



City of Mountain View

Agenda

Administrative Zoning Hearing

Wednesday, April 26, 2023

4:00 PM

Plaza Conference Room, 500 Castro St., Mountain View,
CA 94041

1. CALL TO ORDER

2. ROLL CALL

3. ORAL COMMUNICATIONS FROM THE PUBLIC

4. CONSENT CALENDAR - None.

5. PUBLIC HEARING

- 5.1 2400 - 2700 Charleston Road, Kerry Williams for Charleston Mountain View Owner, LLC, PL-2022-145; APN:147-02-019, 147-02-018

Request for a Conditional Use Permit to convert three existing vacant warehouse retail buildings into a research and development use; a Development Review Permit to add 6,013 square feet to existing mezzanine levels in two buildings as additional floor area, totaling 108,474 square feet on-site, and site and landscaping improvements on a 10.98 acre site with two existing retail buildings and surface parking lot to remain; and a determination that the project is categorically exempt pursuant to Section 15301 ("Existing Facilities") and Section 15304 ("Minor Alterations to Land") of the CEQA Guidelines. This project is located north of Charleston Road, between Industrial Avenue and US-101 freeway in the MM-40 (General Industrial) district.

Project Planner: Elahah Kerachian

Attachments:

[Staff Memo](#)

[Draft Findings Report](#)

[Plan Set](#)

6. JOINT ADMINISTRATIVE ZONING AND SUBDIVISION COMMITTEE PUBLIC HEARING

6.1 1332 Park Drive, Prasad Parimi, PL-2021-190 and PL-2021-191; APN: 189-32-028

Recommendation: Request for a Planned Unit Development Permit and Development Review Permit to construct three small-lot, single-family homes, replacing one single-family home, a Heritage Tree Removal Permit to remove two Heritage trees, and a Preliminary Parcel Map to create three new lots on a 0.35-acre site; and a determination the project is categorically exempt per Section 15332 ("In-Fill Development Projects") and Section 15315 ("Minor Land Divisions") of the CEQA Guidelines. This project is located on the north side of Park Drive between Permanente Creek and Mountain View Avenue in the R3-1 (Multiple-Family Residential) district.

Project Planner: Jeffrey Tsumura

Attachments: [Staff Memo](#)
[Draft Findings Report](#)
[Plan Set](#)
[Draft Subdivision Conditions](#)
[Tentative Parcel Map](#)
[Redlined Map for Condition No. 2](#)

6.2 1020 and 1040 Terra Bella Avenue, and 1055 San Leandro Avenue, Bryan Miranda for Public Storage, PL-2021-170: APN; 153-15-030,153-15-002, and 153-15-021

Recommendation: Request for a Lot Line Adjustment to combine two parcels at 1040 Terra Bella Avenue and 1055 San Leandro Avenue and modify one lot line between 1040 Terra Bella Avenue and 1020 Terra Bella Avenue, resulting in a 3.8-acre site for 1040 Terra Bella Avenue and a 1.04-acre site for 1020 Terra Bella Avenue; and a determination that an Initial Study/Mitigated Negative Declaration was prepared per the CEQA Guidelines. The project sites are located at the northwest corner of Terra Bella Avenue and San Rafael Avenue in the MM (General Industrial) district and P (Planned Community) district.

Project Manager: Edgar Maravilla

Attachments: [Staff Memo](#)
[Draft Subdivision Conditions](#)
[Plot Plan](#)

6. ADJOURNMENT OF SUBDIVISION COMMITTEE HEARING

7. ADJOURNMENT

NOTICE TO THE PUBLIC:

Administrative Zoning Hearings are held regularly on the second and fourth Wednesday of each month at 4:00 p.m. and may be held jointly with the Subdivision Committee.

The agenda and staff reports may be viewed online at mountainview.legistar.com.

Questions or comments regarding the agenda may be directed to the Zoning Administrator or the Project Planner listed on the agenda for the item at (650) 903-6306 or planning.division@mountainview.gov.

The Zoning Administrator may take action on any matter noticed herein. The Zoning Administrator's consideration of and action on the matters noticed herein are not limited by the recommendations indicated on the agenda.

Pursuant to the Americans with Disabilities Act (ADA), if you need special assistance in this meeting, please contact the Planning Secretary at (650) 903-6306. Notification of 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. (28 CFR 35.160 (b) (1))

ADDRESSING THE ZONING ADMINISTRATOR:

Interested persons are entitled to speak on any item on the agenda and should make their interest known to the Zoning Administrator.

Anyone wishing to address the Zoning Administrator or Subdivision Committee on a nonagenda item may do so during the Oral Communications portion of the agenda. Speakers are allowed to speak one time on any number of topics for up to three minutes. If there appears to be a large number of speakers, the Zoning Administrator may reduce speaking time to no less than 1.5 minutes per speaker.

Pursuant to Government Code Section 54954.3(b)(1), at least twice the allotted time will be provided to a member of the public who utilizes a translator.

ADMINISTRATIVE ZONING HEARING REVIEW PROCESS

The Zoning Administrator is the approval body for all applications requiring a Conditional Use Permit, Variance, Planned Unit Development, Development Review Permit, or Planned Community Permit and can provide a recommended action on permits that require City Council approval.

The Subdivision Committee is the approval body for all applications requiring a new or modified subdivision map, including lot line adjustments, parcel maps, and tentative maps, and can provide a recommendation action on subdivision maps that require City Council approval.

At the hearing, the applicant/agent will be asked to make a brief presentation on the proposal. Comments from the public shall be heard after the Zoning Administrator has opened the public hearing and prior to the Zoning Administrator taking action or making a recommendation.

The Zoning Administrator can take the following actions on projects being heard:

- Conditionally approve the project.
- Continue the project indefinitely and will be re-noticed.
- Continue the project to a specific date.
- Take the project under advisement - pending additional information for staff's review.
- Deny the project.

The decisions of the Zoning Administrator are final unless appealed to the City Council by filing an appeal with the City Clerk within 10 calendar days of the date of findings. No building permits shall be issued during this 10-day period.

