



ADMINISTRATIVE ZONING MEMORANDUM

Item No 3.1

DATE: January 23, 2026

TO: George Schroeder, Planning Manager

FROM: Tristan White, Assistant Planner

SUBJECT: Recommendation for Zoning Permit No. PL-13400 at 565 S San Antonio Road
(APN: 148-20-008)

On August 19, 2025, Michelle Leszcynski for Steamoji filed a request for a Provisional Use Permit to allow a school (specialized education and training) use for a tutoring school at an existing 1,428 square foot tenant space in a mixed-use commercial center (“The Village” at San Antonio Center) on a 5.51-acre site. This project is located at the southeast corner of San Antonio Road and Fayette Drive in the P(40) San Antonio Precise Plan.

City staff has completed the review of the application, including a recommendation that the project is categorically exempt pursuant to Section 15301 (“Existing Facilities”) 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 28, 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
Traffic Management Plan