



ADMINISTRATIVE ZONING MEMORANDUM
Item No. 3.2

DATE: March 22, 2024

TO: Aaron Hollister, Deputy Zoning Administrator

FROM: Edgar Maravilla, Senior Planner

SUBJECT: Recommendation for Zoning Permit No. PL-2024-011 at 601-649 Escuela Avenue and 1873 Latham Street

On January 19, 2024, Kurt Anderson for Anderson Architects filed a Request for a two year permit extension for a Planned Community Permit, Development Review Permit, and Provisional Use Permit to construct a 3-story, mixed-use project with rooftop amenities consisting of 25 residential apartment units, 2,400 square feet of ground-floor commercial, and one level of underground parking, replacing an existing 6,075 square-foot commercial building and a single-family residence on a 0.45-acre project site; and a determination that the project has an existing adopted Initial Study Mitigated Negative Declaration prepared pursuant to the CEQA Guidelines. This project is located on the southeast corner of Escuela Avenue and Latham Street in the P-38 (El Camino Real) Precise Plan.

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 March 27, 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