



Thomas McConnell

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Midwife and the Baker Retail Counter 846 Independence Ave.
Mountain View, CA 94043, APN: 147-05-143

Project Description for Conditional Use Permit Application

The Midwife and the Baker retail counter (the “Project”) is an ancillary use to the existing bakery at 846 Independence Ave and sells baked goods and coVee direct to customers. The retail counter was constructed in 2020 to boost sales during the Covid-19 pandemic and is currently being retroactively permitted through the City of Mountain View and Santa Clara County Environmental Health Department.

The 276-square foot retail counter is adjacent to but separate of the 4,553-square foot bakery. The design concept is that of a simple, rustic shed using reclaimed wood, corrugated metal panels, glass-paned doors and farmhouse style lighting. Additionally, the Project includes a 36-inch high, concrete masonry unit (CMU) wall near and parallel to the property line along Independence Ave that serves as an area to wash rolling bread racks as well as provide an employee break area. The approximate 33-foot-long wall is partially obscured by a raised planting area between the sidewalk and wall.

The bakery operates 24 hours per day, seven days a week while the retail counter operates Monday through Saturday 7AM-7PM. On a typical day, the retail counter is staffed by two to four employees.

While the small structure does not have significant sustainability or other green building features, the retail counter serves nearby residents, many of whom walk or bike to the site from surrounding neighborhoods, reducing vehicle traVic to the site. Midwife and the Baker has become a popular neighborhood meeting place. The nearest VTA transit stop is located at the intersection of Rengstorf and Old Middlefield Avenues, approximately 0.4 miles to the southeast.

The General Plan and Zoning Designation for the site is General Industrial (MM-40). Floor Area Ratio (FAR) for this zoning district is 0.35 and the max building coverage for the 14,318-square foot site is 5,011 SF. Therefore, the addition of a retail counter (276 SF) to the existing bakery (4,553 SF) totals 4,829 SF and is less than what is allowed per FAR (5,011 SF). The site is not located in a Flood Hazard Zone.

The surrounding area is largely zoned the same and includes nearby storage facilities, manufacturing, oVice and other related uses. The area is quiet outside business hours and Independence Avenue north of the project site still has numerous motorhomes and people living in vehicles resulting from the pandemic.