

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

APPLICATION NO.:
DATE OF FINDINGS:
EXPIRATION OF ZONING PERMIT:

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PL-2023-120
September 10, 2025

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:

Armen Vartanian of LinkedIn Corporation

Property Address:

**700, 800 East Middlefield Road and
1101 Maude Avenue**

Assessor's Parcel No(s).:

165-38-001, 165-38-006, and 165-38-007

Zone:

P(41)

Request:

Request to amend a previously approved Development Agreement (PL-2017-074) to grant a five-year extension of the term for Phase 2 of a 429,491 square foot office development on a 28.7-acre site.

APPROVED ☐

CONDITIONALLY ☐
APPROVED

DISAPPROVED ☐

OTHER ☒

******ZONING ADMINISTRATOR RECOMMENDATION TO CITY COUNCIL******

FINDINGS OF APPROVAL:

The permit for an amendment to the previously approved Development Agreement is conditionally approved based upon the following findings per Sections 36.54.15(a), 36.54.15(d), and 36.54.40 of the City Code:

- A. **The amendment to the Development Agreement is consistent with the objectives, policies, general land uses and programs specified in the General Plan and any specific plan or Precise Plan and intent of Chapter 36 (Zoning) of the City Code.** The amendment to the Development Agreement authorizes a five-year extension for Phase 2 of a 429,491 square foot office development and is consistent with the objectives, policies, general land uses, and programs specified in the General Plan for the High-Intensity Office Land Use Designation and the East Whisman Precise Plan, which allow intensities up to 1.0 floor area ratio (FAR) for highly sustainable developments which provide innovative site, architectural, and landscape designs and transportation demand management measures which support the City's goals for reducing trips and improved bicycle and pedestrian circulation in area.

The project aligns with several land use and transportation policies, such as LUD 3.1 (Land use and transportation) by proposing higher-intensity development within one-half mile of public transit service and along major commute corridors; and LUD 8.3 (Enhanced publicly accessible bicycle and pedestrian connections) by incorporating enhanced, publicly accessible bicycle and pedestrian connections as part of the project design and improvements.

The project provides LEED® Platinum-designed buildings which incorporate roof-mounted photovoltaic panels to generate energy for the sites, native plantings, planted terraces and roofs, and the use of recycled water inside the buildings and for the landscaping; and a Transportation Demand Management (TDM) Program which will reduce peak-hour trips to the site by 22%.

☐ Owner

☐ Agent

☐ File

☐ Fire

☐ Public Works

Furthermore, the project meets the East Whisman Precise Plan's Employment Area South targets, providing a pedestrian and bicycle path through the campus and a large open space along the Middlefield Road frontage. It complies with design standards for streetscape and frontages by incorporating a distinctive building and open space design at the prominent corner of East Middlefield Road and the State Route 237 service road intersection. The project is also consistent with the applicable development standards and guidelines outlined in Chapter 36 (Zoning) of the City Code, including, but not limited to, water-efficient landscaping and parking standards;

- B. **The amendment to the Development Agreement is compatible with the uses authorized in, and the regulations prescribed for, the land use district in which the real property is located.** The proposed project design clearly demonstrates superior site and building design and compatibility with surrounding uses and developments by providing appropriate building setbacks from the public right-of-way, innovative architecture which responds to the project site and surroundings, the implementation of bird-safe building design, providing all the project parking within parking structures, and a high-intensity office use compatible with the surroundings;
- C. **The amendment to the Development Agreement is in conformity with the public convenience, general welfare, and good land use practice.** The project was designed and entitled in 2018 under a P Zoning District ensuring compatibility with the surrounding developments. The proposed office use is also an allowed land use under the East Whisman Precise Plan High-Intensity Employment Character Area (South) and compatible with surrounding office developments. The proposed project design includes campus open spaces and new public path connections through the office campus to surrounding neighborhoods;
- D. **The amendment to the Development Agreement will not be detrimental to the health, safety, and general welfare of the community.** The proposed office development will not be detrimental to the health, safety, and general welfare of the community because it is consistent with the policies and development standards of the General Plan, East Whisman Precise Plan, and applicable Building and Fire Codes;
- E. **The amendment to the Development Agreement will not adversely affect the orderly development of property or preservation of property values.** The development of the project site with office buildings will not adversely affect the orderly development of property or preservation of property values because it is compatible with the surrounding office developments in the East Whisman Precise Plan Employment Character area and surrounding region;
- F. **The amendment to the Development Agreement is needed by the applicant due to the complexity, cost, or infrastructure requirements for development.** The amendment would allow for flexibility in the timing and phasing of the project because construction of a project of this size and extent would otherwise exceed the City's standard approval and permit extension period necessary, particularly in light of the COVID-19 pandemic, supply chain shortages, labor issues, current economic conditions, including interest rates and construction costs, and the significant shift in office use operations postpandemic;
- G. **The amendment to the Development Agreement is advantageous to and benefits the City.** As part of the development agreement for the project, the applicant has provided significant public contributions. As part of the original seven-year term for the 1.08 million square foot office development, the applicant paid a \$350,000 public benefit fee along with other contributions, such as a \$10,000,000 prepayment of the Housing Impact Fee. In January 2022, the applicant contributed an additional \$150,000 in public benefit fees in exchange for a one-time, three-year extension of the original agreement. With this current amendment, the applicant will provide an additional \$876,162 in public benefit fees in exchange for a further five-year extension to complete Phase 2 of the project, totaling 429,491 square feet of net new floor area;
- H. **The amendment to the Development Agreement complies with the California Environmental Quality Act (CEQA).** Approval of the proposed amendment to the Development Agreement for an office development complies with CEQA (Pub. Res. Code, § 21000, *et seq.*) pursuant to a previously adopted Project Environmental Impact Report (EIR) and CEQA Guidelines (Cal. Code Regs., Title 14) Section 15162. An EIR for the project, adopted by the City Council on November 27, 2018, concluded that all significant impacts of the project would be reduced to less-than-significant levels with the incorporation of mitigation measures and standard City conditions of approval, except for five significant and unavoidable intersection impacts, for which a Statement of Overriding Considerations and a Mitigation, Monitoring, and Reporting Program (MMRP) was adopted. The proposed amendment to the Development Agreement term does not alter the project conditions assessed in the adopted EIR. There have been no changes to the project in connection with the proposed amendment to the Development Agreement, and no revisions of the EIR are required. There have been no changes to the circumstances under which the project is undertaken that

would require any revisions of the EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects. There has been no new information of substantial importance which was not known and could not have been known with the exercise of reasonable diligence at the time the EIR was certified as complete, which shows any of the following: (i) the project will have one or more significant effects not discussed in the EIR or negative declaration; (ii) significant effects previously examined will be substantially more severe than shown in the EIR; (iii) mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponent declines to adopt the mitigation measure or alternative; or (iv) mitigation measures or alternatives which are considerably different from those analyzed in the EIR would substantially reduce one or more significant effects on the environment, but the project proponent declines to adopt the mitigation measure or alternative;

- I. The amendment to the Development Agreement for the project has been reviewed by the City Attorney; and
- J. The City has determined that the project is a development for which a Development Agreement is appropriate. The proposed amendment to the Development Agreement will improve the potential for the project to be constructed in an orderly fashion, along with the significant project benefits, such as the financial contributions by the applicant, and otherwise achieve the goals and purposes of Chapter 36, Article XVI, Division 14, of the City Code related to Development Agreements, including meeting the required contents of a development agreement as set forth in Section 36.54.20.

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/DP/CDD/FDG
PL-2023-120