



ADMINISTRATIVE ZONING MEMORANDUM
Item No. 3.1

DATE: May 22, 2026

TO: Amber Blizinski, Assistant Community Development Director

FROM: Vinson Kwan, Associate Planner

SUBJECT: Recommendation for Zoning Permit No. PL-8889 at 333 Franklin Street (APN: 158-12-069)

On January 15, 2025, Jenny Kang for Silicon Valley Custom Homes, Inc. filed a Planned Community Permit and Development Review Permit to construct a three-story, multi-family building with 11 apartment units and two detached Accessory Dwelling Units (ADUs), on a vacant site which previously contained a multi-family building, utilizing State Density Bonus Law; and a Heritage Tree Removal Permit to remove two Heritage Trees on a 0.172-acre site. The project is located on the east side of Franklin Street between West Dana Street and California Street 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, including a recommendation that the project is categorically exempt pursuant to Section 15332 ("In-Fill Development") of California Environmental Quality Act (CEQA) Guidelines.

This item will be discussed at an Administrative Zoning public hearing on May 27, 2026, where a recommendation to City Council will be made. The City Council hearing on the project is tentatively scheduled for June 23, 2026.

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

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
Arborist Report

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Density Bonus Letter