



ADMINISTRATIVE ZONING MEMORANDUM

Item No. 6.1

DATE: May 19, 2023

TO: Lindsay Hagan, Assistant Community Development Director/Zoning Administrator
Ed Arango, Assistant Public Works Director/City Engineer
Diana Fazely, Senior Assistant City Attorney

FROM: Edgar Maravilla, Senior Planner

SUBJECT: Recommendation for Zoning Permit Nos. PL-2023-017 and PL-2023-073 at 151 East Evelyn Avenue.

On February 27, 2023, Darren-Lombardo for ECE Investment Company LP filed a request for a two-year Permit Extension for a previously approved Conditional Use Permit and Development Review Permit (PL-2019-362) to allow a research and development office use in an existing 14,079 square foot commercial building and a Development Review Permit for facade and site modifications; and amend a previously-approved Lot Line Adjustment (PL-2021-041) to combine two lots into one 0.9-acre lot and extend for an additional two-year entitlement; and a determination that the project is categorically exempted per Section 15303 ("New Construction or Conversion of Small Structures") of the CEQA Guidelines. This project is located between Pioneer Way and Kittyhawk Way fronting on East Evelyn Avenue in the MM (General Industrial) district.

City staff has completed the review of the application and is recommending approval based on the findings and conditions of approval attached.

This item will be discussed at a Joint Administrative Zoning and Subdivision Committee public hearing on May 24, 2023, where a final action will be made.

Public notices were sent to all property owners within 750 feet of the project site.

Hardcopies 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
Draft Subdivision Conditions
Plot Plan

Note: The copyright owner has not consented to the distribution of architectural plans online. Per SB 1214, the City is restricted to posting a site plan and massing diagram.