

**ADMINISTRATIVE ZONING MEMORANDUM****Item No. 3.2**

**DATE:** August 21, 2025

**TO:** Amber Blizinski, Assistant Community Development Director

**FROM:** Elaheh Kerachian, Senior Planner

**SUBJECT:** Recommendation for Zoning Permit No. PL-7243 at 400 Moffett Blvd (APN: 153-24-016)

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On January 2, 2024, Marilyn Ponte for Prometheus Real Estate Group, Inc. filed a request for a Development Review Permit to construct a six-story, mixed-use development with 175 residential units, 2,077 square feet of ground-floor commercial space and two levels of structured parking (one underground), utilizing State Density Bonus Law, replacing an existing one-story commercial building and associated surface parking, a Conditional Use Permit to allow a General Plan mixed-use village center development, and a Heritage Tree Removal Permit to remove eleven (11) Heritage trees on a 1.67-acre project site. This project is located on the west side of Moffett Boulevard, between Cypress Point Drive and West Middlefield Road in the CN Commercial Neighborhood) zoning district.

City staff has completed the review of the application and is recommending approval of the application, based on the findings and conditions of approval in the attached report, and including a recommended determination that the project complies with the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15183. The City has prepared a Compliance Checklist per CEQA Guidelines, which concluded the project would not result in any new environmental impacts beyond those previously evaluated in the adopted City of Mountain View Housing Element Update (HEU) Final EIR and General Plan FEIR.

This item will be discussed at an Administrative Zoning public hearing on August 27, 2025, where a final action will be taken on this project.

Public notices were sent to all property owners and occupants 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.

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Attachments:   Draft Findings Report  
                      Plan Set  
                      Density Bonus Letter  
                      CEQA Compliance Checklist  
                      Arborist Report  
                      Public Comment