



**ADMINISTRATIVE ZONING MEMORANDUM**

**Item No. 5.1**

**DATE:** October 6, 2023

**TO:** Aaron Hollister, Deputy Zoning Administrator  
Ed Arango, Assistant Public Works Director/City Engineer

**FROM:** Krisha Penollar, Senior Planner

**SUBJECT:** Recommendation for Zoning Permit No. PL-2022-224 and PL-2022-226 at 705 West Dana Street

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On October 31, 2022, Lund Smith of Hope Dana LP filed a request for a Planned Community Permit and Development Review Permit to construct a new 3-story, 18,800 square foot commercial building with ground-floor restaurant and upper floor office with one level of underground public parking, replacing an existing auto repair shop, a Provisional Use Permit to allow the restaurant use and upper-floor administrative office use, and a Heritage Tree Removal Permit to remove one Heritage tree; and a Lot Line Adjustment to modify an existing lot line on a 0.23-acre project site; and a determination that the project is categorically exempt pursuant to Section 15332 of the CEQA Guidelines ("In-Fill Development Projects"). This project is located on the southwest corner of West Dana Street and Hope Street in the P-19 (Downtown) Precise Plan.

City staff has completed the review of the application and is recommending approval based on the findings and conditions of approval in the attached report.

This item will be discussed at a Joint Administrative Zoning and Subdivision Committee public hearing on October 11, 2023, where a recommendation to City Council will be made.

Public notices were sent to all property owners within 750 feet of the project site.

Senate Bill 1214 now requires the City to gain consent from the project architect to post the full set of project plans online. The project architect of this project has not given the City their consent and has only provided consent for a limited plan package (i.e. site plan, original massing diagram, elevations, floors plans and wall sections) to be posted on the City website for public viewing. The full set of plans and copies of all associated project documents are available for review at the Community Development Department, 500 Castro Street, First Floor, Mountain View, CA, 94041 or may be made available by contacting the project planner.

**Attachments:** Draft Findings Report  
Plan Set  
Draft Subdivision Conditions  
Plot Plan