTENSION:** Zoning permits may be extended for up to two years after an Administrative Zoning public hearing, in compliance with procedures described in Chapter 36 of the City Code. An application for extension must be filed with the Planning Division, including appropriate fees, prior to the original expiration date of the permit(s).
3. **PLANNING INSPECTION:** An inspection by the Planning Division is required after installation of the replacement trees to ensure all trees have been installed on-site per the approved plans. **(PROJECT-SPECIFIC CONDITION)**

PERMIT SUBMITTAL REQUIREMENTS

4. **REVISIONS TO THE APPROVED PROJECT:** Minor revisions to the approved plans 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.

TREES AND LANDSCAPING

5. **LANDSCAPING:** Minimum plant sizes are flats or one-gallon containers for ground cover, five-gallon for shrubs, and 24" box for trees. Additional landscaping materials or modifications may be required by the Planning Division at final inspection to ensure adequate planting coverage and/or screening. **(PROJECT-SPECIFIC CONDITION)**
6. **LANDSCAPE CERTIFICATION:** Prior to occupancy, the Landscape Architect shall certify in writing the landscaping has been installed in accordance with all aspects of the approved landscape plans and final inspection(s), subject to final approval by the Zoning Administrator.
7. **REPLACEMENT TREES:** The applicant shall offset the loss of each Heritage/street tree with two replacement trees, for a total of twenty-two (22) replacement trees, of which seventeen (17) replacement trees shall be accommodated on the site, and the remainder five (5) replacement trees shall be paid in fee. Each replacement tree shall be no smaller than a 24" box and shall be noted on the landscape plan as Heritage or street replacement trees. **(PROJECT-SPECIFIC CONDITION)**
8. **IRREVOCABLE DAMAGE TO HERITAGE TREES:** In the event one or more of the preserved Heritage tree(s) are not maintained and irrevocable damage or death of the tree(s) has occurred due to construction activity, a stop work order will be issued on the subject property and no construction activity shall occur for two (2) working days per damaged tree. The applicant will also

be subject to a penalty fee at twice the tree valuation prior to damage; this fee applies to each Heritage tree damaged. No construction activity can resume until the penalty fee(s) have been paid to the City.

9. **TREE REPLACEMENT FEE:** In exchange for site constraints and/or the limited ability to plant new trees on-site, the applicant shall pay for five (5) replacement trees, with a replacement fee made payable to the City of Mountain View, based on the adopted fee schedule. The fee must be paid within thirty (30) days of final approval of this permit. **(PROJECT-SPECIFIC CONDITION)**
10. **TREE REMEDIATION FEE:** Per Section 32.38 of the City Code, the loss or damage to Heritage trees shall require restitution. The applicant shall pay a penalty fee equal to the valuation of the Heritage trees' valuation prior to damage to offset the loss of the eleven (11) Heritage trees. This penalty fee shall be in the amount of Thirty-Five Thousand One Hundred Fifty Dollars (\$35,150) made payable to the City of Mountain View, based on the Tree Valuation Report prepared by HortScience and RR Buildings, Inc. The applicant shall pay the required penalty fee within thirty (30) days of final approval of this permit. **(PROJECT-SPECIFIC CONDITION)**

Public Works Department—650-903-6311 or public.works@mountainview.gov

GRADING AND DRAINAGE IMPROVEMENTS (ON-SITE)

11. **DRAINAGE PLANS:** On-site drainage plans shall be included in the building plans if a building permit is required.
12. **SURFACE WATER RELEASE:** Provide a surface stormwater release for the lots, driveways, alleys, and private streets that prevents the buildings from being flooded in the event the storm drainage system becomes blocked or obstructed. Show and identify path of surface water release on the grading and drainage plans if a building permit is required.

SOLID WASTE AND RECYCLING

13. **RECOLOGY MOUNTAIN VIEW:** The applicant/contractor must be in compliance and shall include the following as a note on the building permit and improvement plans, as applicable: "Recology Mountain View is the City's exclusive hauler for recycling and disposal of construction and demolition debris. For all debris boxes, contact Recology. Using another hauler may violate City Code Sections 16.13 and 16.17 and result in code enforcement action."
14. **MOUNTAIN VIEW GREEN BUILDING CODE/CONSTRUCTION AND DEMOLITION ORDINANCE:** If this project is subject to the requirements of the Mountain View Green Building Code, a Construction and Demolition Waste Management Plan shall be submitted with the building permit application and approved by the Public Works Solid Waste and Recycling Division prior to the issuance of a building permit. A Final Construction and Demolition Waste Management Plan shall be submitted and approved prior to final inspection.

CONSTRUCTION ACTIVITIES, NOTES, AND OTHER APPROVALS

15. **SANTA CLARA VALLEY WATER DISTRICT WELLS:** Santa Clara Valley Water District (Valley Water) requires the following note to be labeled on the building and improvement plans, as applicable: "While the Santa Clara Valley Water District (Valley Water) has records for most wells located in the County, it is always possible that a well exists that is not in Valley Water's records. If previously unknown wells are found on the subject property during development, they must be properly destroyed under permit from Valley Water or registered with Valley Water and protected from damage."
16. **STREET CLEANING:** The owner/developer shall comply with and include the following note on the off-site, or grading/drainage, or utility plans, as applicable: "The prime contractor or developer is to hire a street cleaning contractor to clean up dirt and debris from City streets that are attributable to the development's construction activities. The street cleaning contractor is to have the capability of sweeping the streets with both a broom-type sweeper and a regenerative air vacuum sweeper, as directed by the Public Works Director or designated representative."
17. **OCCUPANCY RELEASE (COMMERCIAL):** The owner/developer shall comply with and include the following note on the off-site or grading/drainage or utility plans, as applicable: "For commercial and office developments, no buildings will be released for

occupancy until the off-site improvements to be constructed to City Public Works standards and/or accepted for maintenance by the City are complete and ready for acceptance.”

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/MF/CDD/FDG
PL-8374

DRAFT