

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

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APPLICATION NO.:

PL-10857

DATE OF FINDINGS:

August 27, 2025

EXPIRATION OF ZONING PERMIT:

May 23, 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:

Steve Lynch for Sand Hill Property Company

Property Address:

Assessor's Parcel No(s).:

Zone:

189 North Bernardo Avenue

165-36-004

P(41)

Request:

Request for a two-year Permit Extension for a previously approved Planned Community Permit and Development Review Permit (Application No. PL-2020-078) to construct a new four-story, 82,865 square foot office building, new parking structure with four levels above-grade and two levels below-grade, and minor building modifications to the existing two-story office building to remain on-site; Transfer of Development Rights (TDR) of 28,000 square feet from 2535 California Street, 506 Showers Drive, and 350 Showers Drive to the project site in relation to the Los Altos School District TDR program; and a Heritage Tree Removal Permit to remove 61 Heritage trees on a 3.8-acre project site.

APPROVED ☐

CONDITIONALLY ☒
APPROVED

DISAPPROVED ☐

OTHER ☐

FINDINGS OF APPROVAL:

The request for a two-year Permit Extension for a previously approved Planned Community Permit and Development Review Permit (Application No. PL-2020-078) to allow the construction of a four-story, 82,865 square foot office building, new parking structure with four levels above-grade and two levels below-grade, and minor building modifications to the existing two-story office building to remain on-site; Transfer of Development Rights (TDR) of 28,000 square feet from 2535 California Street, 506 Showers Drive, and 350 Showers Drive to the project site in relation to the Los Altos School District (LASD) TDR program; and a Heritage Tree Removal Permit to remove 61 Heritage trees 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 applicant is requesting the extension primarily due to ongoing challenges in the current office market, which has significantly impacted the ability to secure interested tenants despite continued marketing efforts over the past three years. These challenges stem in part from the broader downturn in the office sector that began in 2020, resulting in a substantial drop in demand for office space throughout the County. The applicant has demonstrated good-faith effort to move the project forward by actively marketing the approved office space and pursuing potential tenants, with efforts still ongoing. The two-year extension would provide additional time for economic conditions to potentially improve, thereby enhancing the likelihood of project completion. The extension will allow time to obtain a building permit and begin construction;

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 applicant has proceeded in good faith by actively

☐ Owner

☐ Agent

☐ File

☐ Fire

☐ Public Works

monitoring market conditions and pursuing potential tenants. While a building permit submittal has not yet occurred due to market uncertainties, the preparatory actions the applicant has taken to secure a tenant and help ensure project feasibility has demonstrated intent to fulfill conditions once economic conditions are more favorable;

- 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 new changes and will adhere to the previously entitled project, including, but not limited to, the approved project plans and conditions of approval; and
- D. **The approval of the Permit Extension of a Planned Community Permit and Development Review Permit complies with the California Environmental Quality Act (CEQA).** The project is unchanged from the originally approved project (PL-2020-078), which complies with the California Environmental Quality Act (CEQA) as an Initial Study of Environmental Significance was prepared pursuant to Sections 15162, 15168, and 15183 of CEQA, and it was determined the project will not have a significant effect on the environment.

This approval is granted for a two-year Permit Extension for a previously approved Planned Community Permit and Development Review Permit to allow the construction of a four-story, 82,865 square foot office building, new parking structure with four levels above-grade and two levels below-grade, and minor building modifications to the existing two-story office building to remain on-site; Transfer of Development Rights (TDR) of 28,000 square feet from 2535 California Street, 506 Showers Drive, and 350 Showers Drive to the project site in relation to the LASD TDR program; and Heritage Tree Removal Permit to remove 61 Heritage trees located on Assessor's Parcel No. 165-36-004. The conditions of approval from the original permit Application No. PL-2020-078 still apply, with the added or modified conditions as listed below, and the permit expiration date shall be May 23, 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. 1):** If the approved use does not commence by May 23, 2027 (two years from the original permit expiration), 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 (Replaces Original Permit Condition No. 2):** This permit extension incorporates and updates conditions of approval from prior permits, including, but not limited to, Permit No. PL-2020-078. 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. **PROOF OF TRANSFER OF DEVELOPMENT RIGHTS (TDR) APPROVAL (New Condition):** The applicant shall provide documentation (e.g., current Letter of Intent from LASD, purchase agreement, etc.) confirming that the 28,000 square feet of floor area from the LASD TDR program remains available for transfer to the project site as part of the original project approval. This documentation shall be submitted to the City prior to the issuance of a building permit. **(PROJECT-SPECIFIC CONDITION)**

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/JT/CDD/FDG/PL-10857