



COMMUNITY DEVELOPMENT DEPARTMENT

PLANNING DIVISION

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ADMINISTRATIVE ZONING MEMORANDUM

Item No. 3.1

DATE: August 21, 2025

TO: Amber Blizinski, Assistant Community Development Director

FROM: Brendan Norton, Assistant Planner

SUBJECT: Recommendation for Zoning Permit No. PL-10857 at 189 North Bernardo Avenue

Request for a two-year Permit Extension for a previously approved Planned Community Permit and Development Review Permit (Application no. PL-2020-078) to construct a new four-story, 82,865 square foot office building, new parking structure with four levels above-grade and two levels below, and minor building modifications to the existing two-story office building to remain on site; Transfer of Development Rights (TDR) of 28,000 square feet from 2535 California Street, 506 Showers Drive, and 350 Showers Drive to the project site in relation to the Los Altos School District TDR program, a Heritage Tree Removal Permit to remove 61 Heritage trees on a 3.8-acre project site. This project is located on the northeast corner of North Bernardo Avenue and Central Expressway in the P-41 (East Whisman) Precise Plan.

City staff has completed review of the application and is recommending approval based on the findings and conditions of approval in the attached report and find that the project had previously prepared an Initial Study of Environmental Significance pursuant to the Section 15162, 15168, and 15183 of the California Environmental Quality Act (CEQA) Guidelines.

This item will be discussed at an Administrative Zoning public hearing on August 27, 2025, 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
Permit Extension Request