

Conditional Use Permit (CUP) Application Cover Sheet

RE: 165 East Dana Street, Mountain View, CA 94041

Property Information

Property Address: 165 East Dana Street, Mountain View, CA 94041

Assessor's Parcel Number (APN): 160-66-008

Current Zoning District: MM40

Construction Type: Type II-B

Proposed Construction: No new construction is proposed.

Previous Occupancy Type: Group B

Proposed Occupancy Type: Group B

Previous Occupancy Load: ≤ 49

Proposed Occupancy Load: ≤ 49

****The building does not have fire sprinklers.****

Site Details

Lot Area: 0.93 acres (approx. 40,511 square feet)

Square Footage of Tenant Space (165 E. Dana): $\pm 7,546$ square feet

Floor Area Ratio (FAR): $7,546 \div 40,511 = 0.186$

Parking Summary

Total Vehicle Parking Spaces On-Site: 46

All 46 spaces will be available for use by 165 E. Dana Street during operating hours under a private agreement with the tenant at 155 E. Dana Street.

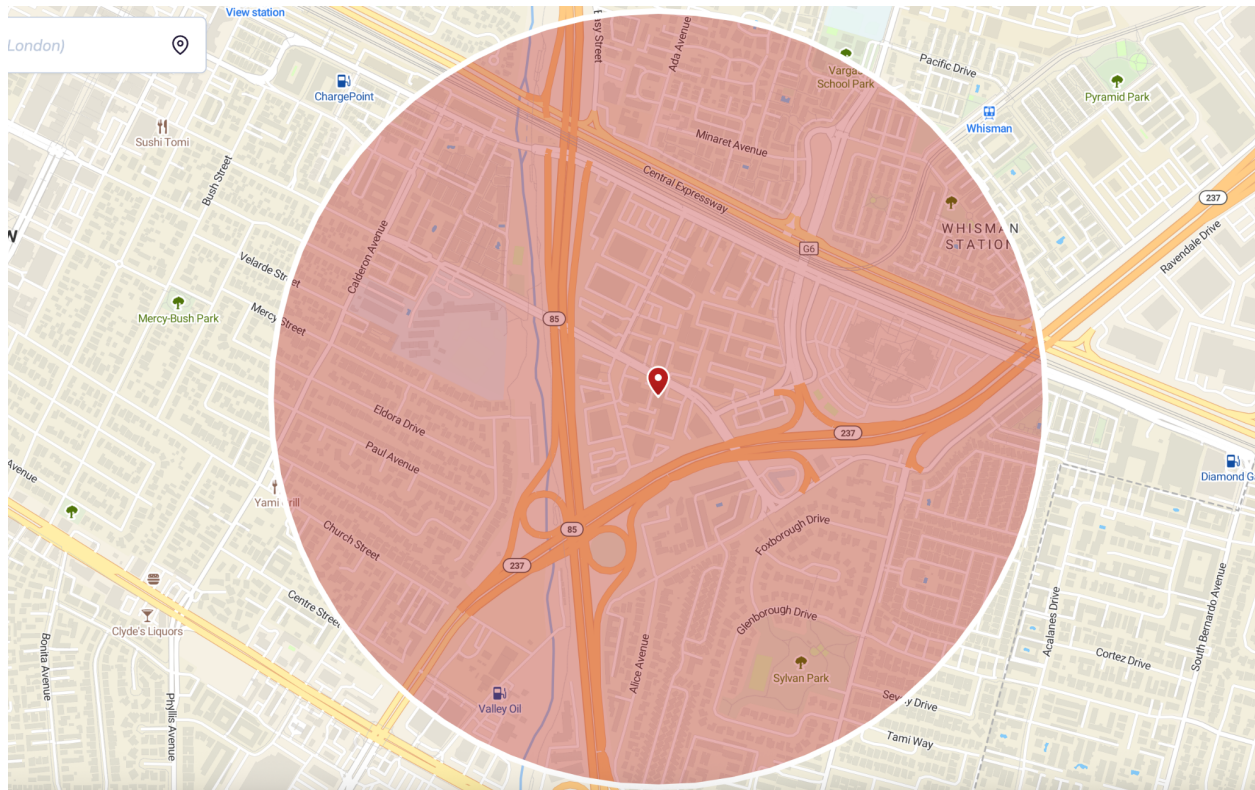
Bicycle Parking Spaces: 4

Accessible Parking Spaces (ADA Compliant): 3

Vicinity Map

Vicinity Maps for 165 E Data. St. Mountain View, CA 94041

The red map pin indicates the project site located at 165 East Dana Street in Mountain View, CA. The green shaded circle represents a 0.5-mile radius from the project site, as required for the Conditional Use Permit (CUP) application.

