



ADMINISTRATIVE ZONING MEMORANDUM

Item No. 7.1

DATE: November 3, 2023

TO: Amber Blizinski, Assistant Community Development Director/Zoning Administrator

FROM: Krisha Penollar, Senior Planner

SUBJECT: Recommendation for Zoning Permit No. PL-2022-093 at 171 and 175 Castro Street

On April 28, 2022, Hoyul Choi for Kitchen Story & U:Dessert Story filed a request for a Provisional Use Permit to allow a 3,094 square foot restaurant use, U-Dessert Story, in a multi-tenant building, a Planned Community Permit and Development Review Permit for outdoor dining to allow four tables and eight seats and modifications to the building facade, and a Historic Preservation Permit to allow the minor façade modifications to a historic building on a 0.11-acre site; and a determination that the project is categorically exempt pursuant to Section 15301 ("Existing Facilities") and Section 15331 of the CEQA Guidelines ("Historic Resource Restoration/Rehabilitation"). This project is located on the east side of Castro Street between Villa Street and Evelyn Avenue in the P-19 (Downtown) Precise Plan.

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 an Administrative Zoning public hearing on November 8, 2023, 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
Plan Set
Historical Assessment