



ADMINISTRATIVE ZONING MEMORANDUM

Item No. 3.2

DATE: February 21, 2025

TO: Amber Blizinski, Assistant Community Development Director

FROM: Madelyn Faul, Assistant Planner

SUBJECT: Recommendation for Zoning Permit No. PL-6571 at 1344 Terra Bella Avenue

On August 29, 2024, Thomas Traum for The Irvine Company, LLC filed a request for a Development Review Permit to construct site and facade modifications at an existing commercial building, and a Heritage Tree Removal permit to remove three Heritage trees on a 2.78-acre site. This project is located northwest of Terra Bella Avenue between West Middlefield Road and North Shoreline Boulevard in the ML (Limited Industrial) Zoning District.

City staff has completed the review of the application, including a recommendation that the project is categorically exempt pursuant to Section 15301 ("Existing Facilities") of the CEQA Guidelines, 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 February 26, 2025, 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
Arborist Report