

**ADMINISTRATIVE ZONING MEMORANDUM**

Planning Division, Community Development Department

DATE: October 22, 2021

TO: Stephanie Williams, Planning Manager/ Zoning Administrator

FROM: Rebecca Shapiro, Deputy Zoning Administrator

SUBJECT: Recommendation for Zoning Permit No. PL-2021-161 at Hope Street City Parking Lots 4 and 8

On August 12, 2021, Kevin Heinichen for The Robert Green Company filed a request for a one-year Permit Extension for a previously approved Development Review Permit and Planned Community Permit to construct a 120,601 square foot five-story hotel building with three levels of subterranean parking, a 52,616 square foot mixed-use retail-office building with three levels of subterranean parking, and Hope Street improvements to replace existing City-owned parking lots 4 and 8; Provisional Use Permit to allow a hotel use and restaurant use; Heritage Tree Removal Permit to remove 16 Heritage trees and 29 City-owned trees on a 1.37 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 east and west side of Hope Street between West Evelyn Avenue and Villa Street in the P-19 (Downtown) 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 October 27, 2021, where a final action 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