



**ADMINISTRATIVE ZONING MEMORANDUM**

**Item No. 3.1**

**DATE:** February 5, 2026

**TO:** George Shroeder, Planning Manager

**FROM:** Jeffrey Tsumura, Senior Planner

**SUBJECT:** Recommendation for Zoning Permit No. PL-9558 at 490 East Middlefield Road  
(APN: 160-53-004)

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On February 11, 2025, the applicant submitted a request for a Development Agreement between the City of Mountain View and WTA Middlefield, LLC and related land use entitlements for an eight-story, mixed-use building with 460 apartment units, utilizing State Density Bonus Law, and approximately 9,371 square feet of ground floor commercial replacing an existing office building, and the removal of 29 Heritage trees on a 2.86-acre site located at 490 East Middlefield Road.

City staff has completed the review of the Development Agreement application, including a recommendation that the project is statutorily exempt from the California Environmental Quality Act (CEQA) pursuant to Public Resources Code Section 21080.66 and is recommending approval based on the findings in the attached report.

This item will be discussed at an Administrative Zoning public hearing on February 11, 2026, where a recommendation to City Council will be made.

Public notices were sent to all property owners within 750 feet of the project site and a newspaper of general circulation published a notice of the hearing per City Code Section 36.56.20.

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  
Draft Development Agreement