

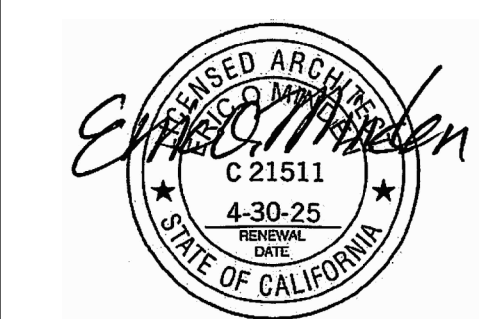
Conditional Use Permit Application for:

Peregrine

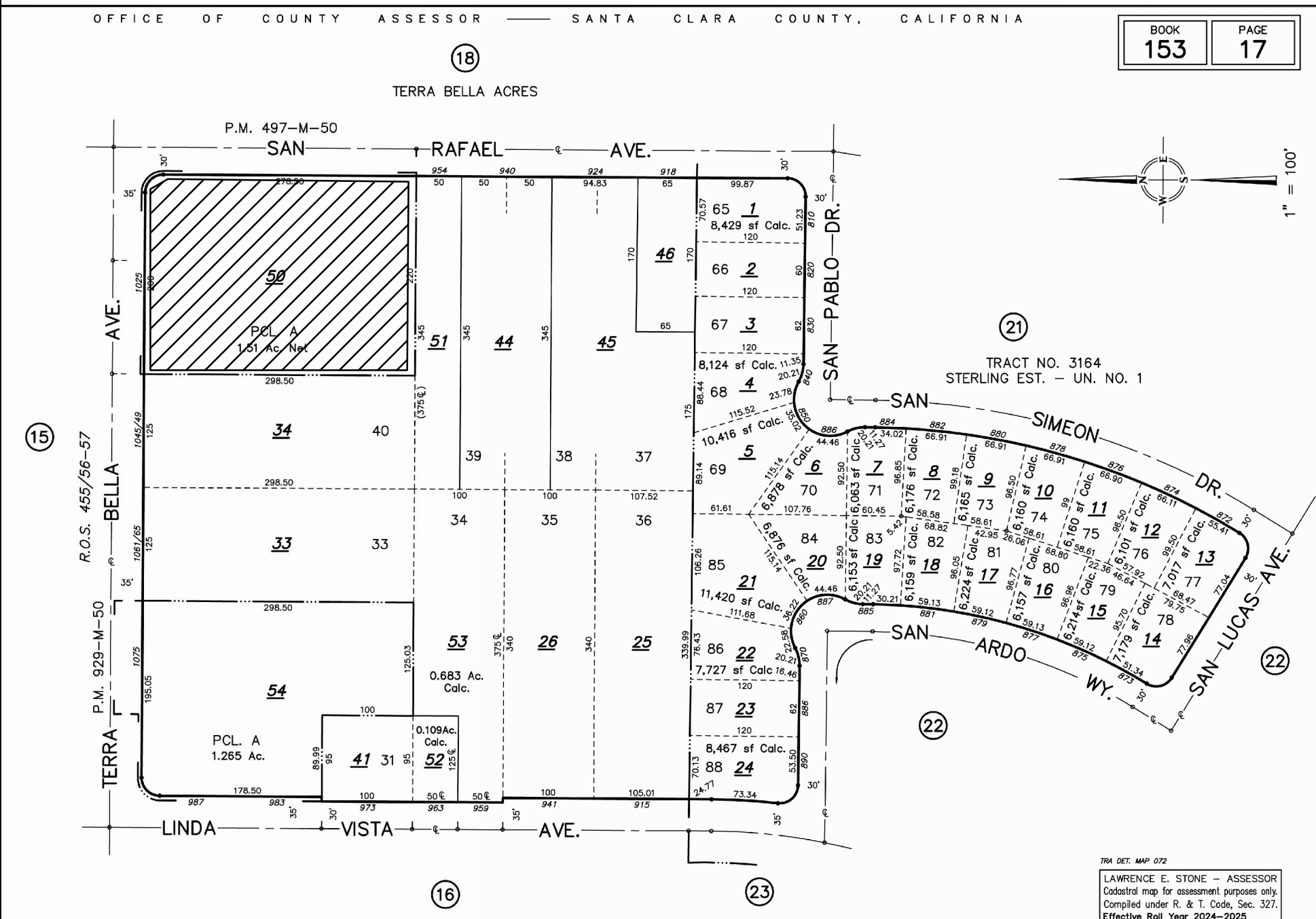
1025.B Terra Bella Ave
Mountain View, CA 94043



