



ADMINISTRATIVE ZONING MEMORANDUM

Item No. 3.2

DATE: May 21, 2026

TO: Amber Blizinski, Assistant Community Development Director

FROM: Aki Snelling, Senior Planner

SUBJECT: **Recommendation for Zoning Permit No. PL-14160 at 1075 El Monte Avenue (APN 189-33-035)**

On October 22, 2025, Heather Young of Heather Young Architects submitted an application for a modification to previously approved Conditional Use Permits (Planning Application Nos. 020-02-UPA, 260-69-UPA, and 1959 AOPA No. 54) to allow an ancillary residential use at an existing church with an education wing and existing child day-care center, and a Development Review Permit to construct a 1,888 square foot, two-story parsonage residence with a 254 square foot detached carport, replacing 12 existing church parking spaces, and relocating an existing trash enclosure on a 1.67-acre site. The project site is located on the east side of El Monte Avenue, between Hollingsworth Drive and West El Camino Real, in a Multiple-Family Residential Zoning District. The northern half of the site is zoned R3-1 and the southern half is zoned R3-1h2s (Multiple-Family Residential, Two-Story Height Limitation).

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 15303 (“New Construction or Conversion of Small Structures”) of the California Environmental Quality Act (CEQA) Guidelines.

This item will be discussed at an Administrative Zoning public hearing on May 27, 2026, where a final action will be made.

Public notices were sent to all property owners and occupants within 750’ of the project site, and a public notice of the hearing was published in a newspaper of general circulation per Section 36.56.20 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, California, 94041, or may be made available by contacting the project planner.

Attachments: Draft Findings Report
Plan Set