

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

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APPLICATION NO.:

PL-10770

DATE OF FINDINGS:

June 25, 2025

EXPIRATION OF ZONING PERMIT:

April 26, 2027

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:

K. Cyrus Sanandaji for Charleston Mountain View Owner, LLC

Property Address:

Assessor's Parcel No(s).:

Zone:

2400-2700 Charleston Road

147-02-018, 147-02-019

MM

Request:

Request for a two-year Permit Extension for a previously approved Conditional Use Permit and Development Review Permit (Application No. PL-2022-145) to allow the conversion of three, existing vacant warehouse retail buildings into research and development use, and to add 6,013 square feet to existing mezzanine levels in two buildings as additional floor area, totaling 108,474 square feet on-site, and site and landscaping improvements on a 10.98-acre site with five existing retail buildings and surface parking.

APPROVED ☐

CONDITIONALLY ☒
APPROVED

DISAPPROVED ☐

OTHER ☐

FINDINGS OF APPROVAL:

The request for a two-year permit extension for a previously approved Conditional Use Permit and Development Review Permit (Application No. PL-2022-145) to allow the conversion of three, existing vacant warehouse retail buildings into research and development use, and to add 6,013 square feet to existing mezzanine levels in two buildings as additional floor area, totaling 108,474 square feet on-site, and site and landscaping improvements on a 10.98-acre site with five existing retail buildings with surface parking is conditionally approved based upon the conditions of approval contained herein and upon the following findings:

- A. **Per Section 36.56.65 of the Mountain View City Code, a permittee can request an extension of a valid permit by filing an application before the expiration date and, subsequently, the Zoning Administrator holding a duly noticed public hearing to determine whether the permittee has made a good-faith effort to comply with the conditions of the permit during the initial two-year period and obtain building permits.** The permittee has provided substantial evidence of their efforts by submitting construction documents to the Building Division (BLDG23-1072) and is actively going through the plan check and code compliance review process;
- B. **At a duly noticed hearing, the Zoning Administrator determined the permittee proceeded in good faith and has exercised due diligence in complying with the conditions in a timely manner.** The permittee has proceeded in good faith in exercising and complying with the conditions of approval in a timely manner and is actively working with pertinent departments to address plan check comments for building permit issuance demonstrating due diligence to complete the project;
- C. **Any special structure of building modifications necessary to contain the proposed use would not impair the architectural integrity and character of the Zoning District in which it is to be located because the project includes only minor modifications that address the original permit's design conditions of approval.** The applicant is not proposing any new changes and will continue to adhere to the previously entitled project, including, but not limited to, the approved project plans and conditions of approval; and

☐ Owner

☐ Agent

☐ File

☐ Fire

☐ Public Works

- D. **The approval of the Permit Extension of a Conditional Use Permit and Development Review Permit complies with the California Environmental Quality Act (CEQA).** The project is unchanged from the originally approved project (PL-2022-145), which complies with CEQA as it was previously determined to be categorically exempt pursuant to Section 15301 (“Existing Facilities”) and Section 15304 (“Minor Alterations to Land”) of the CEQA Guidelines.

This approval is granted for a two-year Permit Extension for a previously approved Conditional Use Permit and Development Review Permit (Application No. PL-2022-145) to allow the conversion of three, existing vacant warehouse retail buildings into research and development use, and to add 6,013 square feet to existing mezzanine levels in two buildings as additional floor area, totaling 108,474 square feet on-site, and site and landscaping improvements on a 10.98-acre site with five existing retail buildings with surface parking located on Assessor’s Parcel Nos. 147-02-018 and 147-02-019. The conditions of approval from the original permit (Application No. PL-2022-145) still apply, with the added or modified conditions as listed below, and the permit expiration date shall be April 26, 2027.

THIS REQUEST IS GRANTED SUBJECT TO THE FOLLOWING CONDITIONS:

Planning Division—650-903-6306 or planning.division@mountainview.gov

1. **EXPIRATION (Replaces Original Permit Condition No. 2):** If the approved use does not commence by April 26, 2027 (two years from the original permit expiration), subject to all applicable conditions and permits from applicable government agencies (inclusive of City permits), this approval shall be null and void.
2. **PERMIT EXTENSION (Replaces Original Permit Condition No. 3):** This permit extension incorporates and updates conditions of approval from prior permits, including, but not limited to, Permit No. PL-2022-145. For regulatory purposes, all previous permits and conditions of approval shall remain valid, except as may be modified by conditions of approval contained herein.

AMBER BLIZINSKI, ASSISTANT COMMUNITY DEVELOPMENT DIRECTOR

AB/AT/6/FDG
PL-10770