



ADMINISTRATIVE ZONING MEMORANDUM

Item No. 5.1

DATE: December 8, 2023

TO: Aaron Hollister, Deputy Zoning Administrator
Ed Arango, Assistant Public Works Director/City Engineer
Diana Fazely, Senior Deputy City Attorney

FROM: Ellen Yau, Senior Planner

SUBJECT: Recommendation for Zoning Permit No. PL-2022-099 at 500 and 550 Ellis Street

On May 4, 2022, Loren Brown for Portola Land Company, filed a request for a Lot Line Adjustment to remove a property line to combine two existing parcels into one parcel to accommodate hotel and office buildings on a 2.16-acre site (the associated development project was approved by the City Council on November 14, 2023); and a determination that an Initial Study of Environmental Significance has been prepared pursuant to Section 15168 of the California Environmental Quality Act (CEQA) because the project is within the scope of the adopted East Whisman Precise Plan Final Environmental Impact Report. This project is located on the west side of Ellis Street between National Avenue and Fairchild Drive in the P-41 (East Whisman) Precise Plan.

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.

This item will be discussed at a Joint Administrative Zoning and Subdivision Committee public hearing on December 13, 2023, 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 Lot Line Adjustment Conditions
Lot Line Adjustment