



COMMUNITY DEVELOPMENT DEPARTMENT

PLANNING DIVISION

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ADMINISTRATIVE ZONING MEMORANDUM

Item No. 3.1

DATE: July 16, 2026

TO: George Schroeder, Planning Manager

FROM: Brendan Norton, Assistant Planner

SUBJECT: Recommendation for Zoning Permit No. PL-14344 at 2479 Leghorn St (APN: 147-05-135)

On October 10, 2025, Brian Kavanagh for Kavanagh Construction Company, filed a request for a Conditional Use Permit to convert an existing, single-family residential building, historically combined with industrial uses, into a contractor's office, and a Development Review Permit to construct a one-story, 2,160 square-foot warehouse building, a 694 square-foot addition to the existing building, and associated minor site modifications on an existing 0.48-acre site. This project is located on the south side of Leghorn Street, between San Antonio Road and Independence Ave in the MM-40 (General Industrial) Zoning 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, including a recommendation that the project is categorically exempt pursuant to Section 15303 ("New Construction or Conversion of Small Structures") of the California Environmental Quality Act (CEQA) Guidelines.

This item will be discussed at an Administrative Zoning public hearing on July 22, 2026, where a final action will be made.

Public notices were sent to all property owners and occupants within 750 feet of the project site and a newspaper of general circulation published a notice of the hearing per City Code Section 36.56.20.

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
Business Description Letter