



**ADMINISTRATIVE ZONING MEMORANDUM**  
**Item No. 3.1**

**DATE:** October 4, 2024

**TO:** Amber Blizinski, Assistant Community Development Director

**FROM:** Phillip Brennan, Senior Planner

**SUBJECT:** Recommendation for Zoning Permit No. PL-6477 at 846 Independence Avenue

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On June 28, 2024, Thomas McConnell of Midwife and the Baker filed a request for a Conditional Use Permit to allow ancillary retail commercial use (food and beverage service) at an existing bakery facility and a Development Review Permit for minor site modifications including an attached 276 square-foot café and sales station and partial perimeter wall on a 0.36-acre site. This project is located on the southwest corner of Independence Avenue and Wyandotte Street 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 15301 (“Existing Facilities”) and Section 15303 (“New Construction or Conversion of Small Structures”) of the CEQA Guidelines.

This item will be discussed at an Administrative Zoning public hearing on October 9, 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  
Project Description