

**ADMINISTRATIVE ZONING MEMORANDUM**

Planning Division, Community Development Department

**DATE:** March 4, 2021

**TO:** Stephanie Williams, Acting Zoning Administrator  
Ed Arango, Assistant Public Works Director/City Engineer  
Nicole Wright, Senior Assistant City Attorney

**FROM:** Martin Alkire, Advanced Planning Manager

**SUBJECT:** Recommendation for Zoning Permit PL-2020-150 and PL-2021-046 at 1255 Pear Avenue

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On September 1, 2020, the Sobrato Organization filed a request to modify a previously approved Planned Community Permit, Development Review Permit, a Heritage Tree Removal Permit, and Tentative Map for a mixed-use development consisting of a 231,210 square foot office building and 635 new multi-family residential units, retaining an existing 156,317 square foot office building, and demolishing an existing 103,513 square foot industrial building at the site, on a 15.05-acre project site; and a determination that the project has prepared an Initial Study pursuant to Section 15168 ("Program EIR") of the CEQA Guidelines. This project extends north of La Avenida to Space Park Way, between Inigo Way and Armand Avenue, in the P-39 (North Bayshore) Precise Plan.

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

This item will be discussed at a joint Administrative Zoning and Subdivision Committee public hearing on March 10, 2021, where a recommendation to City Council will be made.

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

Hardcopies 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:** Findings Report  
Project Plans  
Subdivision Conditions  
Tentative Map