



ADMINISTRATIVE ZONING MEMORANDUM

Item No. 5.1

DATE: July 19, 2024

TO: Amber Blizinski, Assistant Community Development Director
Ed Arango, Assistant Public Works Director/City Engineer
Diana Fazely, Assistant City Attorney

FROM: Diana Pancholi, Acting Advanced Planning Manager

SUBJECT: Recommendation for Zoning Permit No. PL-2024-052 and PL-2024-053 at 555 W. Middlefield Road

On March 28, 2024, Joe Kirchofer for Avalon Bay Community Inc. filed a timely request for a two-year permit extension of the following: (1) a previously-approved Planned Community Permit and a Development Review Permit to allow a 323-unit addition to an existing 402-unit residential apartment development with three new subterranean garages, a new amenity building/leasing office, and a future 1.34-acre public park (land dedicated to the City), and a Heritage Tree Removal Permit to remove 51 Heritage Trees and relocate 39 existing trees on a 14.5-acre project site (Application No. PL-2017-004, approved by City Council Resolution No. 18665); and (2) a previously-approved Vesting Tentative Map to create 3 lots with up to one of the lots containing 111 condominium units (Application No. PL-2018-204, approved by City Council Resolution No. 18666). The City previously certified an Environmental Impact Report for the project pursuant to the California Environmental Quality Act and an Addendum to the EIR. The project is located on the south side of West Middlefield Road between Moffett Boulevard and Highway 85 in the P (Planned Community) district.

This application was reviewed at a joint Administrative Zoning and Subdivision Committee public hearing on June 26, 2024, however, City staff subsequently discovered a noticing error. To address the error, and to ensure that the City complies with the noticing requirements in Section 36.56.20 [Notice of hearing] of the City Code, the Zoning Administrator and Subdivision Subcommittee's previous decisions taken on June 26, 2024, will be rescinded, and a new duly noticed Joint Administrative Zoning and Subdivision Committee public hearing will take place on July 24, 2024, at which final action will be taken.

City staff has completed the review of the application in accordance with Sections 28.19.05-28.19.20, and 36.56.65 of the City Code and is recommending approval based on the findings and conditions of approval in the attached reports.

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Public notices were sent to all property owners within 750 feet of the project site and interest.

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
 Vesting Tentative Map