

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

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APPLICATION NO.:

PL-17025

DATE OF FINDINGS:

June 10, 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:

Atam Sandhu

Property Address:

Assessor's Parcel No(s).:

Zone:

2378 Old Middlefield Road

147-07-054

CS

Request:

Request for a two-year Permit Extension for a previously approved Development Review Permit (PL-2023-113) to construct a new car wash facility, including a 1,960 square foot car wash building, seven vacuum stations, a trash enclosure, and new landscaping, replacing an existing self-serve car wash on a 0.37-acre site.

APPROVED

CONDITIONALLY
APPROVED

DISAPPROVED

OTHER

FINDINGS OF APPROVAL:

The request for a two-year Permit Extension for a previously approved Development Review Permit (Application No. PL-2023-113) to allow the construction of a new car wash facility, including a 1,960 square foot car wash building, seven vacuum stations, a trash enclosure, and new landscaping, replacing an existing self-serve car wash, is conditionally approved based upon the conditions of approval contained herein and upon the following findings:

- A. **The permittee has made a good-faith effort to comply with the conditions of the permit during the initial two-year time limit of the permit.** The permittee has provided substantial evidence of their efforts by documenting their submittal of construction documents for the building review process (BLDG25-9080) beginning January 28, 2025 and will utilize the additional time to complete the code compliance review process and continue working with staff from pertinent departments to address the project conditions of approval. The applicant is not proposing any new changes and will adhere to the previously entitled project. The building permit is active as of the time of the extension approval. Per Section 36.56.65 ("Time limits and extensions") of the City Code, the Development Review Permit will be "used" when the permittee has obtained the building permit and has commenced construction; and
- B. **The approval of the Permit Extension of a Development Review Permit complies with the California Environmental Quality Act (CEQA).** The project remains unchanged from the originally approved project (PL-2023-113), which complies with the California Environmental Quality Act (CEQA) as it was previously determined to be categorically exempt project per Section 15303 ("New Construction or Conversion of Small Structures") of the CEQA Guidelines.

This approval is granted for a two-year Permit Extension for a previously approved Development Review Permit to allow the construction of a new car wash facility, including a 1,960-square foot car wash building, seven vacuum stations, a trash enclosure, and new landscaping, replacing an existing self-serve car wash, located on Assessor's Parcel No. 147-07-054. The conditions of approval from the original permit (Application No. PL-2023-113) still apply, with the added or modified conditions as listed below, and the permit expiration date shall be July 24, 2028.

Owner

Agent

File

Fire

Public Works

THIS REQUEST IS GRANTED SUBJECT TO THE FOLLOWING CONDITIONS:

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

1. **Condition of Approval No. 1 in the original approval of Application No. PL-2023-113 is hereby replaced by the following:**
EXPIRATION: This permit is valid for a period of two years from the expiration date of the original approval (Application No. PL-2023-113), establishing a new permit expiration date of July 24, 2028. This permit shall become null and void if building permits have not been issued and construction activity has not commenced within the two-year period.
2. **Condition of Approval No. 2 in the original approval of Application No. PL-2023-113 is hereby replaced by the following:**
PERMIT EXTENSION: This Permit Extension incorporates and updates conditions of approval from prior permits, including, but not limited to, Permit No. PL-2023-113. For regulatory purposes, all previous permits and conditions of approval shall remain valid, except as may be modified by conditions of approval contained herein.

Public Works Department—650-903-6311 or public.works@mountainview.gov

FEES AND PARK LAND

3. **PLAN CHECK AND INSPECTION FEE (New Condition):** Prior to the issuance of any building permits, the applicant shall pay the plan check and inspection fee in accordance with Sections 27.60 and 28.8.10 of the City Code per the adopted rates in effect at time of payment.

An initial plan check fee based on the Public Works fee schedule shall be paid at the time of the first improvement plan submittal based on the initial cost estimate (Infrastructure Quantities) for constructing street improvements and other public facilities; public and private utilities and structures located within the public right-of-way; and utility, grading, and driveway improvements for common green and townhouse-type condominiums. Once the plans have been approved, the approved cost estimate will be used to determine the final bond amounts, plan check fees, and inspection fees. Any paid initial plan check fee will be deducted from the approved final plan check fee.

4. **TRANSPORTATION IMPACT FEE (New Condition):** Prior to the issuance of any building permits, the applicant shall pay the transportation impact fee for the development in accordance with Chapter 43 (Citywide Transportation Impact Fee) of the City Code and California Government Code Section 65589.5(o). If the project qualifies under California Government Code Section 66007(c)(4), the project may request the deferral of the payment of this fee until final inspection granting occupancy.