Minden Midiere Architects
21580 Stevens Creek Blvd #209A Cupertino, CA 95014
voice (650) 722-1000
minden@MMAarch.com



PARCEL MAP



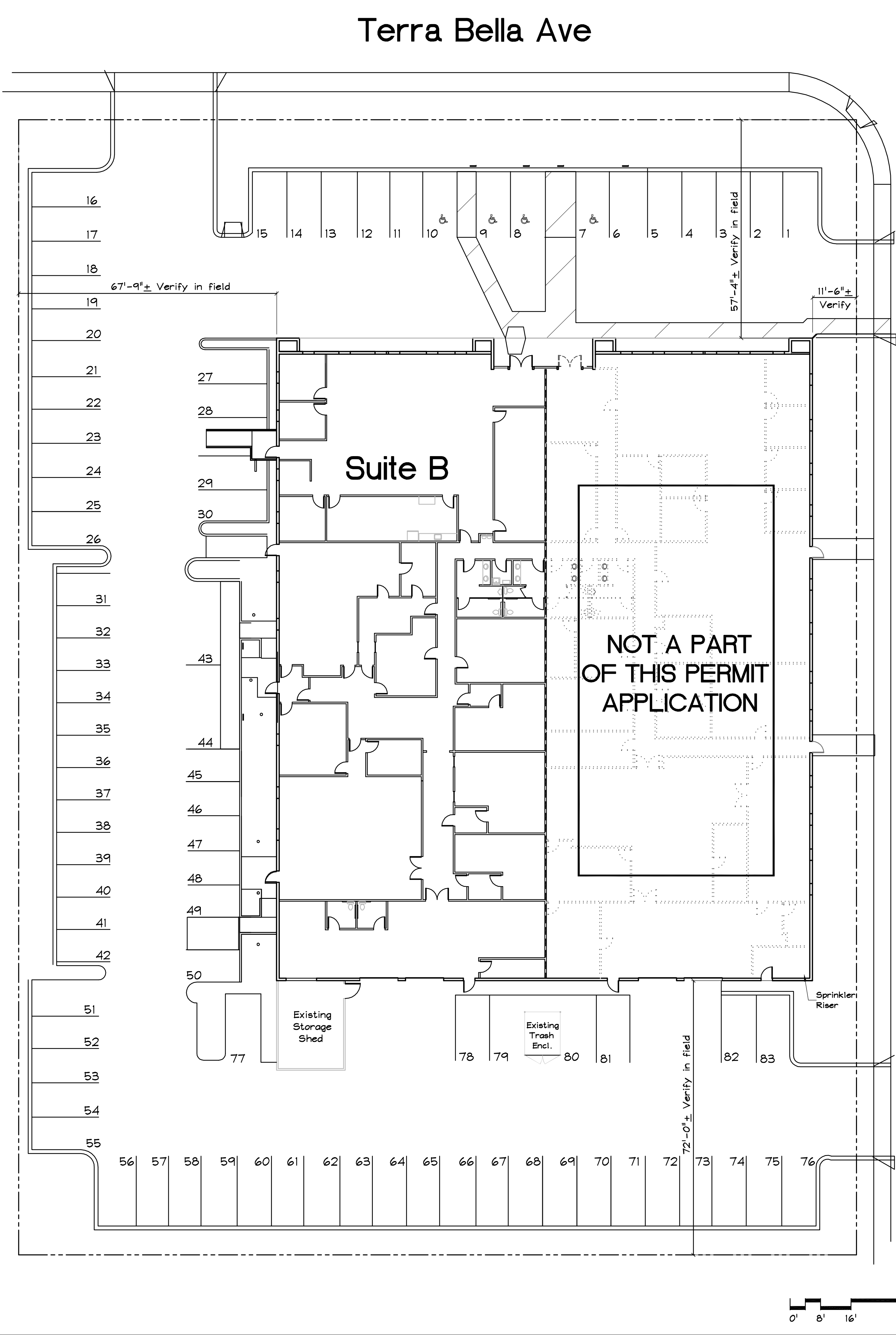
Reference Permits:

