



ADMINISTRATIVE ZONING MEMORANDUM

Item No. 4.2

DATE: February 9, 2024

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

FROM: Jeffrey Tsumura, Senior Planner

SUBJECT: Recommendation for Zoning Permit No. PL-2023-231 at 1057, 1059, and 1061 El Monte Avenue

On November 28, 2023, Mitra Malek for El Monte Senior LLC filed a request for a two-year permit extension for a Development Review Permit to construct a four-story, 90-room senior care facility with a State Density Bonus replacing three commercial buildings; Conditional Use Permit for a senior care facility use, Heritage Tree Removal Permit to remove six Heritage trees on a 1.24-acre project site; and a determination 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 El Monte Avenue between West El Camino Real and Hollingsworth Drive in the R3-1 (Multiple-Family Residential) 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 February 14, 2024, 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