



SUBDIVISION COMMITTEE MEMORANDUM

Item No. 4.1

DATE: February 27, 2026

TO: Amber Blizinski, Assistant Community Development Director
Quynh Byrer, Principal Engineer

FROM: Sam Hughes, Senior Planner

SUBJECT: Recommendation for Vesting Tentative Map (Zoning Permit No. PL-10665) at 555 West Middlefield Road (APN: 158-49-001)

On December 20, 2024, Joe Kirchofer, on behalf of AvalonBay Communities (the “applicant”) submitted a preliminary application pursuant to Section 65941.1 of the Government Code and subsequently filed a formal application on April 4, 2025 (Application No. PL-10665) for a Vesting Tentative Map (Subdivision Map) to create three new lots, including one lot for a future 1.34-acre public park and one lot for condominium purposes with 97 condominium units on a 14.5-acre project site located at 555 West Middlefield Road (APN: 158-49-001). This project site is located on the south side of West Middlefield Road between Moffett Boulevard and Highway 85 in the P (Planned Community) Zoning District.

On the same date, the applicant also submitted an application for a Planned Community Permit, Development Review Permit, and Heritage Tree Removal Permit on the same site to construct a 323-unit addition to an existing 404-unit residential apartment complex which will be considered by the City Council at a future hearing.

City staff has completed the review of the Vesting Tentative Map application and is recommending that the Subdivision Committee recommend approval of the Subdivision Map to the City Council based on the findings and conditions of approval in the Findings Report, including a recommendation that the project is statutorily exempt from the California Environmental Quality Act (CEQA) pursuant to Section 21088.66 of the Public Resources Code (“Urban Infill Exemption”).

This item will be discussed at a Subdivision Committee public hearing on March 4, 2026, where a recommendation to the City Council will be made on the Vesting Tentative Map application only. The City Council hearing on the map, and project, is tentatively scheduled for March 24, 2026.

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

555 West Middlefield Road

March 4, 2026

Page 2

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
 Vesting Tentative Map
 AB 130 CEQA Exemption Memorandum