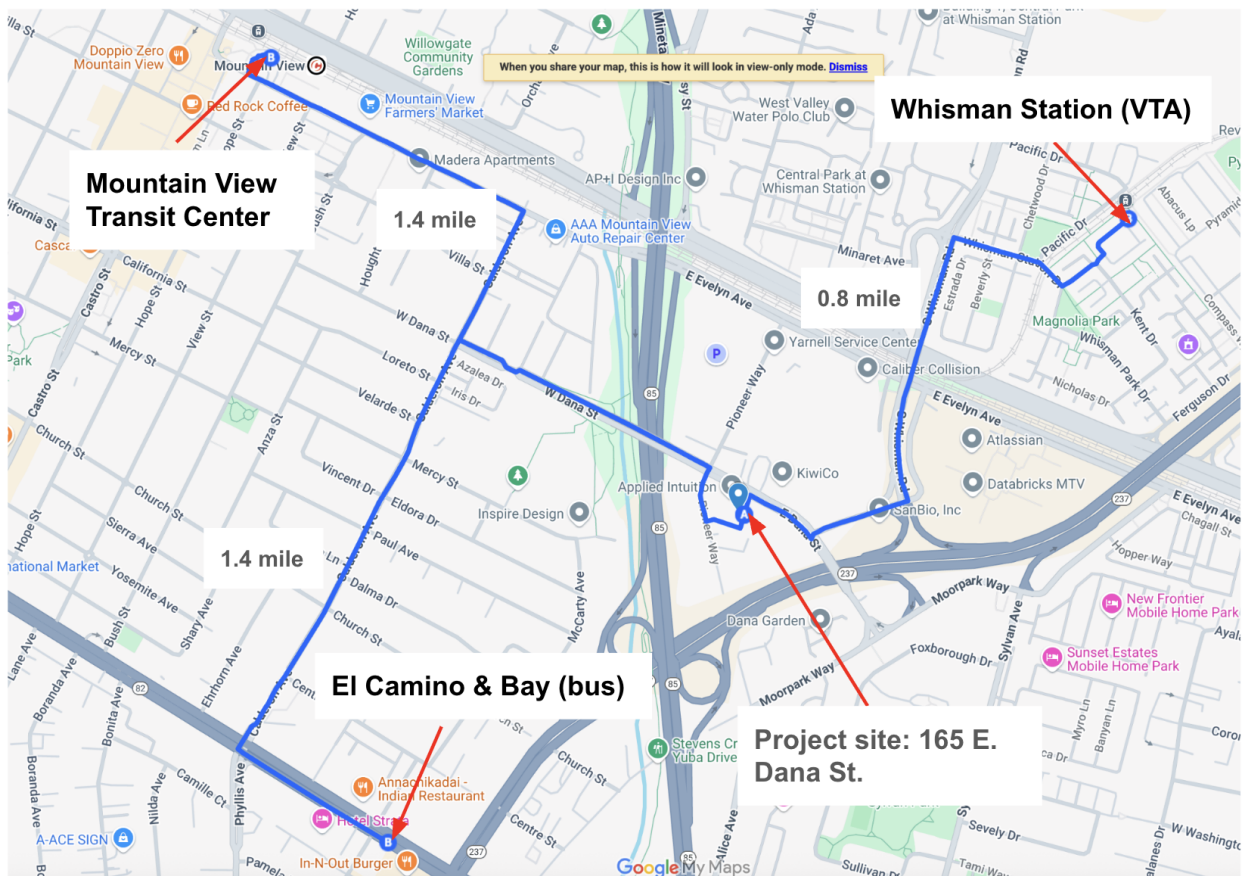


Vicinity Map

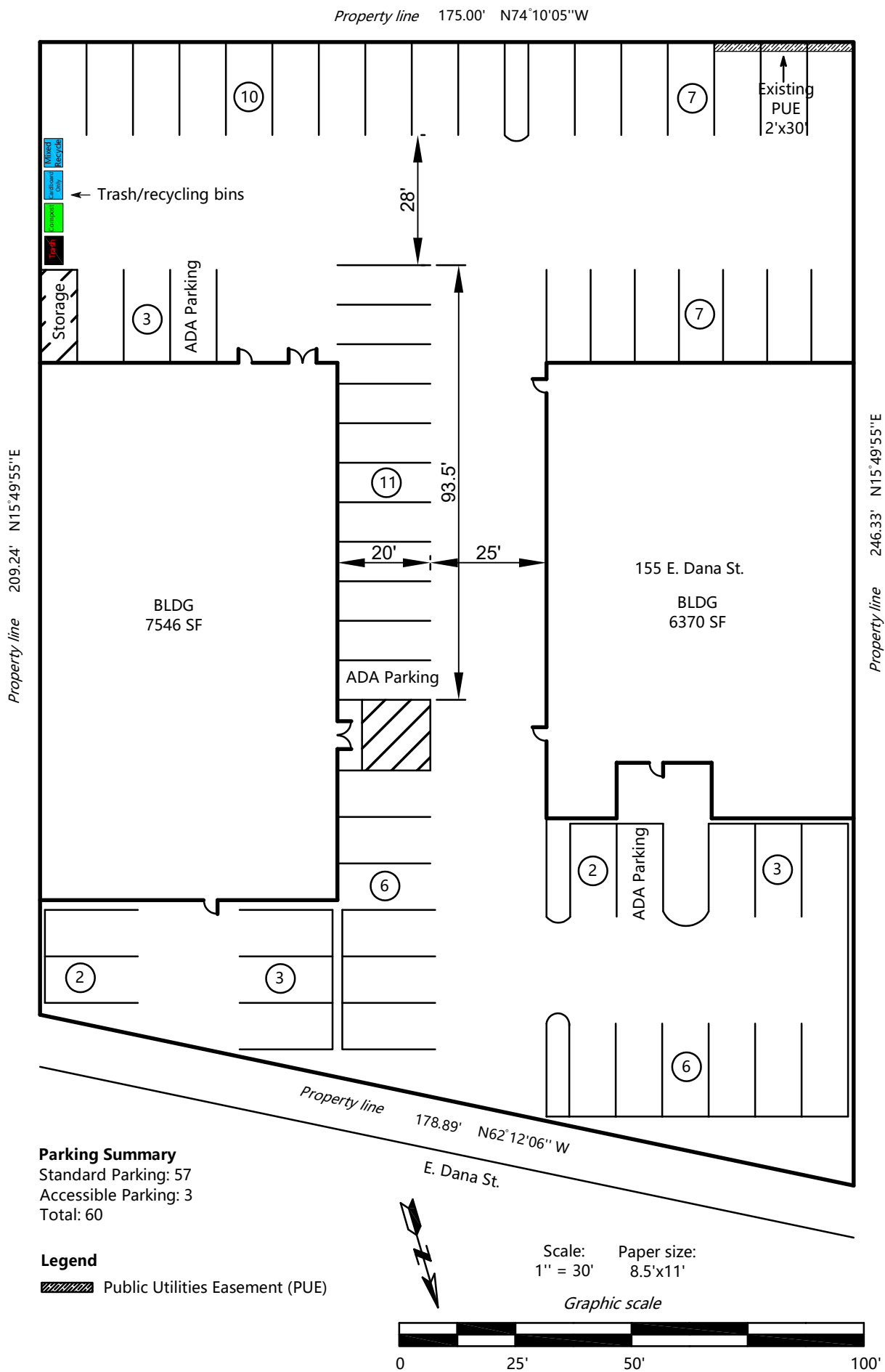
This map illustrates the transit accessibility of the project site located at 165 E Dana Street. The highlighted paths represent actual walking or transit routes to nearby public transportation hubs. The project site is located:

- 0.8 miles from the **Whisman Station** (VTA Light Rail).
- 1.4 miles from the **Mountain View Transit Center** (Caltrain and multiple VTA bus lines),
- 1.4 miles from the **El Camino & Bay** bus stop, and

These distances represent practical travel paths and demonstrate the site's strong regional connectivity by transit.

