



ADMINISTRATIVE ZONING MEMORANDUM

Item No. 5.2

DATE: October 6, 2023

TO: Aaron Hollister, Deputy Zoning Administrator
Ed Arango, Assistant Public Works Director/City Engineer

FROM: Eric Anderson, Advanced Planning Manager

SUBJECT: Recommendation for Zoning Permit Nos. PL-2022-050, PL-2022-060 and PL-2022-196 at 701-747 West Evelyn Avenue

On March 9, 2022, Vincent Woo of Marwood MV Manager LLC filed an application requesting a modification to a previously approved Planned Community Permit and Development Review Permit to construct a 4-story commercial building containing 28,090 square feet of office and 6,500 square feet of retail with a rooftop terrace and no parking, replacing several existing commercial retail buildings on a 0.26-acre site; a Heritage Tree Removal Permit to remove three Heritage trees on the adjacent City Parking Lot 4; a Development Agreement to extend entitlements for up to 10 years; a Preliminary Parcel Map to combine parcels to accommodate a new commercial building; and a determination the project is categorically exempt per Section 15332 (“In-Fill Development”) of the CEQA Guidelines. As previously approved, the project included onsite underground parking, which is now proposed to be removed. This project is located on the southwest corner of West Evelyn Avenue and Hope Street in the P-19 (Downtown) Precise Plan.

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 a Joint Administrative Zoning and Subdivision Committee public hearing on October 11, 2023, where a recommendation to City Council 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
Draft Subdivision Conditions
Preliminary Parcel Map
Draft Development Agreement Findings
Draft Development Agreement