



ADMINISTRATIVE ZONING MEMORANDUM

Item No. 4.1

DATE: February 14, 2024

TO: Amber Blizinski, Assistant Community Development Director

FROM: Margaret Netto, Senior Planner

SUBJECT: Recommendation for Zoning Permit No. PL-2022-225 at 1255 Pear Avenue

On October 21, 2022, The Sobrato Organization submitted a request for a modification to a previously approved Planned Community Permit and a Development Review Permit (PL-2017-380) to allow minor site and design changes to the residential buildings in Phase 2 of the development due the removal of parcels 9 and 10 from the project area. The removal of the parcels leads to a reduction in the total number of residential units, 425 units to 244 units, on a project site now totaling 3.60-acre. This project site is located on the east side of Inigo Way between Pear Avenue and La Avenida Avenue in the P-39 (North Bayshore) Precise Plan.

Environmental Assessment: The original project, approved on October 23, 2018 was determined to be consistent with the previously certified North Bayshore Precise Plan program environmental impact report (EIR) and the 2030 General Plan and GGRP EIR (the "EIRs") as documented in an Initial Study that found with implementation of the North Bayshore Precise Plan standards and guidelines, State regulations, and mitigation measures identified in the EIRs, City standard conditions of approval, and project-specific conditions of approval, the proposed project would not result in any new environmental impacts beyond those evaluated previously. The proposed project modification is consistent with that determination and no further environmental determination is necessary for the reduced project.

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 an Administrative Zoning public hearing on February 14, 2024, 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