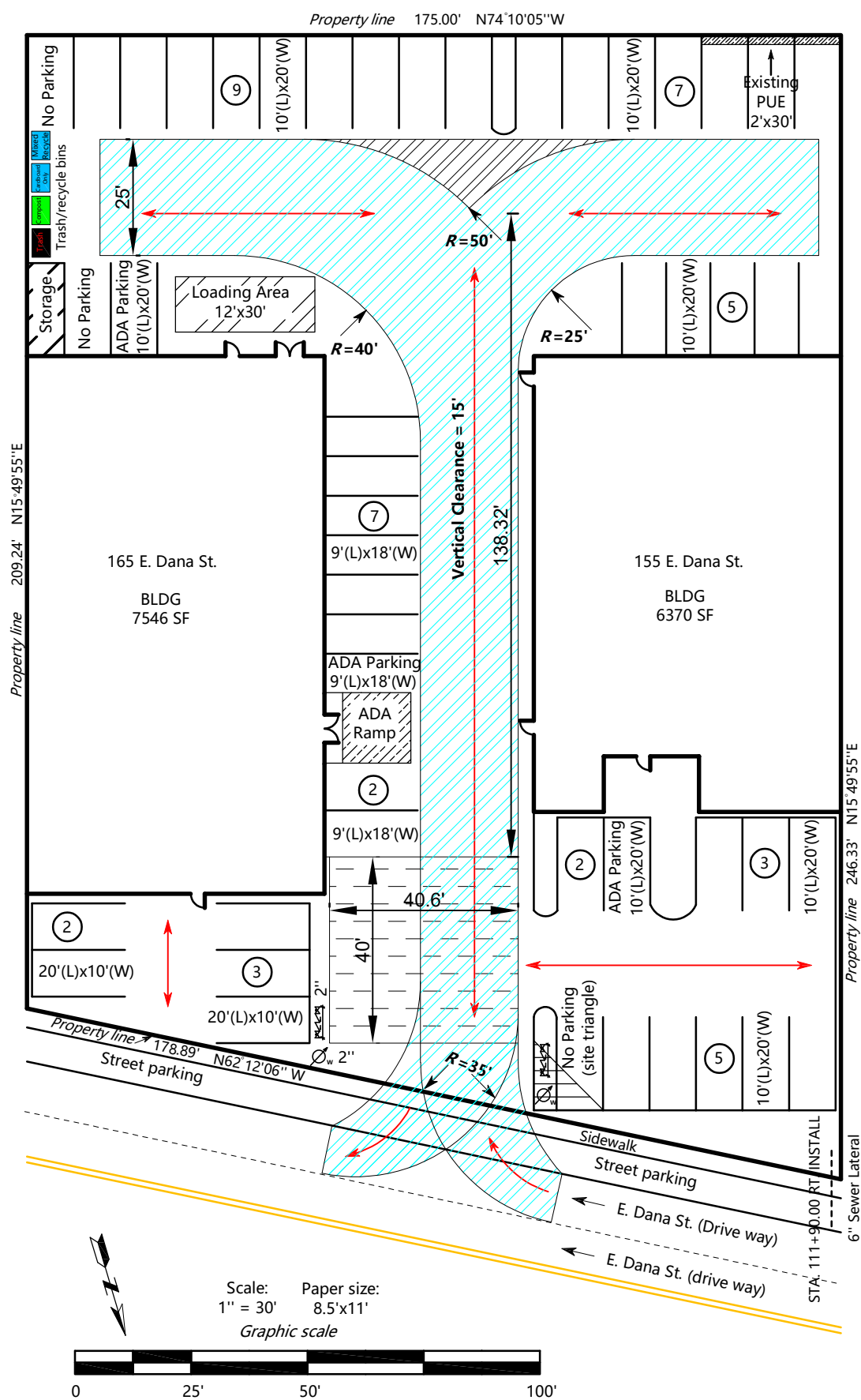


Existing site plan of 165E. Dana St. and 155E. Dana St.



Proposed Site Plan

Proposed site plan of 165E. Dana St. and 155E. Dana St.



Parking Summary

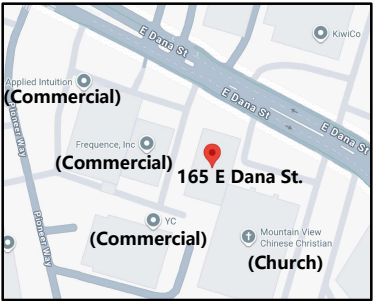
Standard Parking: 43
Accessible Parking: 3
Total: 46

Notes: (1) Dimension of the parking lot is marked on the plot. (2) Striping width of each lot is 4" (white paint).

