



ADMINISTRATIVE ZONING MEMORANDUM

Item No. 4.1

DATE: December 13, 2024

TO: Amber Blizinski, Assistant Community Development Director
Quynh Byer, Principal Civil Engineer
Diana Fazely, Senior Deputy City Attorney

FROM: Margaret Netto, Senior Planner

SUBJECT: Recommendation for Zoning Permit No. PL-2024-018 and PL-2024-019 at 198 Easy Street
On January 29, 2024, Phoi Phan, Phan Architects, filed a Planned Unit Development Permit, Special Design Permit Development Review Permit, and a Vesting Tentative Map to construct a 5-unit detached rowhouse development to replace one existing residential unit, and a Heritage Tree Removal Permit to remove eight Heritage trees on a 0.51-acre project site. This project is located on the west side of Easy Street between the Highway 85 on-ramp and Gladys Court in the R3-3-sd (Multiple-Family Residential-Special Design) district.

City staff has completed the review of the application, including a recommended determination that the project is categorically exempt pursuant to Section 15332 ("In-Fill Development Projects") of the CEQA Guidelines, 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 December 18, 2024, where a recommendation to the City Council, tentatively scheduled for January 28, 2025, will be made.

Public notices were sent to all property owners and occupants within 750 feet of the subject site.

Copies of these documents are available for review at the Community Development Department, 500 Castro Street, First Floor, Mountain View, CA 94041 or may be available by contacting the project planner.

Attachments: Draft Findings Report
Draft Subdivision Findings Report
Plan Set