



ADMINISTRATIVE ZONING MEMORANDUM

Item No. 4.2

DATE: September 8, 2023

TO: Amber Blizinski, Assistant Community Development Director/Zoning Administrator

FROM: Hang Zhou, Associate Planner

SUBJECT: Recommendation for Zoning Permit No. PL-2023-048 at 805 Yuba Drive

On March 16, 2023, Pejman Roshan for BMW of Mountain View filed a request for a Conditional Use Permit to allow outdoor merchandise use and activities for vehicle storage for Mountain View BMW, a Development Review Permit for site modifications, including demolition of a 8,924 square foot vacant retail building and construction of a new parking lot and landscaping, and a Heritage Tree Removal Permit to remove three Heritage trees on an 1.9-acre project site; and a determination that the project is categorically exempt pursuant to Section 15332 "In-Fill Development Projects" of the CEQA Guidelines. This project is located on the east side of Yuba Drive between Centre Street and El Camino Real in the CS (Commercial-Service) district.

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 an Administrative Zoning public hearing on September 13, 2023, where a final action will be made.

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

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
Business Description Letter