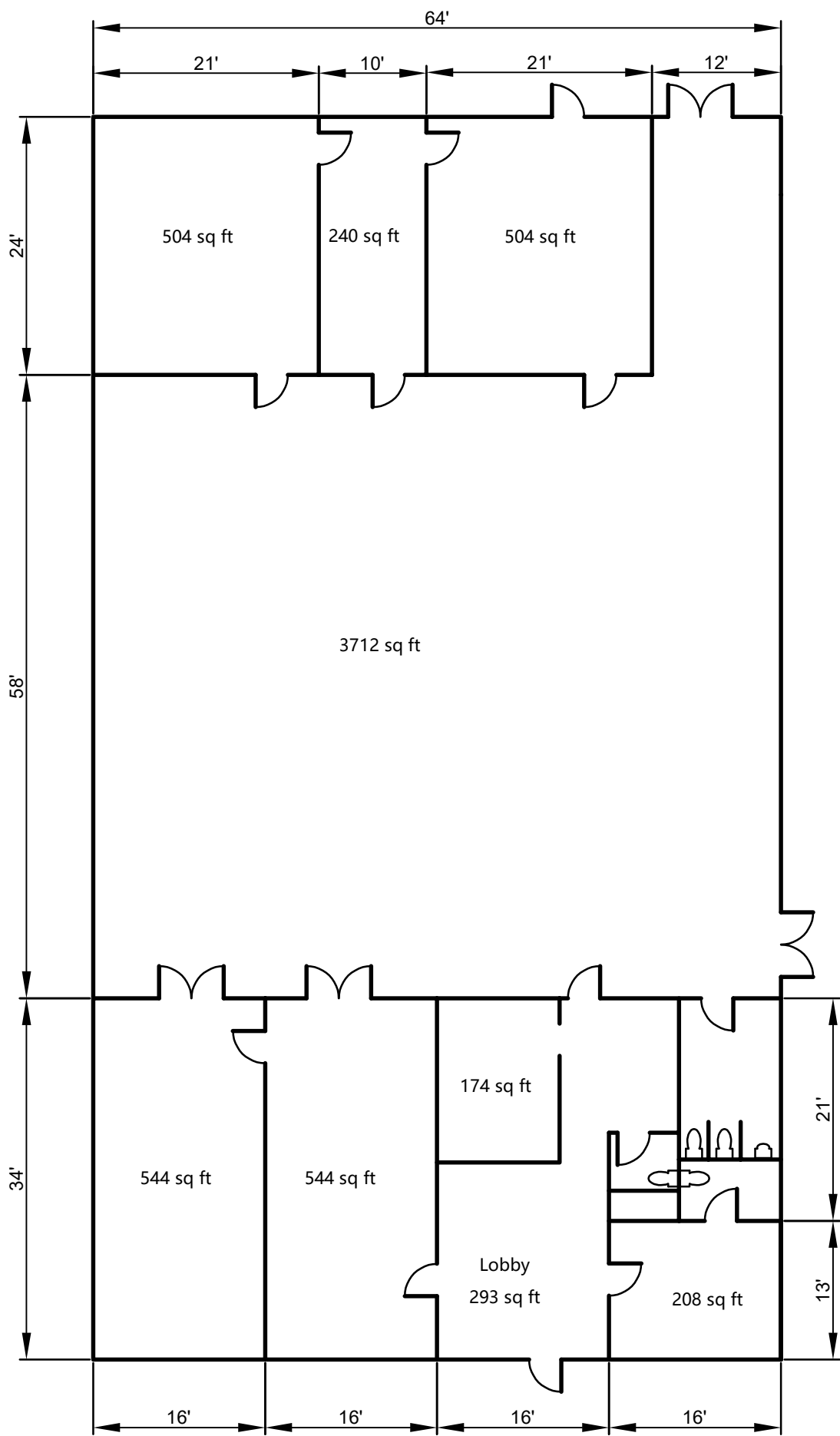
Legend

- Public Utilities Easement (PUE)
- Backflow Preventer (size=2")
- Water Meter (size=2")
- Loading Area
- Circulation
- Sewer Lateral
- Sight Triangle for Pedestrian (length =15')
- Fire Truck and Recology Turnaround
- Driveway Throat for Incoming Vehicles (40.6'x40')