- 1. 5-15-1981 Application 152-81-AA for new Industrial Manufacturing Bldg. in MM district received CEQA negative declaration 6-25-1981.
- 2. 12-15-1989 Viking Electric permitted sheet E-1 includes installation of lab casework, exhausted fume hoods. ("MSI Laboratory Supply" documents at City confirming fume hood ductwork 11-6-1989)
- 3. 12-10-1991 plan check 911931 for Tenant Improvements to existing R&D Bldg. for Biometric Imaging chemistry labs includes Fire / Hazmat approved 12-24-1991.
- 4. 6-20-2008 Application 163-08-DRP approved with ZA findings that R&D processes & use are not detrimental to surrounding area, categorically exempt from CEQA review, site has sufficient parking & waste infrastructure.
- 5. 4-240-2013 Permit 2013-0236 "Biosafety 2" site plan sheet A101 Approved.
- 6. 5-22-2015 Permit 2015-1610 approved drawings FP-1 light ordinary hazard density fire sprinkler density design

VICINITY MAP



Site Plan



DESCRIPTION

Conditional Use Permit Application requested by City of Mountain View for research & development use of 1025.B Terra Bella Ave consistent with the character of previously permitted use at 1025A Terra Bella Ave.

No new alterations are proposed to the existing structure / site improvements to support this use. Plans requested by The City accurately represent finished, conditioned interiors the tenant encountered when taking occupancy of the suite.

Re-use of the existing structure, unaltered, is a sustainable aspect of this project.

The site is fully improved including utilities, paving & landscaping as an existing legacy received by this tenant. No site work is proposed.

Peregrine now employs <12 at this location, as with any new business, it has ambitions to grow possibly two fold but it remains uncertain when / if that might occur.

The Parcel is zoned MM "General Industrial" (Section 36.04.05 Zoning Map Adopted)

MM Zoning District Special Land Use Standards (Section 36.20.20)

under Conditionally Permitted Uses: (Section 36.20.20.a.3)

"Research and development offices, devoted to scientific and engineering research and the design, development and testing of new technology and products; usually includes some laboratory space or other small-scale manufacturing operations"

Peregrine's proposed "Conditional Use" is consistent with the above text cited from Section 36.20.20.a.3 of The City Ordinance.

Subsequent permitted improvements will follow:
Section 36.20.25
"Division 4 Industrial Zone General Development Standards for industrial Zones"

GENERAL NOTES:

- A. By definition, use proposed by Peregrine is not a Significant industrial user.
- B. No corrosion control devices for the water distribution system are found on site.
- C. Continuing use of existing trash enclosure not provided with curbs / berms, dumpsters have lids.

SHEET INDEX

- ARCHITECTURAL
- A0.1 COVER SHEET, PROJECT DESCRIPTION, PARKING COMPLIANCE
- A0.2 REFERENCE EXISTING FLOOR PLAN
- A3.1 ELEVATIONS PHOTOS OF SITE & BUILDING

Parking Evaluation

<u>Parking Required</u>	
Total Gross Floor (E) Area	23,270 SF
Office / Research & Development (1/300 SF)	78 cars
No. of H/C Accessible stall req'd	3 stalls (1 van)
<u>Parking Existing</u>	
Standard Stalls	77 stalls
H/C Accessible	3 stalls (1 van)
Total No. of Stalls (Existing)	83 stalls

