



COMMUNITY DEVELOPMENT DEPARTMENT

PLANNING DIVISION

500 Castro Street, P.O. Box 7540
Mountain View, CA 94039-7540
650-903-6306 | MountainView.gov

ADMINISTRATIVE ZONING MEMORANDUM
Item No. 3.1

DATE: September 18, 2025

TO: Rebecca Shapiro, Deputy Zoning Administrator

FROM: Vinson Kwan, Associate Planner

SUBJECT: Recommendation for Zoning Permit No. PL-8961 at 312 Castro Street

On January 27, 2025, Michael Dern of DERN Architecture + Development applied for a Planned Community Permit and Development Review Permit to allow a 107 square foot addition and façade modifications to an existing commercial tenant space on a 0.29-acre site. The project is located on the west side of Castro Street between California Street and West Dana 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 15301 ("Existing Facilities") of California Environmental Quality Act (CEQA) Guidelines.

This item will be discussed at an Administrative Zoning public hearing on September 24, 2025, where the Zoning Administrator will take action on the project.

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