



ADMINISTRATIVE ZONING MEMORANDUM

Item No. 5.1

DATE: August 18, 2023

TO: Amber Blizinski, Assistant Community Development Director
Ed Arango, Assistant Public Works Director/City Engineer
Diana Fazely, Senior Deputy City Attorney

FROM: Ellen Yau, Senior Planner

SUBJECT: Recommendation for Zoning Permit No. PL-2023-115 and PL-2023-116 at 570 S Rengstorff Avenue

On June 19, 2023, Mark Currington of Taylor Morrison of CA, LLA, filed a request for a one-year Permit Extension of a Planned Unit Development Permit and Development Review Permit to construct an 85-unit rowhouse development to replace 70 apartment units; a Heritage Tree Removal Permit to remove 38 Heritage trees; and a Vesting Tentative Map for subdivision to create 11 lots for condominium purposes and seven common lots on a 4.07-acre project site; and a determination the project is categorically exempt pursuant to Section 15332 ("In-Fill Development Projects") of the CEQA Guidelines. This project is located on the northwest corner of South Rengstorff Avenue and Latham Street in the R3-1.25 (Multiple-Family Residential) 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.

This item will be discussed at a Joint Administrative Zoning and Subdivision Committee public hearing on August 23, 2023, 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
Draft Subdivision Conditions
Tentative Map
Applicant Letter
Public Comment