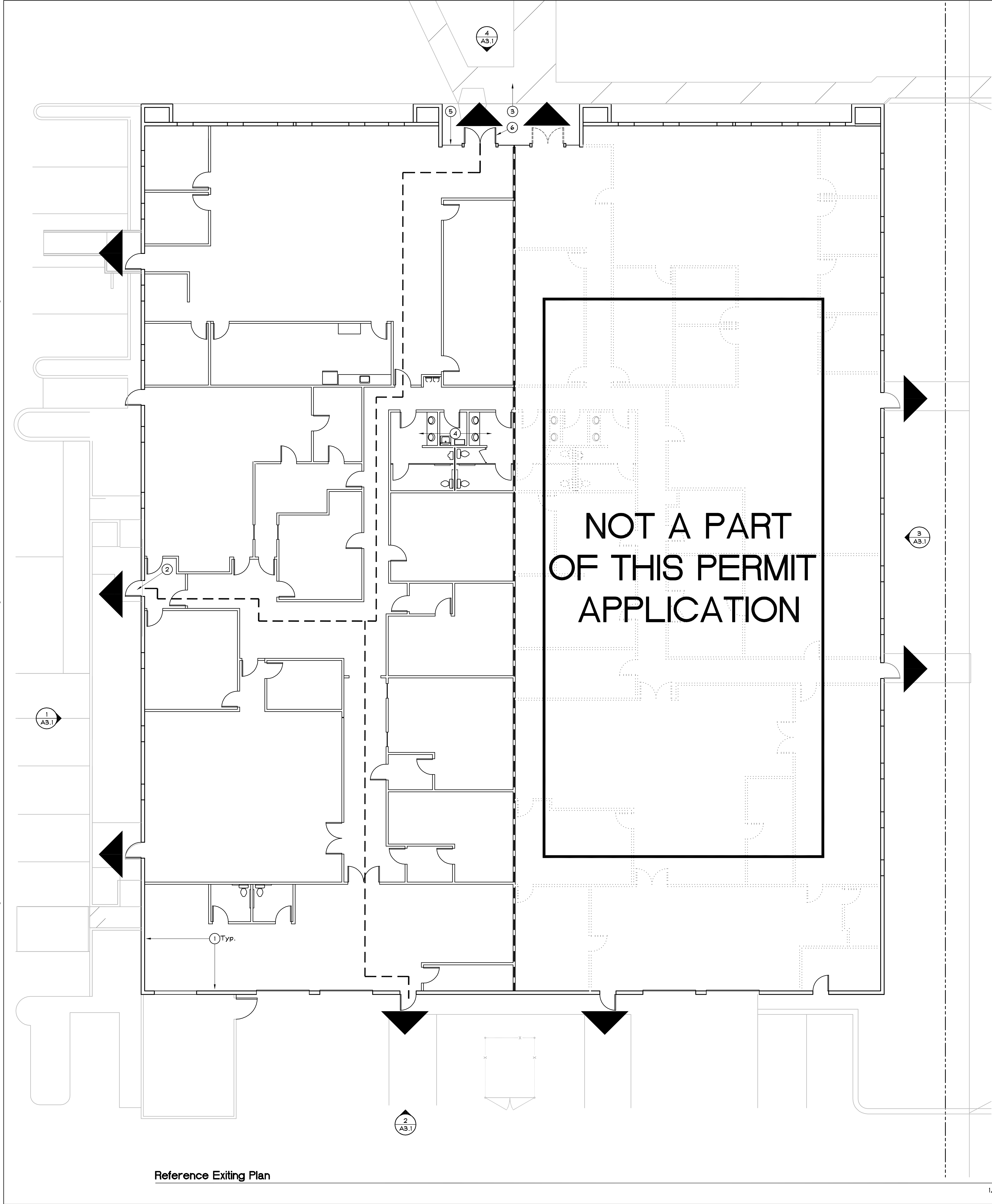
PROJECT DATA

ADDRESS:	1025 Terra Bella Ave Mountain View, CA 94043
SITE AREA:	65,560± S.F. (1.51 AC)
CONSTRUCTION TYPE:	TYPE IIIB, NON-RATED
(E) BUILDING AREA	23,270± S.F. (425 S.F. SHED)
(E) SUITE B SUBJECT OF CUP	11,635± S.F.
AREA OF WORK (NO WORK PROPOSED)	N/A
OCCUPANCY GROUP:	B / F1
BUILDING HEIGHT:	1 STORY
FIRE PROTECTION:	(E) FULLY SPRINKLERED
APN:	153-17-050
ZONING:	MM

