



COMMUNITY DEVELOPMENT DEPARTMENT

PLANNING DIVISION

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ADMINISTRATIVE ZONING MEMORANDUM
Item No.3.2

DATE: June 20, 2025

TO: Amber Blizinski, Assistant Community Development Director

FROM: Abenaezer Tassew, Junior Planner

SUBJECT: Recommendation for Zoning Permit No. PL-10770 at 2400-2700 Charleston Road

On April 11, 2025 K. Cyrus Sanandaji for Charleston Mountain View, Owner, LLC filed a request for a two-year Permit Extension for a previously approved Conditional Use Permit and Development Review Permit (Application No. PL-2022-145) to allow the conversion of three, existing vacant warehouse retail buildings into research and development use, and to add 6,013 square feet to existing mezzanine levels in two buildings as additional floor area, totaling 108,474 square feet on-site, and site and landscaping improvements on a 10.98-acre site with five existing retail buildings and surface parking. This project is located on the north side of Charleston Road, between Industrial Avenue and US 101 freeway in the MM-40 (General Industrial) district.

City staff has completed the review of the application, which is unchanged from the originally approved project and was previously determined to be categorically exempt pursuant to Section 15301 ("Existing Facilities") and Section 15304 ("Minor Alterations to Land") of the 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 June 25, 2025, where a final action will be made.

Public notices were sent to all property owners and tenants 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