

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

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APPLICATION NO.:

PL-2022-043

DATE OF FINDINGS:

March 23, 2022

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:

**David Geiser for Merlone Geier Partners IX, L.P.**

Property Address:

Assessor's Parcel No(s):

Zone:

**365-405 San Antonio Road and  
2585-2595 California Street**

**148-22-005; 148-22-006; 148-22-007;  
and 148-22-023**

**P(40)**

Request:

**Request for a Development Agreement between the City of Mountain View and Merlone Geier Partners IX, L.P., for the properties located at 365-405 San Antonio Road and 2585-2595 California Street for a commercial project; and a determination that an Addendum to the San Antonio Precise Plan (P-40) Certified Final Environmental Impact Report has been prepared for the project pursuant to the California Environmental Quality Act (CEQA) Guidelines.**

APPROVED

CONDITIONALLY   
APPROVED

DISAPPROVED

OTHER

**\*\*\*\*ZONING ADMINISTRATOR RECOMMENDATION TO CITY COUNCIL\*\*\*\***

**FINDINGS:**

1. The Development Agreement for a new commercial project is consistent with the objectives, policies, general land uses, and programs specified in the General Plan for the Mixed-Use Center Land Use Designation and San Antonio Precise Plan, which supports higher intensities and increased diversity of land uses with improved bicycle and pedestrian circulation, connections to public transportation, and a mix of commercial land uses serving the neighborhood and the region.
2. The Project will also purchase 150,000 square feet of Transfer of Development Rights ("TDRs") from the Los Altos School District ("LASD") to help support the LASD and City's development of a new school site and shared park facilities in the San Antonio planning area. This will provide for \$19,500,000 in new funds for the LASD project ("TDR Payment"). With the TDRs, the Project will be allowed to have a FAR of 0.75, plus 150,000 square feet.
3. The Development Agreement is compatible with the uses authorized in, and the regulations prescribed for, the land use district in which the real property is located because the proposal clearly demonstrates superior site and building design and compatibility with surrounding uses and developments by providing appropriate building setbacks from the public right-of-way; innovative architecture which responds to the project site and surroundings; the implementation of bird-safe building design; and a high-intensity office use compatible with the surroundings.
4. The Development Agreement is in conformity with public convenience, general welfare, and good land use practice because the design of the proposed buildings and commercial uses are compatible with the development standards

Owner

Agent

File

Fire

Public Works

and allowable land uses of the San Antonio Precise Plan as well as compatible with surrounding developments. The City has determined that the Project is a development for which a Development Agreement is appropriate, as the Development Agreement will improve the potential for the Project to be constructed in an orderly fashion, along with the significant Project benefits, such as the financial contributions by the Applicant, and otherwise achieve the goals and purposes of Article XVI, Division 14 of the City Code related to Development Agreements.

5. The Development Agreement will not be detrimental to the health, safety, and general welfare of the community because the proposed office development is consistent with the policies and development standards of the General Plan, San Antonio Precise Plan, and applicable Building and Fire codes.
6. The Development Agreement will not adversely affect the orderly development of property or the preservation of property values because the development of the project site with a seven-story approximately 180,000 square foot commercial structure is compatible with the surrounding developments in the San Antonio Shopping Center and greater San Antonio Precise Plan area.
7. The Development Agreement is needed by the Applicant due to the complexity, cost, or infrastructure requirements for development to allow for flexibility in the timing and phasing of the project because construction of a project of this size and extent would otherwise exceed the City's standard approval and permit extension period.
8. The Development Agreement is advantageous to and benefits the City because the Applicant will provide a \$500,000 public benefit fee for the proposed term of seven years from the effective date of the Development Agreement.
9. The Development Agreement has been reviewed by the City Attorney.
10. The Development Agreement complies with the California Environmental Quality Act (CEQA) because an Addendum to the San Antonio Precise Plan (P-40) Certified Final Environmental Impact Report has been prepared for the project pursuant to the California Environmental Quality Act (CEQA) Guidelines, and all significant impacts of the Project have been mitigated to "less-than-significant" with the incorporation of mitigation measures and standard City Conditions of Approval.

STEPHANIE WILLIAMS, PLANNING MANAGER/ZONING ADMINISTRATOR

SW/CB/4/FDG  
PL-2022-043