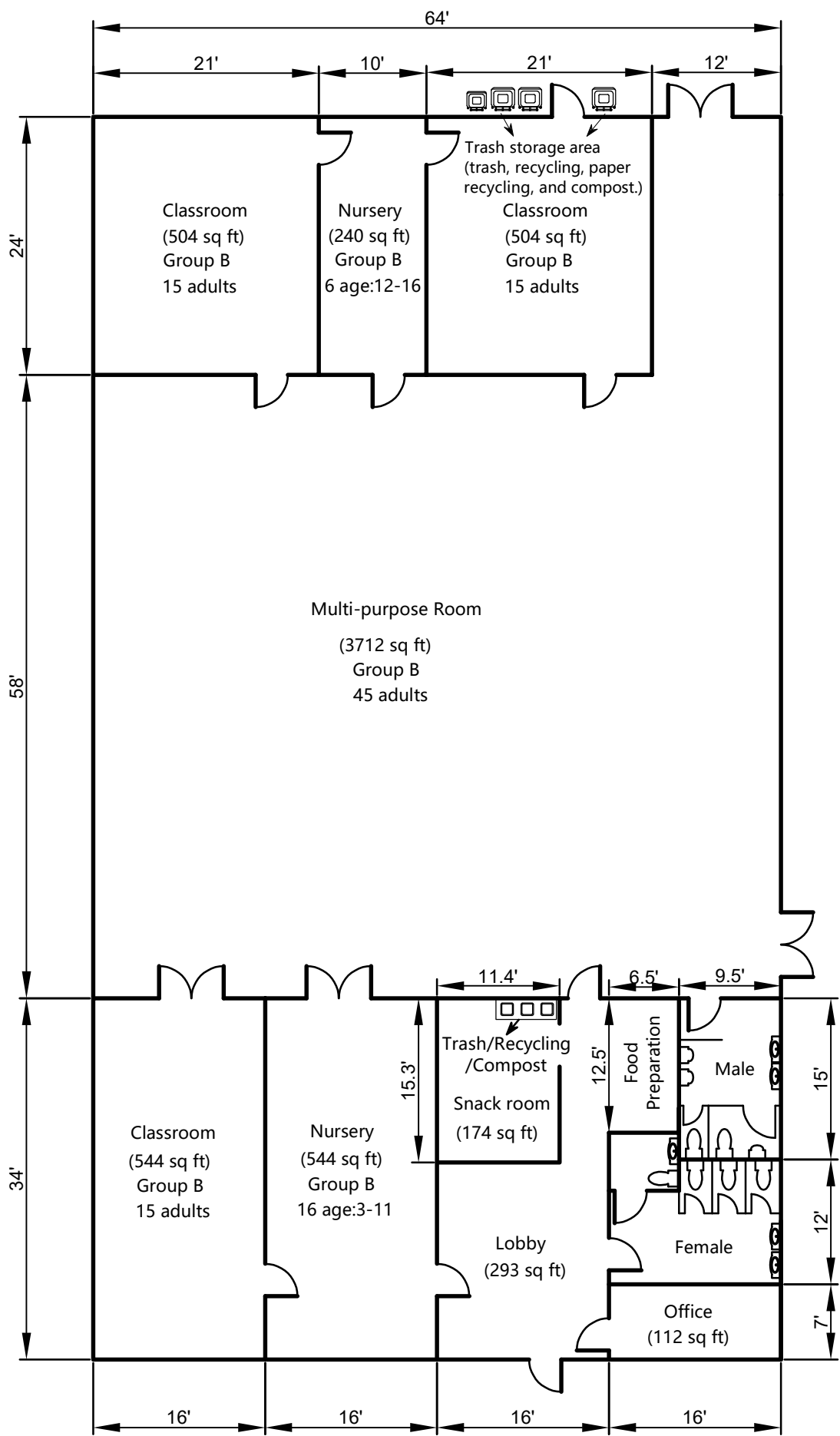
Vicinity Map



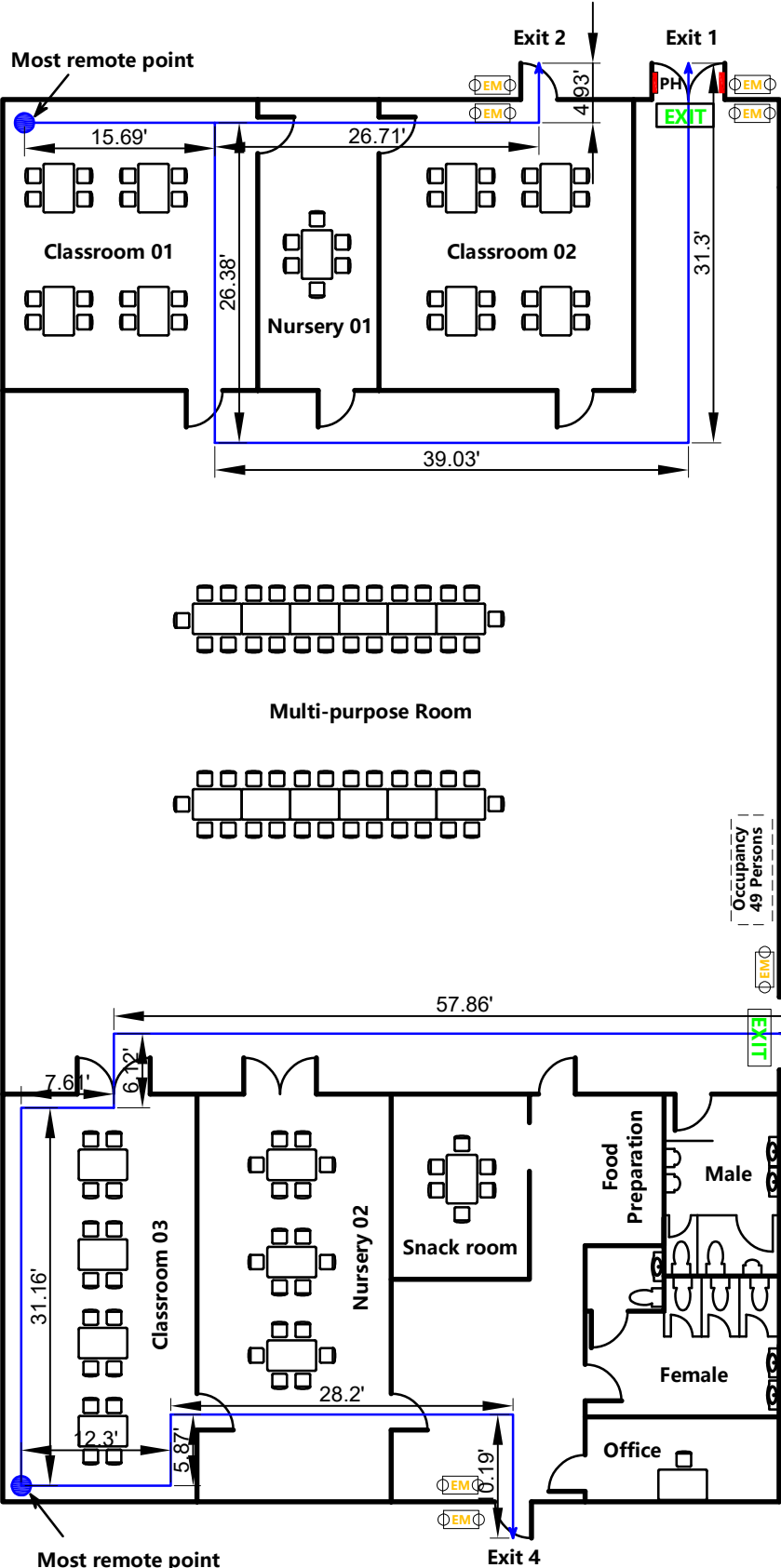
Existing floor plan of 165E. Dana St.



Proposed floor plan of 165E. Dana St.



Preliminary egress plan of 165E. Dana St.



Summary of Occupant (Occ.) Load and Egress Width

Room	Use	Area (sf)	Load Factor (sf/occ)	Occ. Load (persons)	Egress Width -unspr (in)
Classroom 01	Group B	504	150	4	0.8
Classroom 02	Group B	504	150	4	0.8
Classroom 03	Group B	544	150	4	0.8
Nursery 01	Group B	240	150	2	0.4
Nursery 02	Group B	544	150	4	0.8
Snack room	Group B	174	150	2	0.4
Multi-purpose Room	Group B	3712	150	25	5
Office	Office	112	150	1	0.2

