



COMMUNITY DEVELOPMENT DEPARTMENT

PLANNING DIVISION

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ADMINISTRATIVE ZONING MEMORANDUM

Item No. 3.1

DATE: December 4, 2025

TO: Amber Blizinski, Assistant Community Development Director

FROM: Tristan White, Assistant Planner

SUBJECT: Recommendation for Zoning Permit No. PL-13992 at 705 West Dana Street (APN:158-23-030)

On September 19, 2025, Boyd Smith for Hope Dana LP filed a request for a two-year Permit Extension of a previously approved Planned Community Permit and Development Review Permit to construct a new three-story, 18,800 square foot commercial building with a ground-floor restaurant and upper floor office and one level of underground public parking, replacing an existing auto repair shop, a Provisional Use Permit to allow the restaurant use and upper-floor administrative office use, and a Heritage Tree Removal Permit to remove one Heritage tree on a 0.23-acre project site. This project is located on the southwest corner of West Dana Street and Hope Street in the P(19) Downtown Precise Plan.

City staff has completed the review, which is unchanged from the originally approved project and was previously determined to be categorically exempt pursuant to Section 15332 ("In-Fill Development Projects") of the California Environmental Quality Act (CEQA) Guidelines. Staff 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 December 10, 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