



ADMINISTRATIVE ZONING MEMORANDUM

Item No. 3.1

DATE: June 4, 2026

TO: George Schroeder, Planning Manager

FROM: Madelyn Faul, Assistant Planner

SUBJECT: Recommendation for Zoning Permit No. PL-17025 at 2378 Old Middlefield Way (APN: 147-07-054)

On March 20, 2026, Atam Sandhu (the applicant) filed a request for a two-year Permit Extension for a previously approved Development Review Permit (PL-2023-113) to construct a new carwash facility, including a 1,960-square-foot carwash building, seven vacuum stations, a trash enclosure, and new landscaping, replacing an existing self-serve carwash on a 0.37-acre site. This project site is located on the northeast corner of Old Middlefield Way and Independence Avenue in the CS (Commercial-Service) Zoning District.

City staff has completed the review, which is unchanged from the originally approved project and was previously determined to be categorically exempt pursuant to Section 15303 (“New Construction or Conversion of Small Structures”) of the California Environmental Quality Act (CEQA) Guidelines. Staff is recommending approval based on the findings and conditions of approval in the attached report.

This item will be discussed at an Administrative Zoning public hearing on June 10, 2026, where a final action will be made.

Public notices were sent to all property owners and occupants 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.

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
Extension Request Letter
Plan Set