



COMMUNITY DEVELOPMENT DEPARTMENT

PLANNING DIVISION

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

Item No. 3.2

**DATE:** September 18, 2025

**TO:** Rebecca Shapiro, Deputy Zoning Administrator

**FROM:** Jeffrey Tsumura, Senior Planner

**SUBJECT:** Recommendation for Zoning Permit No. PL-9639 at 935 Sierra Vista Avenue (APN: 153-03-019)

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On February 18, 2025, Cynthia Munoz for Stoecker + Northway Architects, on behalf of Chinese Church in Christ, filed a modification to an existing Conditional Use Permit (024-90-UPA) for an existing church use at 920 Sierra Vista Avenue to allow ancillary membership organization use within an existing 11,456 square foot industrial building located across the street at 935 Sierra Vista Avenue with a shared parking reduction (a parking reduction is requested as the parking will be shared between the two sites), and a Development Review Permit to construct minor façade and site modifications to the existing industrial building on a 0.89-acre site. The Conditional Use Permit modification expands the church's existing operations at 920 Sierra Vista Avenue to include use of the neighboring building at 935 Sierra Vista Avenue. This project is located on the east side of Sierra Vista Avenue between Leghorn Street and Plymouth Street in the MM-40 (General Industrial) Zoning District.

City staff has completed the review of the application and is recommending approval based on the findings and conditions of approval in the attached report, including a recommendation that the project is categorically exempt pursuant to Section 15301 ("Existing Facilities") of the CEQA Guidelines.

This item will be discussed at an Administrative Zoning public hearing on September 24, 2025, where a final action will be taken.

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

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.

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Attachments:   Draft Findings Report  
                      Plan Set  
                      Project Description Letter  
                      Parking Study