



**ADMINISTRATIVE ZONING MEMORANDUM**

**Item No. 3.1**

**DATE:** June 21, 2024

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

**FROM:** Diana Pancholi, Acting Advanced Planning Manager

**SUBJECT:** Recommendation for Zoning Permit No. PL-2024-052 and PL-2024-053 at 555 W Middlefield Road

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On March 28, 2024, Joe Kirchofer for Avalon Bay Community Inc. filed a Request for a two-year permit extension Permit Extension for a previously-approved General Plan Map and Text Amendment from Medium-Density Residential to High-Low Density Residential, a Planned Community Permit and a Development Review Permit to allow a 323-unit addition to an existing 402-unit residential apartment development with three new subterranean garages, a new amenity building/leasing office, and a future 1.34-acre public park (land dedicated to the City), and a Heritage Tree Removal Permit to remove 51 Heritage Trees and relocate 39 existing trees on a 14.5-acre project site; a Vesting Tentative Map to create 3 lots with up to one of the lots containing 111 condominium units; and a determination that the project has an existing adopted Environmental Impact Report prepared pursuant to the CEQA Guidelines. The project is located on the south side of West Middlefield Road between Moffett Boulevard and Highway 85 in the P (Planned Community) 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.

This item will be discussed at a joint Administrative Zoning and Subdivision Committee public hearing on June 26, 2024, where a final action will be made.

Public notices were sent to all property owners 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

555 W Middlefield Road

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Plan Set

Vesting Tentative Map

Draft Subdivision Conditions