



ADMINISTRATIVE ZONING MEMORANDUM
Item No. 6.1

DATE: December 13, 2024

TO: Amber Blizinski, Assistant Community Development Director

FROM: Aki Snelling, Senior Planner

SUBJECT: Recommendation for Zoning Permit No. PL-5999 at 2249 – 2283, 2319 – 2325 and 2385 Old Middlefield Way and 775 Independence Avenue (APN: 147-12-033, 147-12-034, 147-12-060 and 147-12-061)

Project Request

On October 31, 2023, Brenda Joy Gabbac for Magnussen’s Middlefield LLC, filed a request for a Development Review Permit to remove two commercial buildings, including a vacant 8,450 square foot auto service and repair building and a 14,880 square foot office/industrial building, and construct a new two-story 39,399 square foot automobile dealership with auto service, parts and repair facility for Toyota and a Heritage Tree Removal Permit to remove 80 Heritage Trees (including a hedge of 61 small redwood trees that meet the definition of Heritage tree) on a 2.4-acre site. This project is located on the southeast corner of Old Middlefield Way and Independence Avenue in the CS (Commercial Services) zoning district.

Project Information

During the entitlement review period, the applicant held two neighborhood meetings (June 19, 2024, and July 23, 2024) to engage with the community, including a neighborhood directly to the south of the project site. During these meetings, and subsequent discussions between the community and applicants, the applicant made revisions to the project to address concerns. These modifications included:

- Extending the rear wall to conceal the vehicle ramp to the rooftop to reduce noise and visual impacts;
- Relocation of the trash enclosure into the building to reduce noise to the adjacent neighborhoods;
- Inclusion of construction measures to address noise/vibration and air quality;
- Retention of additional mature redwood trees along the southern perimeter of the site to address privacy issues;

- Adding landscaping along the rear elevation of the building to provide visual relief between the new building and the adjacent neighborhood; and
- Confirmation from the applicant, which has been included as a condition of approval, that vehicle delivery trucks will enter from Old Middlefield Way via the shared driveway, unload vehicles along the front of the building furthest from residential uses and exit onto Independence Way.

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 of the CEQA Guidelines (“In-Fill Development Projects”).

This item will be discussed at an Administrative Zoning public hearing on December 18, 2024, where the Zoning Administrator will take action on the project.

Public notices were sent to all property owners and tenants 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 Part 1
 Plan Set Part 2
 CEQA Compliance Checklist – Class 32 Exemption
 Arborist Report
 Queuing Analysis