

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

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APPLICATION NO.:

PL-2023-120

DATE OF FINDINGS:

June 24, 2026

THIS DOCUMENT REPRESENTS THE ZONING ADMINISTRATOR'S RECOMMENDATION 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:

Victor Sanchez of LinkedIn Corporation

Property Address:

Assessor's Parcel No(s).:

Zone:

**700-810 East Middlefield Road and
1100-1200 Maude Avenue**

165-38-001 and 165-38-009

P(41) East Whisman Precise Plan

Request:

Request to amend a previously-approved Development Agreement (PL-2017-074) to grant a five-year extension of the term for Phase 2 of a 429,491 square foot office development on a 28.7-acre site.

APPROVED

CONDITIONALLY
APPROVED

DISAPPROVED

OTHER

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

FINDINGS OF APPROVAL:

The Zoning Administrator recommends approval of the amendment to the previously-approved Development Agreement based upon the following findings per Sections 36.54.15(a), 36.54.15(d), and 36.54.40 of the City Code:

- A. **The amendment to the Development Agreement is consistent with the objectives, policies, general land uses and programs specified in the General Plan and any specific plan or precise plan and is consistent with the provisions of Chapter 36 (Zoning) of the City Code.** The amendment to the Development Agreement authorizes a five-year extension for Phase 2 of a 429,491 square foot office development and is consistent with the objectives, policies, general land uses, and programs specified in the General Plan for the High-Intensity Office Land Use Designation and the East Whisman Precise Plan, which allow intensities up to 1.0 floor area ratio (FAR) for highly sustainable developments which provide innovative site, architectural, and landscape designs and transportation demand management measures which support the City's goals for reducing trips and improved bicycle and pedestrian circulation in area.

The project aligns with several land use and transportation policies, such as LUD 3.1 (Land use and transportation) by proposing higher-intensity development within one-half mile of public transit service and along major commute corridors; and LUD 8.3 (Enhanced publicly accessible bicycle and pedestrian connections) by incorporating enhanced, publicly accessible bicycle and pedestrian connections as part of the project design and improvements.

The project provides LEED® Platinum-designed buildings which incorporate roof-mounted photovoltaic panels to generate energy for the site, native plantings, planted terraces and roofs, and the use of recycled water inside the buildings and for the landscaping; and a Transportation Demand Management (TDM) Program which will reduce peak-hour trips to the site by 22%.

Owner

Agent

File

Fire

Public Works

Furthermore, the project meets the East Whisman Precise Plan's Employment Area South targets, providing a pedestrian and bicycle path through the campus and a large open space along the Middlefield Road frontage. It complies with design standards for streetscape and frontages by incorporating a distinctive building and open space design at the prominent corner of East Middlefield Road and the State Route 237 service road intersection. The project is also consistent with the applicable development standards and guidelines outlined in Chapter 36 (Zoning) of the City Code, including, but not limited to, water-efficient landscaping and parking standards;

