



COMMUNITY DEVELOPMENT DEPARTMENT

PLANNING DIVISION

500 Castro Street, P.O. Box 7540
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ADMINISTRATIVE ZONING MEMORANDUM

Item No. 4.1

DATE: February 7, 2025

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

FROM: Hang Zhou, Associate Planner

SUBJECT: Recommendation for Zoning Permit No. PL-2023-204 and PL-2023-205 at 301, 309, 317, 323 Moorpark Way & 301 Sylvan Avenue

On October 2, 2023, Josh Vrotsos on behalf of Dividend Homes, Inc., filed a request for a Development Review Permit and a Special Design Permit to remove an existing single family home, a vacant private school, and a commercial building to construct 22 single family homes, including a 38.75% State Density Bonus, a Heritage Tree Removal Permit to remove 26 Heritage trees, and a Vesting Tentative Map to combine five existing parcels and create 22 residential parcels and five common parcels on a 2.51-acre project site.

City staff has completed the review of the application and is making recommendation to Zoning Administrator recommending conditional approval to the City Council based on the findings and conditions of approval in the attached report including a recommendation that the project is categorically exempt pursuant to Section 15332 ("In-Fill Development Projects) and Section 15302 ("Replacement or Reconstruction") of California Environmental Quality Act (CEQA) Guidelines.

This item will be discussed at a Joint Administrative Zoning and Subdivision Committee public hearing on February 12, 2025, where a recommendation to City Council, tentatively scheduled for March 13, 2025, will be made.

Public notices were sent to all property owners and occupants 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: Staff Memo

301, 309, 317, 323 Moorpark Way & 301 Sylvan Avenue

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Draft Findings Report

Draft Subdivision Findings Report

Plan Set

Vesting Tentative Map

Density Bonus Letter

Arborist Report

Noise Assessment