



COMMUNITY DEVELOPMENT DEPARTMENT

PLANNING DIVISION

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

Item No. 4.1

**DATE:** July 18, 2025

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

**FROM:** Elaheh Kerachian, Senior Planner

**SUBJECT:** Recommendation for Zoning Permit No. PL-7775 at 828-836 Sierra Vista Avenue and 1975-1979 Colony Street (APNs: 153-04-001, 153-04-017, 153-04-018, and 153-04-019)

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On September 20, 2023, Albert Wang for Legend Colony LLC filed a request for a Planned Unit Development and Development Review Permit to construct a new 20-unit rowhouse development, utilizing State Density Bonus Law, and a Vesting Tentative Map to create 20 residential lots and two common lots on a vacant 0.99-acre project site. This project is located on the southwest corner of Sierra Vista Avenue and Colony Street in the R3-2 (Multi-Family Residential) zoning district.

City staff has completed the review of the application and is recommending the Zoning Administrator and Subdivision Committee recommend approval of the application to the City Council, based on the findings and conditions of approval in the attached reports, including a recommendation that the project is categorically exempt pursuant to Section 15332 ("In-Fill Development Projects") of the California Environmental Quality Act (CEQA) Guidelines.

This item will be discussed at a Joint Administrative Zoning and Subdivision Committee public hearing on July 23, 2025, where a recommendation to City Council 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:** Draft Findings Report  
Draft Subdivision Findings Report  
Plan Set  
Vesting Tentative Map  
Density Bonus Letter