



**ADMINISTRATIVE ZONING MEMORANDUM**

**Item No. 4.1**

**DATE:** February 17, 2023

**TO:** Lindsay Hagan, Assistant Community Development Director

**FROM:** Edgar Maravilla, Senior Planner

**SUBJECT:** Recommendation for Zoning Permit No. PL-2022-045 at 1040 Terra Bella Avenue and 1055 San Leandro Avenue

---

On March 1, 2022, Bryan Miranda for Public Storage filed a request for a Development Agreement between the City of Mountain View and Public Storage for a property located at 1040 Terra Bella Avenue and 1055 San Leandro Avenue (associated with Planning Application Nos. PL-2021-170 and PL-2021-171) to construct a six-story and a four-story personal storage building with at-grade parking, replacing 18 existing personal storage buildings on a 3.8-acre project site; with preparation of an Initial Study/Mitigated Negative Declaration prepared pursuant to California Environmental Quality Act (CEQA) Guidelines. This project is located on the north side of Terra Bella Avenue, between Linda Vista Avenue and San Rafael Avenue, in the MM (General Industrial) Zoning District.

City staff has completed the review of the application and is recommending approval based on the findings in the attached report.

This item will be discussed at an Administrative Zoning public hearing on February 22, 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  
Draft Development Agreement

Link: Initial Study/Mitigated Negative Declaration – Exhibit 1 to the [EPC Staff Report](#)