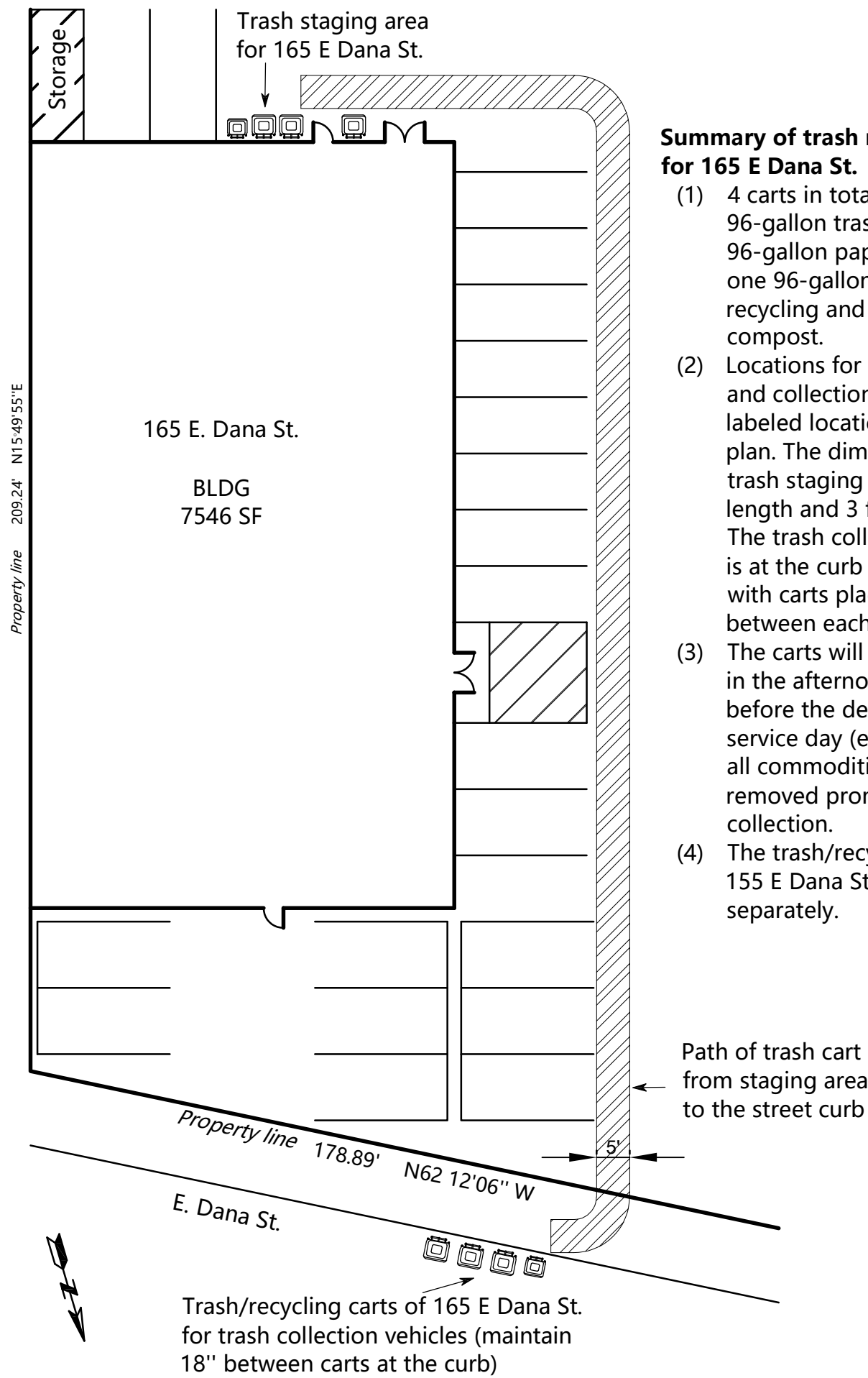
Summary of the travel distance and occupant load for each exit

Exit	Occupant Load (persons)	Max Travel Distance (ft)
Exit 01	19	113
Exit 02	4	48
Exit 03	19	103
Exit 04	4	57

Legend

- Illuminated Exit Sign (per CFC Section 1013)
- Door equipped with Panic Hardware (per CFC Section 1010.2.9)
- Emergency Lighting to each exit and the exterior landing (per CFC Section 1008.3)
- Maximum Occupant Load: 49 Persons (per CBC Section 1004.9). Provide permanent occupant load sign at main entrance at multi-purpose room.
- Knox Box mounted between 4' and 5' above the finished grade.

Trash/recycling management plan for 165E. Dana St.



Summary of trash management for 165 E Dana St.

- (1) 4 carts in total: one 96-gallon trash, one 96-gallon paper recycling, one 96-gallon container recycling and one 64-gallon compost.
- (2) Locations for trash staging and collection: See the labeled locations in this site plan. The dimension of the trash staging area is 12 ft in length and 3 feet in width. The trash collection location is at the curb of E Dana St. with carts placed 18" between each.
- (3) The carts will be rolled out in the afternoon of the day before the designated service day (every Friday for all commodities) and be removed promptly after the collection.
- (4) The trash/recycling plan for 155 E Dana St. is addressed separately.