

**ADMINISTRATIVE ZONING MEMORANDUM**

Planning Division, Community Development Department

DATE: April 23, 2021

TO: Stephanie Williams, Planning Manager/Zoning Administrator
Ed Arango, Assistant Public Works Director/City Engineer
Nicole Wright, Assistant City Attorney

FROM: Brittany Whitehill, Associate Planner

SUBJECT: Recommendation for Zoning Permit No. PL-2020-184 and PL-2020-185 at
773 Cuesta Drive

On November 3, 2020, Kevin DeNardi for DeNardi Wang Homes filed a request for a Planned Unit Development Permit and Development Review Permit to construct a four-unit residential development, replacing one single-family home, Heritage Tree Removal Permit to remove eleven Heritage trees and relocate two Heritage trees, and Vesting Tentative Map to subdivide one lot into four residential lots and one common lot on a 0.7-acre project site; and a determination that the project is categorically exempt pursuant to Section 15332 ("In-Fill Development Projects") of the CEQA guidelines. This project is located on the south side of Cuesta Drive between Miramonte Avenue and Begen Avenue, in the R1 (Single-Family Residential) district.

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 April 28, 2021 where a recommendation to City Council will be made.

Public notices were sent to all property owners within 750 feet of the project site.

Hardcopies 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: Findings Report
Plan Set
Subdivision Conditions
Vesting Tentative Map