



COMMUNITY DEVELOPMENT DEPARTMENT

PLANNING DIVISION

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

Item No. 4.1

DATE: August 7, 2025

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

FROM: Krisha Penollar, Senior Planner

SUBJECT: Recommendation for Zoning Permit No. PL-7343 (formerly PL-2023-130 & PL-2023-131) at 266-272 Tyrella Avenue (APN: 160-32-006 & 160-32-007)

On July 12, 2023, William Maston of William Maston Architect & Associates filed a request for a Development Review Permit to construct a four-story, 47-unit residential condominium development utilizing State Density Bonus Law, a Heritage Tree Removal Permit to remove eight Heritage trees, and a Tentative Map for condominium purposes to create one common lot and 47 residential condominium units on a 1.01-acre project site. This project is located on the west side of Tyrella Avenue between East Middlefield Road and Gladys Avenue in the R3-1 (Multiple-Family Residential) Zoning District

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 ("In-fill Development Projects") of the CEQA Guidelines.

This item will be discussed at a Joint Administrative Zoning and Subdivision Committee public hearing on August 13, 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
Tentative Map

266-272 Tyrella Avenue

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Density Bonus Letter

Arborist Report

Public Comment