



Steamoji Mountain View
656 San Antonio Road, Suite 25
Mountain View, CA 94040

September 19, 2025

City of Mountain View
Development Buildings and Licensing

Dear Officer,

I am writing to provide information regarding the business operations of Steamoji Mountain.

A Steamoji - Maker Academy for Kids would be a valuable contribution to the community by providing a safe, creative, and educational space where children ages 7–14 can develop hands-on STEM skills while building problem-solving, resilience, and adaptability. By combining mentorship with project-based learning, Steamoji empowers youth to become confident, capable innovators. These skills that not only support their academic growth but also prepare them to contribute meaningfully to the future workforce and the vitality of our local community.

Our academy would be a drop-off makerspace designed to accommodate up to 24 student workstations, with a daily operating staff of no more than four individuals (one academy director and up to three facilitators). This brings the maximum on-site occupancy to 28 persons.

Steamoji does not conduct traditional group classes. Instead, we use a hybrid model where projects are delivered individually through tablets, allowing students to progress at their own pace with support from facilitators as needed. A typical session lasts one hour. Because sessions are booked on an individual basis, not as group classes, workstations are rarely all filled simultaneously. Bookings are typically staggered at minimum 30-minute intervals, meaning that actual hourly traffic is substantially lower than the full 24-student capacity suggests.

Planned Operating hours are as follows:

Weekdays during school months: 11:00AM – 8:00PM

Weekdays during summer months: 9:00AM – 8:00PM

Weekends: 9:00AM – 8:00PM

The reception area is included in our design to facilitate drop-off and pick-up. Parents are not permitted to remain in the space during sessions and return only at the end of their child's booking.

We trust this information clarifies the scope and impact of our operations.

Sincerely,

Steve Mushero – Director

steve.mushero@steamoji.com / 415-990-7524

A handwritten signature in black ink, appearing to read "Steve Mushero".

Sue Genty • Interior Design Inc.

12811 NE 126th Pl. ~ Kirkland, WA 98034

The City of Mountainview Planning Department

City Hall, First Floor
500 Castro Street
Mountain View, CA 94041

RE: Project Narrative for a Commercial Tenant Improvement for
Steamoji, Palo Alto
565 San Antonio Road, Suite 25
Mountain View, CA 94040
San Antonio Center

The proposed project involves a non-structural tenant improvement of a 1,482-square-foot space to operate as Steamoji, a kids-oriented STEM learning center. See the attached Business Operation Narrative for the business model.

The tenant space is an existing vanilla shell with an existing restroom. The space has been vacant for 4-5 years and was previously a Pizza Studio.

The scope of work would include removing non-bearing interior partition walls and then constructing a second ADA-compliant restroom. The addition of a drinking fountain and partition walls to separate the front reception area from the primary education and fabrication space. Paint, carpet & sheet flooring, and some minor lighting modifications.

There will be no exterior modifications other than signage that will be submitted as a separate sign permit by the sign vendor.

The other tenants in the building consist of:
2 Restaurants, Starbucks, and Idly Express
1 vacant space, formerly "Refine Men's Salon".
1 Laser hair removal business
1 Bank

Idly Express is the tenant immediately adjacent to the west, and the vacant space is immediately adjacent to the east.

The building is mixed-use, and there are 4 floors of residential units above. None of these residences or businesses will be impacted by our construction.

Please let us know if you have any questions,

Respectfully,



Michelle Leszcynski