- B. **The amendment to 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.** The proposed project design clearly demonstrates superior site and building design and compatibility with surrounding uses and developments within the P(41) East Whisman Precise Plan 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, providing all the project parking within parking structures, and a high-intensity office use compatible with the surroundings. Approval of a five-year extension of Phase 2 would improve the likelihood that the entire project will ultimately be completed;
- C. **The amendment to the Development Agreement is in conformity with the public convenience, general welfare, and good land use practice.** The project was designed and entitled in 2018 and was found to be in conformity with the public convenience, general welfare, and good land use practice. The proposed office use is also an allowed land use under the East Whisman Precise Plan High-Intensity Employment Character Area (South) and is compatible with surrounding office developments. The proposed project design includes campus open spaces and new public path connections through the office campus to surrounding neighborhoods. Approval of a five-year extension of Phase 2 would improve the likelihood that the entire project will ultimately be completed;
- D. **The amendment to the Development Agreement will not be detrimental to the health, safety, and general welfare of the community.** The proposed office development will not be detrimental to the health, safety, and general welfare of the community because it is consistent with the policies and development standards of the General Plan, East Whisman Precise Plan, and applicable Building and Fire Codes;
- E. **The amendment to the Development Agreement will not adversely affect the orderly development of property or the preservation of property values.** The development of the project site with office buildings will not adversely affect the orderly development of property or preservation of property values because the project is compatible with the surrounding office developments in the East Whisman Precise Plan Employment Character area;
- F. **The amendment to the Development Agreement is needed by the applicant due to the complexity, cost, or infrastructure requirements for development.** The amendment would 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 periods. Moreover, circumstances beyond the applicant's control, including the impacts of the COVID-19 pandemic, supply chain shortages, labor issues, current economic conditions (including interest rates and construction costs), and the significant post-pandemic shift in office use operations, result in the applicant needing additional time to complete the entirety of the project (i.e., Phase 2);
- G. **The amendment to the Development Agreement is advantageous to and benefits the City.** As part of the development agreement for the project, the applicant has provided significant public contributions. As part of the original seven-year term for the 1.08 million square foot office development (effective on January 10, 2019), the applicant paid a \$350,000 public benefit fee along with other contributions, such as a \$10,000,000 prepayment of the Housing Impact Fee. The initial expiration date was subject to an automatic extension of 48 days to February 27, 2026 due to the pandemic-related moratorium on construction imposed in 2020. In January 2022, the applicant contributed an additional \$150,000 in public benefit fees in exchange for a one-time, three-year extension of the original agreement (to February 27, 2029). With this current amendment, the applicant will provide an additional \$1,600,000 in public benefit fees in exchange for a further five-year extension (to February 27, 2034) to complete Phase 2 of the project, totaling 429,491 square feet of net new floor area. These public benefit fees, combined with the increased likelihood that Phase 2 of the project will ultimately be completed, result in a development agreement that is advantageous to and benefits the City;
- H. **The amendment to the Development Agreement complies with the California Environmental Quality Act (CEQA).** Approval of the proposed amendment to the Development Agreement for an office development complies with CEQA (Pub. Res. Code,

§ 21000, *et seq.*) pursuant to a previously adopted Project Environmental Impact Report (EIR) and CEQA Guidelines (Cal. Code Regs., Title 14) Section 15162. An EIR for the project, adopted by the City Council on November 27, 2018 (State Clearinghouse # 2017092025), concluded that all significant impacts of the project would be reduced to less-than-significant levels with the incorporation of mitigation measures and standard City conditions of approval, except for five significant and unavoidable intersection impacts, for which a Statement of Overriding Considerations and a Mitigation, Monitoring, and Reporting Program (MMRP) was adopted. The proposed amendment to the Development Agreement term does not alter the project conditions assessed in the adopted EIR. There have been no changes to the project in connection with the proposed amendment to the Development Agreement, and no revisions of the EIR are required. There have been no changes to the circumstances under which the project is undertaken that would require any revisions of the EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects. There has been no new information of substantial importance which was not known and could not have been known with the exercise of reasonable diligence at the time the EIR was certified as complete, which shows any of the following: (i) the project will have one or more significant effects not discussed in the EIR or negative declaration; (ii) significant effects previously examined will be substantially more severe than shown in the EIR; (iii) mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponent declines to adopt the mitigation measure or alternative; or (iv) mitigation measures or alternatives which are considerably different from those analyzed in the EIR would substantially reduce one or more significant effects on the environment, but the project proponent declines to adopt the mitigation measure or alternative;

- I. **The amendment to the Development Agreement for the project has been reviewed by the City Attorney.** The City Attorney's Office reviewed the development agreement prior to the Zoning Administrator hearing; and

Based on the foregoing findings, the Zoning Administrator hereby recommends that the City Council approve an amendment to a previously-approved Development Agreement (PL-2017-074) to grant a five-year extension of the term for Phase 2 of a 429,491 square-foot office development project on a 28.7-acre site, located on Assessor's Parcel Nos. 165-38-001 and 165-38-009. The conditions of approval from the original permit (Application No. PL-2017-074) still apply and the new Development Agreement expiration date shall be February 27, 2034.

NOTE: As required by California Government Code Section 66020, the applicant is hereby notified that the 90-day period will begin on the date of approval of this application by the City Council, 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/GS/CDD/FDG
PL-2023-120