



COMMUNITY DEVELOPMENT DEPARTMENT

PLANNING DIVISION

500 Castro Street, P.O. Box 7540
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ADMINISTRATIVE ZONING MEMORANDUM

Item No. 4.1

DATE: October 17, 2025

TO: Amber Blizinski, Assistant Community Development Director
Quynh Byrer, Principal Civil Engineer
Brenda Sylvia, Assistant Community Services Director

FROM: Edgar Maravilla, Senior Planner

SUBJECT: Recommendation for Zoning Permit No. PL-6753 at 843-903 Castro Street, 700 West El Camino Real, and 750 Fairmont Avenue (APNs: 158-06-008, 158-06-010, 158-06-036, 158-06-037, 158-06-038, and 158-06-039)

On November 8, 2023, Glen Yonekura for Castro GPRV 10, LLC filed a request for a Planned Community Permit and Development Review Permit to construct an eight-story, mixed-used development with 140 residential condominium units, 9,743 square feet of ground-floor commercial space, and two levels of below-grade parking, utilizing State Density Bonus Law, replacing three existing commercial properties and four residential units, a Provisional Use Permit to allow residential uses (on upper floors only) along the Castro Street frontage, a Heritage Tree Removal Permit to remove seven Heritage trees, and a Vesting Tentative Map for condominium purposes, on a 1.43-acre project site. This project is located near the northeast corner of Castro Street and El Camino Real in the P(19) (Downtown) Precise Plan.

City staff has completed the review of the application and is recommending the Zoning Administrator and Subdivision Committee recommend approval of the application to the City Council, based on the findings and conditions of approval in the attached reports, including a recommended determination that the project is categorically exempt pursuant to Section 15332 ("In-Fill Development Projects") of the California Environmental Quality Act (CEQA) Guidelines.

This item will be discussed at a Joint Administrative Zoning and Subdivision Committee public hearing on October 22, 2025, where a recommendation to City Council will be made.

Public notices were sent to all property owners and occupants 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
 Draft Subdivision Findings Report
 Plan Set
 Vesting Tentative Map
 Arborist Report
 Density Bonus Letter
 CEQA Categorical Exemption Report