



ADMINISTRATIVE ZONING MEMORANDUM
Item No. 5.1

DATE: October 20, 2023

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

FROM: Jeffrey Tsumura, Senior Planner

SUBJECT: Recommendation for Zoning Permit No. PL-2022-177 and PL-2023-161 at 920 Sierra Vista Avenue and 1960 Plymouth Street

On September 8, 2022, Daniel Chan for Chinese Church in Christ filed a request for a Conditional Use Permit to expand an existing church use and a parking reduction to provide 119 spaces, in lieu of 150 required spaces, a Development Review Permit to construct a new 8,091 square-foot multi-purpose building above a partially submerged parking garage, a Heritage Tree Removal Permit to remove three Heritage trees on an existing church site, a Lot Line Adjustment to replace two existing parcels with a new 1.92-acre parcel; and a determination that the project is categorically exempt pursuant to 15332 of the CEQA Guidelines (“Infill Projects”). This project is located at the northwest corner of Sierra Vista Avenue and Plymouth Street in the R3-2sd (Multi-Family Residential - Special Design) district and MM (General Industrial) 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 October 25, 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
Draft Lot Line Adjustment Conditions
Plot Plan
Public Comment