

**CITY OF MOUNTAIN VIEW
SUBDIVISION CONDITIONS**

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APPLICATION NO.:

PL-6465

DATE OF FINDINGS:

November 13, 2024

EXPIRATION OF ZONING PERMIT:

August 30, 2026

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:

Jeffrey Sobrato for The Sobrato Organization

Property Address:

590 Castro Street

Assessor's Parcel No(s).:

158-10-033

Zone:

P(19)

Request:

Request for a two-year Permit Extension for a previously approved Preliminary Parcel Map to combine five (5) lots into one (1) lot (Application No. PL-2021-258) in conjunction with a Planned Community Permit, Development Review Permit, and Heritage Tree Removal Permit to construct a new four-story, 105,264 square foot commercial building with two levels of underground parking, including reduced parking (from 314 to 255 spaces), and 13,997 square feet of ground-floor office space, and removal of nine (9) Heritage trees on a 0.97-acre site.

APPROVED

CONDITIONALLY
APPROVED

DISAPPROVED

OTHER

FINDINGS OF APPROVAL:

The request for a two-year Permit Extension for a previously approved Preliminary Parcel Map (Application No. PL-2021-258 and City Council Resolution No. 18708), in conjunction with a previously approved Planned Community Permit, Development Review Permit, and Heritage Tree Removal Permit to construct a new four-story, 105,264 square foot commercial building with two levels of underground parking, including reduced parking (from 314 to 255 spaces) and 13,997 square feet of ground-floor office space, and removal of nine (9) Heritage trees, is conditionally approved based upon the conditions of approval contained herein and upon the following findings:

- A. **Per Section 28.19.20 of the Mountain View City Code (City Code), a permittee can request an extension of a valid subdivision map by filing an application before the expiration date, and, subsequently, the Subdivision Committee holds 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 coordinating with staff to address project conditions of approval by submitting five (5) review cycles of construction documents, including the subdivision map and public improvement plans to the Building Division to obtain the building permits and put the project in a position to complete and record the subdivision map.
- B. **At a duly noticed hearing, the Subdivision Committee 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 coordinating with staff to address and comply with project conditions of approval in a timely manner by working with staff on options to address project conditions of approval and new direction from outside agencies with oversight authority and continuing to exercise due diligence to complete the project through five iterative building permit submittals, including the subdivision map and off-site public improvement plans, to advance the project review.

Owner

Agent

File

Fire

Public Works

- C. **The approval of the Permit Extension of a Preliminary Parcel Map complies with the California Environmental Quality Act (CEQA).** The project remains unchanged from the originally approved project, which complies with CEQA as it was determined to be categorically exempt per Section 15332 (“In-Fill Development Projects”) of the CEQA Guidelines. Furthermore, the project is consistent with the General Plan Land Use Designation and policies and all zoning regulations and designations; it occurs within City limits, is located on a project site of no more than five (5) acres, and is substantially surrounded by urban uses; the site has no known habitat for endangered, rare, or threatened species; the project would not result in any significant impacts relating to traffic, noise, air quality, or water quality; and the site can be served by all required utilities and public services. None of the exceptions in CEQA Guidelines Section 15300.2 apply.

This approval is granted for a two-year Permit Extension for a previously approved Preliminary Parcel Map to combine five (5) lots into one (1) lot (Application No. PL-2021-258 and City Council Resolution No. 18708), in conjunction with a Planned Community Permit, Development Review Permit, and Heritage Tree Removal Permit to construct a new four-story, 105,264 square foot commercial building with two levels of underground parking, including reduced parking (from 314 to 255 spaces) and 13,997 square feet of ground-floor office space, and removal of nine (9) Heritage trees located on Assessor’s Parcel No. 158-10-033. The conditions of approval from the original permit (Application No. PL-2021-258) still apply, with the added or modified conditions as listed below.

THIS REQUEST IS GRANTED SUBJECT TO THE FOLLOWING CONDITIONS:

OTHER APPROVALS AND EXPIRATION

1. **CONSISTENCY WITH OTHER APPROVALS (Replaces Original Subdivision Condition No. 24):** This map shall be consistent with all requirements of the Planned Community Permit Application Nos. PL-2020-056 and PL-6217. All conditions of approval imposed under that application shall remain in full force and effect and shall be met prior to approval of the parcel map or as otherwise specified therein.
2. **APPROVAL OF MAP PERMIT EXTENSION:** This approval is granted to allow a two-year permit extension for a previously approved preliminary parcel map (Application No. PL-2021-258). The conditions of approval from the original approval shall still apply in their entirety, except where new or amended conditions are included in this permit extension.
3. **MAP PERMIT EXTENSION EXPIRATION DATE:** If the map is not completed within 24 months from the original map expiration date on file, by August 30, 2026, this map shall expire. Notwithstanding any automatic extension period authorized in the Subdivision Map Act, the City may, upon the subdivider’s application filed before the Preliminary Parcel Map expiration date, extend its life in accordance with state law and Section 28.19.15 of the City Code.

NOTE: Decisions of the Subdivision Committee may be appealed to the City Council in compliance with Chapter 28 of the City Code. An appeal shall be filed in the City Clerk’s Office within 15 days following the Subdivision Committee decision. Appeals shall be accompanied by a filing fee. No building permits may be issued or occupancy authorized during this appeal period.

NOTE: As required by California Government Code Section 66020, the applicant is hereby notified that the 90-day period has begun as of the date of approval of this application, 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/VK/2/FDG
PL-6465