



SAND HILL PROPERTY COMPANY

April 2, 2025

Phillip Brennan, AICP  
Community Development Director  
City of Mountain View  
500 Castro Street  
Mountain View, CA 94041

Re: Permit Extension - 189 Bernardo Avenue  
APN: 165-36-004  
Application No. PL-2020-178  
JL Account: 21BERN1

Dear Mr. Brennan:

Please accept this Permit Extension request for our approved redevelopment application at 189 Bernardo Avenue. The current project was approved unanimously by the City Council on May 23, 2023.

The Council's approval was for the addition of a new office building of 83,000 square feet to the 3.83-acre site. Currently there is an existing 59,700 square foot office/R&D building that will remain. The two buildings combined will bring the total building area on site to approximately 142,700 square feet. The new office building is proposed to be located within the site's existing surface-parking lot. The property would also be developed with a new parking garage and employee amenity recreation area. Parking will total 401 spaces between the structure and surface parking spaces, per City code (414 maximum).

We are requesting a two (2) year Permit Extension from the May 23, 2023 approval date. This request is based on the following:

- Over the past three years, we have marketed this new building and have received little interest. A few potential tenants were interested in the site (not approved office building) but only for single-story buildings for automotive technology uses.
- This lack to interest is not unique to our 189 Bernardo property, with the office market collapsing in 2020 and subsequent demand for office space remaining depressed in all areas of Santa Clara County. This is a well-known and analyzed problem that we have all have a fundamental understating of
- Sand Hill Property Company understands market/tenant needs and has the ability to execute successfully with any interested party. We have demonstrated this

ability at 280 Bernardo with Aurora Technologies. This is another property we own directly across from the 189 Bernardo site.

- Unfortunately, the demand for new office space in Mountain View and the greater Bay Area continues to be a stubborn problem and it appears that it will linger for at least the next several years.

Based on this understanding, we are requesting the Permit Extension for the next two years so that we can continue to market this site to any potential tenants. Keeping the approval active will also ensure that Mountain View will be first in line for new companies when the market demand returns.

Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read 'Steve Lynch', is written over a horizontal line.

Steve Lynch  
Director of Planning and Entitlements  
Sand Hill Property Company