



ADMINISTRATIVE ZONING MEMORANDUM

Item No. 3.1

DATE: January 8, 2026

TO: George Schroeder, Planning Manager

FROM: Brendan Norton, Assistant Planner

SUBJECT: Recommendation for Zoning Permit No. PL-9722 at 555 San Antonio Road
(APN: 148-20-008)

On August 15, 2025, Ejaz Farook for BPREP Village Residences LLC filed a request for a Provisional Use Permit to allow a new medical service use less than 3,000 square feet, ("hydration room") consisting of IV and injection therapy, within an existing 1,644 square-foot commercial tenant space at the Village at San Antonio Center on a 5.51-acre site. This project is located at the eastern terminus of Fayette Drive between San Antonio Road and Pacchetti Way in the P(40) San Antonio Precise Plan.

City staff has completed review of the application, including a recommendation that the project is categorically exempt pursuant to Section 15301 ("Existing Facilities") of the California Environmental Quality Act (CEQA) Guidelines and is recommending approval based on the findings and conditions of approval in the attached report

This item will be discussed at an Administrative Zoning public hearing on January 14, 2026, 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
Business Description Letter