

**CITY OF MOUNTAIN VIEW
SUBDIVISION CONDITIONS**

Page 1 of 2
PL-2024-053
July 24, 2024
July 10, 2026

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:

Joe Kirchofer for Avalon Bay Communities Inc.

| | | |
|----------------------------------|---------------------------|----------|
| Property Address: | Assessor's Parcel No(s).: | Zone: |
| 555 West Middlefield Road | 158-49-001 | P |

Request:

Request for a two-year Permit Extension for a previously approved Vesting Tentative Map to create three lots with up to one of the lots containing 111 condominium units (Application No. PL-2018-204) in conjunction with a Planned Community Permit to allow for a 323-unit addition to an existing 402-unit residential apartment development on a 14.5-acre project site (Application No. PL-2017-004).

APPROVED CONDITIONALLY DISAPPROVED OTHER
APPROVED

FINDINGS OF APPROVAL:

The request for a previously approved Vesting Tentative Map to create three lots with up to one of the lots containing 111 condominium units (Application No. PL-2018-204 and City Council Resolution No. 18666) in conjunction with a previously approved Planned Community Permit to allow for a 323-unit addition to an existing 402-unit residential apartment development on a 14.5-acre project site (Application No. PL-2017-004 and City Council Resolution No. 18665) 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 and the Subdivision Committee must hold 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 good faith efforts to comply with the conditions of the permits during the initial two-year time limit by submitting construction documents to the Building Division;
- B. At a duly noticed hearing, the Zoning Administrator and the Subdivision Committee 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

Owner Agent File Fire Public Works

- D. The approval of the Permit Extension of a Vesting Tentative Map with the California Environmental Quality Act (CEQA) as the project's environmental impacts have been reviewed and disclosed in the 555 West Middlefield Road Residential Project Environmental Impact Report (EIR) prepared, certified, and adopted by the City Council, all in accordance with CEQA. An addendum to the EIR was prepared pursuant to CEQA Guidelines, Section 15164, describing the project changes related to tree preservation and parking consistent with Council direction and documenting the analysis underlying the determination that the project changes would not result in new or substantially more severe significant environmental impacts than those disclosed in the previously certified EIR.

This approval is granted for a two-year Permit Extension for a previously approved Vesting Tentative Map to create three lots with up to one of the lots containing 111 condominium units (Application No. PL-2018-204) in conjunction with a Planned Community Permit to allow for a 323-unit addition to an existing 402-unit residential apartment development on a 14.5-acre project site (Application No. PL-2017-004) located on Assessor's Parcel No. 158-49-001. The conditions of approval from the original permit (Application No. PL-2018-204) still apply, with the added or modified conditions as listed below, and the permit expiration date shall be June 10, 2026.

THIS REQUEST IS GRANTED SUBJECT TO THE FOLLOWING CONDITIONS:

GENERAL

1. The conditional approval made by the Zoning Administrator and Subdivision Committee at the conclusion of the June 26, 2024 public hearing is hereby rescinded in its entirety.

OTHER APPROVALS AND EXPIRATION

2. **CONSISTENCY WITH OTHER APPROVALS (Replaces Original Subdivision Condition No. 30):** This map shall be consistent with all requirements of the Permit Extension for a Planned Community Permit and Development Review Permit, Application No. PL-2024-052. All conditions of approval imposed under that application shall remain in full force and effect and shall be met prior to approval of the final map.
3. **MAP PERMIT EXTENSION:** This approval is granted to allow a two-year permit extension for a previously approved Vesting Tentative Map (Application No. PL-2018-204). The conditions of approval from the original approval shall still apply in their entirety, except where new or amended conditions are included in this permit extension.
4. **MAP PERMIT EXTENSION EXPIRATION DATE:** The subdivider shall record the Final Map within twenty-four (24) months of approval, or conditional approval, of the Vesting Tentative Map extension. If the map is not completed within 24 months from the original map expiration date on file, June 10, 2026, this map shall expire. The City may, upon the subdivider's application filed before the Vesting Tentative Map's expiration date, extend its life for an additional period or periods not to exceed six (6) years in accordance with State Law.

AMBER BLIZINSKI, ASSISTANT COMMUNITY DEVELOPMENT DIRECTOR (For Subdivision Committee)

AB/DP/4/FDG
PL-2024-053