STREET IMPROVEMENTS

5. **PUBLIC IMPROVEMENTS (New Condition):** Install or reconstruct standard public improvements required for the project and as required by Chapters 27 and 28 of the City Code. These public improvements include, but are not limited to, storm, sewer, and water laterals and their appurtenances; C.3 storm water treatment; new curb, gutter, sidewalk, and landscape strip; new driveways; new ramps; pavement overlay; street trees; streetlights; replacement of striping and pavement markings; and crosswalks crossing Independence Avenue and Old Middlefield Way.
 - a. **Improvement Agreement:** Prior to the issuance of the building permit, the property owner must sign a Public Works Department improvement agreement for the installation of the public improvements.
 - b. **Bonds/Securities:** Prior to the issuance of any building permits, the property owner must sign a Public Works Department faithful performance bond (100% of Infrastructure Quantities) and materials/labor bond (100% of Infrastructure Quantities), or provide a cash deposit (100% of Infrastructure Quantities), or provide a letter of credit (150% of Infrastructure Quantities) securing the installation and warranty of the off-site improvements in a form approved by the City Attorney's Office in accordance with Section 27.36 of the City Code. The surety (bond company) must be listed as an acceptable surety on the most current Department of the Treasury's Listing of Approved Sureties on Federal Bonds, Department Circular 570. This list of approved sureties is available at: www.fiscal.treasury.gov/fsreports/ref/suretyBnd/c570_a-z.htm. The bond amount must be below the underwriting limitation amount listed on the Department of the Treasury's Listing of Approved Sureties. The surety must be licensed to do business in California. Guidelines for security deposits are available at the Public Works Department.

- c. **Insurance:** Prior to the issuance of any building permits, the property owner must provide a Certificate of Insurance and endorsements for Commercial General Liability and Automobile Liability naming the City as an additional insured from the entity that will sign the improvement agreement. The insurance coverage amounts are a minimum of Two Million Dollars (\$2,000,000) Commercial General Liability, One Million Dollars (\$1,000,000) Automobile Liability, One Million Dollars (\$1,000,000) Contractors' Pollution Liability, and One Million Dollars (\$1,000,000) Workers' Compensation. The insurance requirements are available from the Public Works Department.
6. **INFRASTRUCTURE QUANTITIES (New Condition):** Submit with the first submittal of the building permit and improvement plans a construction cost estimate indicating the quantities of street and utility improvements. A separate construction cost estimate shall also be submitted with the first submittal of the building permit and improvement plans for private common street and utility improvements for Common Green and Townhouse-Type Condominium developments. The construction cost estimate is used to estimate the cost of street and utility improvements and to determine the Public Works plan check and inspection fees. The construction cost estimate shall be prepared by the civil engineer preparing the improvement plans.
7. **OFF-SITE IMPROVEMENT PLANS (New Condition):** Prepare off-site public improvement plans in accordance with Chapter 28 of the City Code, Section 27.60 of the City Code, the City's Standard Design Criteria, Submittal Checklist, Plan Review Checklist, and the conditions of approval of the project. The plans are to be drawn on 24"x36" sheets at a minimum scale of 1" = 20'. The plans shall be stamped by a California-registered civil engineer and shall show all public improvements and other applicable work within the public right-of-way.

Traffic control plans for each phase of construction shall be prepared in accordance with the latest edition of the California Manual of Uniform Traffic Control Devices (CA MUTCD) for work that impacts traffic on existing streets. Construction management plans of on-site parking for construction equipment and construction workers and on-site material storage areas must be submitted for review and approval and shall be incorporated into the off-site improvement plans identified "For Reference Only."

Off-site improvement plans, an initial plan check fee based on the Public Works fee schedule, Improvement Plan Checklist, and items noted within the checklist must be submitted together as a separate package concurrent with the first submittal of the building plans.

The off-site plans must be approved and signed by the Public Works Department. After the plans have been signed by the Public Works Department, two full-size and two half-size black-line set, one PDF of the signed/stamped plan set, and a USB flash drive with CAD file and PDF must be submitted to the Public Works Department prior to the issuance of the building permit.

8. **CONSTRUCTION MANAGEMENT PLAN (New Condition):** Upon first submittal of the building permit and improvement plans, the applicant shall provide a construction traffic and parking management plan with the building plans and within the improvement plans identified "For Reference Only—See Building Permit Plans." The plan must be approved prior to the issuance of a building permit, including demolition permits. The plan must show the following:
1. **Truck Route:** Truck route (to and from project site) for construction and delivery trucks pursuant to City Code Sections 19.58 and 19.59 and which does not include neighborhood residential streets.
 2. **Construction Phasing, Equipment, Storage, and Parking:** Show and identify construction vehicle and equipment parking area, material storage and lay-down area, sanitation facilities, and construction trailer location for each phase of construction.
 - All construction vehicles, equipment, and trailers shall be located on-site or at a site nearby (not on a public street or public parking) arranged by the permittee/contractor.
 - Construction equipment, materials, or vehicles shall not be stored or parked on public streets or public parking lots, unless approved by the Public Works Director due to special conditions. Provide a logistics plan and details of how equipment and materials will be transported to the job site and identify on the plans where drop-offs are

proposed for each phase of construction. For off-site storage, provide truck route to and from the storage area to the project site.