Conditional Use Permit application:
Peregrine
1025.B Terra Bella Ave
Mountain View, CA 94043

Reference Site plan, Site data
parking evaluation, vicinity map
Description + Parcel Map

Job No. 2025-034
July 30, 2025
A0.1



GENERAL NOTES:

- A. Refer to Project Description on sheet A0.1 for limitations of work proposed.
- B. Bracketed portable fire extinguishers shall be installed as per CBC table 906.3(1), locations to be confirmed by City field inspector.

SHEET NOTES:

1. (E) 2-Hr Min. fire rated Ext. concrete wall to remain.
2. (E) 36" x 84" Min. Ext. exit door remains Typ.
3. (E) Exit walkway remains, per site plan at A0.1.
4. (E) Accessible toilet rooms to remain - Typ.
5. (E) international symbol of accessibility at door sidelite as per CBC 11B-703.7.2.1 VIF
6. (E) Accessible flush storefront door w/ 10" Min flush bottom rail and 1/4" threshold to remain.

LEGEND:

- POINT OF EGRESS
- EXIT LOAD AND DIRECTION OF TRAVEL
- Exit path of travel
- (E) drywall tenant separation partition

Allowable areas: (E) Type III-B complete with (E) automatic fire sprinkler system			
OCCUPANCY	REQUIREMENTS	ALLOWABLE AREAS	REF. SECTION
(E) B Occupancy	BASIC ALLOWABLE HEIGHT	4 STORIES	TABLE 504.4
Total: 23,270 S.F.	BASIC ALLOWABLE AREA	76,000 SF	TABLE 506.2
(Acc. A-Occupancy <10%)	AREA MODIFICATIONS:		
	Irrelevant		
Total Area: 23,270 S.F.			



Conditional Use Permit application:

Peregrine

1025.B Terra Bella Ave

Mountain View, CA 94043

Submittal Type Date

CUP Application 07/30/25

Exiting plan / allowable areas

code compliance references

Job No. 2025-034

July 30, 2025

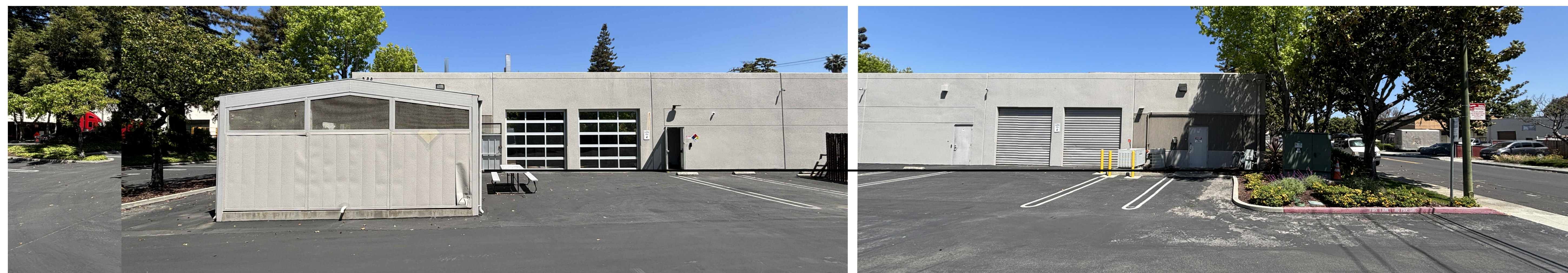
A0-2



West Elevation photos

NTS

1



South Elevation photos

NTS

2



East Elevation photos

NTS

3



North Elevation photos

NTS

4

Conditional Use Permit application:

Peregrine

1025.B Terra Bella Ave
Mountain View, CA 94043

Submission Type	Date
CUP Application	07/30/25

Photos of building elevations

Job No. 2025-034

July 30, 2025

A3.1