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May 21, 2026

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San Francisco, CA 94105

Lombard Doggy Daycare
1132 Independence Ave.
Mountain View, CA 94043

Hello,

This application requests approval of a dog daycare and overnight boarding facility within an existing building located in the MM40 – General Industrial zoning district at 1132 Independence Ave.

The proposed project involves the following:

1. Removal of unpermitted interior structures, including the mezzanine and second-story storage area.
2. Provision of parking in compliance with site requirements. The project provides a total of 20 parking spaces, consisting of 19 standard parking spaces and 1 accessible parking space, exceeding the required 16 parking spaces.
3. Implementation of operational measures to avoid potential odor and sanitation impacts, including:
 - a. Daily cleaning of the facility and proper disposal of waste in adequately sized on-site trash receptacles.
 - b. All runoff from washing and cleaning activities will be directed to the sanitary sewer system and/or collected for disposal in appropriate trash facilities.
 - c. No wastewater, runoff, or discharge shall enter the storm drain system, including sidewalks, curbs, or gutters.
 - d. All waste generated from exterior areas will be disposed of through the existing sanitary sewer drain access.

All proposed improvements are intended to support the operational setup necessary for supervised dog care and boarding services.

Outdoor relief and play activities will occur only within the existing fenced yard and will be limited to the hours of 10:00 AM to 4:00 PM. Business operation hours are typically from 7am – 7pm. Can be revised as needed to meet Mountain View's regulations



Existing and Proposed Conditions:

- **Zoning District:** MM40 – General Industrial
- **Existing Use:** Office / Light Industrial
- **Proposed Use:** Dog Daycare and Overnight Boarding
- **Construction Type:** V-B (Unchanged)
- **Fire Sprinklers:** Existing / Unchanged
- **Building Height:** 1 Story with Mezzanine (Mezzanine used for storage only)
- **Lot Size:** Approximately 0.32 acres (±13,939 square feet)
- **Tenant Area:** Approximately ±3,000 rentable square feet
- **Outdoor Yard Area:** Approximately ±1,238 square feet

The project is intended to adaptively reuse the existing tenant space while maintaining full compliance with applicable zoning, building, and operational standards. No impacts on surrounding properties are anticipated, as the use is fully contained within the existing building and yard area.