



**ADMINISTRATIVE ZONING MEMORANDUM**  
**Item No. 5.2**

**DATE:** November 8, 2024

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

**FROM:** Vinson Kwan, Associate Planner

**SUBJECT:** Recommendation for Zoning Permit No. PL-6217 and PL-6465 at 590 Castro Street

On August 13, 2024, Jeffrey Sobrato filed a request for a two-year Permit Extension for a previously approved Planned Community Permit and Development Review Permit to construct a new four-story, 105,264 square-foot mixed-use commercial building with two levels of underground parking, including reduced parking (from 314 to 255 spaces), and 13,997 square feet of ground-floor office space, and a Heritage Tree Removal Permit to remove nine (9) Heritage trees (Application No. PL-2020-056); and a two-year Permit Extension request for a Preliminary Parcel Map to combine five (5) lots into one (1) lot (Application No. PL-2020-057) on a 0.97-acre project site. This project is located on the north-west corner of Castro Street and Church Street in the P-19 (Downtown) Precise Plan. This project remains unchanged from the originally approved project, which was determined to be categorically exempt per CEQA Guidelines Section 15332 (“In-Fill Development Projects”) at the time of original project approval and remains as such.

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 November 13, 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  
Draft Subdivision Findings Report  
Plan Set Part 1  
Plan Set Part 2  
Permit Extension Request Letter