- Construction contractors/workers are required to park on-site or at a private property arranged by the permittee/contractor and shall not be allowed to use neighboring streets for parking/storage. For off-site parking, provide a logistics plan and details of how workers will be transported to job site and identify on the plans where worker drop-off is proposed for each phase of construction. City parking lots and garages shall not be used for construction contractor/worker parking.

3. **Sidewalks:** Sidewalk closure or narrowing is not allowed during any on-site construction activities.

4. **Traffic Control and Detour Plans:** Submit traffic control plans, including detour plans, when on-site improvements and phases of the construction management plan require temporary roadway, lane, shoulder, and/or bike lane closure. Provide pedestrian detour plans when necessary.

Traffic control plans shall be prepared in accordance with the latest edition of the California Manual of Uniform Traffic Control Devices (CA MUTCD). A completed Traffic Control Checklist shall be included with each traffic control plan submittal. A separate Excavation Permit from the Public Works Department will be required prior to the issuance of the building permit.

9. **TRAFFIC SIGNAL OPERATIONS AND COORDINATION (New Condition):** The project contractor (contractor) shall set up a contract and account with the City's traffic signal maintenance contractor (maintenance contractor). The contract shall be valid for the entire duration of the project. The contractor shall provide a copy of the executed contract prior to the issuance of any excavation or building permits.

The contractor shall be responsible for contacting the maintenance contractor for any traffic signal modifications or adjustments necessary to perform work, as noted in the traffic control plan(s). The contractor shall coordinate and schedule the time and date of traffic signal adjustments to be performed by the maintenance contractor prior to the commencement of any construction work at/near a signalized intersection. Work performed by the maintenance contractor shall be paid by the contractor. If any damage occurs to the traffic signal at the intersection of Independence Avenue and Old Middlefield Way, the contractor shall be responsible for all repair costs (labor and material) and coordination through the maintenance contractor. Any damage shall be reported to the maintenance contractor within one hour and requested as an emergency repair. All repairs shall be consistent with the City's contract and agreements with the maintenance contractor.

10. **HIGH-VISIBILITY CROSSWALK (New Condition):** Convert the existing crosswalk on Independence Avenue at Old Middlefield Way and Old Middlefield Way at Independence Avenue to a high-visibility thermoplastic ladder crosswalk with updated warning signs and pavement markings. Conflicting markings and/or signage shall be removed or relocated during the off-site improvement plan review process.

UTILITIES

11. **OFF-SITE TRASH CAPTURE DEVICES (New Condition):** Trash capture devices in the public right-of-way required to be installed by the Fire and Environmental Protection Division shall be shown and identified on the improvement plans.

12. **JOINT UTILITY PLANS (New Condition):** Upon first submittal of the building permit and improvement plans, the improvement plans shall include joint utility plans showing the location of the proposed electric, gas, and telecommunication conduits and associated facilities, including, but not limited to, vaults, manholes, cabinets, pedestals, etc. Appropriate horizontal and vertical clearances in accordance with PG&E requirements shall be provided between gas transmission lines, gas service lines, overhead utility lines, street trees, streetlights, and building structures. These plans shall be combined with and made part of the improvement plans. Joint trench intent drawings will be accepted at first improvement plan submittal. All subsequent improvement plan submittals shall include joint trench design plans. Dedicate utility easements that are necessary for the common utility on the plat and legal description.

GRADING AND DRAINAGE IMPROVEMENTS (ON-SITE)

13. **STORMWATER MANAGEMENT (New Condition):** Stormwater Treatment Control Measures in the public right-of-way shall be in general conformance with the design shown in the approved planning application and shall be included in the off-site improvement plans. The stormwater runoff within the public right-of-way shall remain separate from all on-site stormwater runoff, and any public facilities shall be placed within the public right-of-way landscaping strips. Overflow drainage shall be directly connected to the public storm drain main system, and overland release shall be directed toward the public street. The design shall minimize the number and size of treatment measures within the public right-of-way. Stormwater treatment control measures required under this condition shall be required to enter into a formal, recorded Maintenance Agreement with the City.

NOTE: Decisions of the Zoning Administrator may be appealed to the City Council in compliance with Chapter 36 of the City Code. An appeal shall be filed in the City Clerk's Office within 10 calendar days following the date of mailing of the findings. 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.

GEORGE SCHROEDER, PLANNING MANAGER

GS/MF/CDD/FDG
PL-17025

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