

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

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APPLICATION NO.:

PL-13992

DATE OF FINDINGS:

December 10, 2025

EXPIRATION OF ZONING PERMIT:

November 14, 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:

Boyd Smith for Hope Dana LP

Property Address:

Assessor's Parcel No(s).:

Zone:

705 West Dana Street

158-23-030

P(19) Downtown Precise Plan

Request:

Request for a two-year permit extension for a previously approved Planned Community Permit and Development Review Permit to construct a new three-story, 18,800 square foot commercial building with ground-floor restaurant and upper-floor office and one level of underground public parking, replacing an existing auto repair shop; a Provisional Use Permit to allow the restaurant use and upper-floor administrative office use; and a Heritage Tree Removal Permit to remove one Heritage tree on a 0.23-acre project site.

APPROVED ☐

CONDITIONALLY ☒
APPROVED

DISAPPROVED ☐

OTHER ☐

FINDINGS OF APPROVAL:

The request for a two-year permit extension for a previously approved Conditional Use Permit and Development Review Permit (Application No. PL-2022-224) to construct a new three-story, 18,800 square foot commercial building with ground-floor restaurant and upper-floor office and one level of underground public parking, replacing an existing auto repair shop; a Provisional Use Permit to allow the restaurant use and upper-floor administrative office use; and a Heritage Tree Removal Permit to remove one Heritage tree on a 0.23-acre project site 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 requested the permit extension to complete the building permit process. The applicant has made a good-faith effort to move the project forward by submitting construction documents for the building review process (BLDG25-11208) and will utilize the additional time to complete the process;
- 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. The permittee has proceeded in good faith in exercising and complying with the conditions of approval in a timely manner and is actively working with pertinent departments to address plan check comments for building permit issuance, demonstrating due diligence to complete the project;
- 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. The applicant is not proposing any changes and will continue to adhere to the previously entitled project, including, but not limited to, the approved project plans and conditions of approval; and

☐ Owner

☐ Agent

☐ File

☐ Fire

☐ Public Works

- D. The approval of the Permit Extension of a Conditional Use Permit and Development Review Permit complies with the California Environmental Quality Act (CEQA). The project remains unchanged from the originally approved project (PL-2022-224), which complies with CEQA as it was previously determined to be categorically exempt pursuant to Section 15332 ("In-Fill Development Projects") of the CEQA Guidelines.

This approval is granted for a two-year Permit Extension for a previously approved Conditional Use Permit and Development Review Permit (Application No. PL-2022-224) to construct a new three-story, 18,800 square foot commercial building with ground-floor restaurant and upper-floor office and one level of underground public parking, replacing an existing auto repair shop; a Provisional Use Permit to allow the restaurant use and upper-floor administrative office use; and a Heritage Tree Removal Permit to remove one Heritage tree on a 0.23-acre project site located on Assessor's Parcel No. 158-23-030. The conditions of approval from the original permit (Application No. PL-2022-224) still apply, with the added or modified conditions as listed below, and the permit expiration date shall be November 14, 2027.

THIS REQUEST IS GRANTED SUBJECT TO THE FOLLOWING CONDITIONS:

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

1. **EXPIRATION (Replaces Original Permit Condition No. 2):** This permit is valid for a period of two years from the expiration date of the original approval (App. No. PL-2022-224), establishing a new permit expiration date of November 14, 2027, subject to all applicable conditions. 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 Permit Condition No. 3):** This permit extension incorporates and updates conditions of approval from prior permits, including, but not limited to, Permit No. PL-2022-224. For regulatory purposes, all previous permits and conditions of approval shall remain valid, except as may be modified by conditions of approval contained herein.
3. **LOT LINE ADJUSTMENT:** Prior to building permit issuance, the applicant shall record the Lot Line Adjustment to modify the property line(s) between Lots 11 of Block 3 and the subject project site Lot 12 of Block 3. Separate Planning and Public Works permit(s) are required. The map shall be approved and recorded in accordance with the City Code and the Subdivision Map Act. Failure to record the Lot Line Adjustment shall render the Planned Community, Development Review, Provisional Use, and Heritage Tree Removal Permits invalid.

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

4. **STORMWATER MANAGEMENT:** Stormwater Treatment Control Measures in the public right-of-way shall be in general conformance with the design shown in the approved planning application and shall be included in the off-site improvement plans. The stormwater runoff within the public right-of-way shall remain separate from all on-site stormwater runoff, and any public facilities shall be placed within the public right-of-way landscaping strips. Overflow drainage shall be directly connected to the public storm drain main system, and overland release shall be directed toward the public street. The design shall minimize the number and size of treatment measures within the public right-of-way to the satisfaction of the Public Works Director. Stormwater treatment control measures required under this condition shall be required to enter into a formal, recorded Maintenance Agreement with the City.

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/TW/CDD/FDG/PL-13992