



City of Mountain View

Agenda

Development Review Committee

Wednesday, November 16, 2022

2:00 PM

Video Conference with No Physical Meeting Location

During this declared State of Emergency, this meeting will be conducted in accordance with California Government Code §54953(e) as authorized by resolution of the City Council. Please contact city.clerk@mountainview.gov to obtain a copy of the applicable resolution. All members of the Development Review Committee will participate in the meeting by video conference, with no physical meeting location. Members of the public wishing to observe the live meeting may do so at <https://mountainview.zoom.us/j/89949987690>.

Members of the public wishing to comment on an item on the agenda may do so in the following ways:

1. Email comments to planning.division@mountainview.gov by 1:00 p.m. on the meeting date. Emails will be received directly by the Development Review Committee. Please identify the Agenda Item number or project address in the subject line of your email.
2. Provide oral public comments during the meeting:

Online: You may join the Zoom Webinar using this link:

<https://mountainview.zoom.us/j/89949987690>. You may be asked to enter an email address and a name. Your email address will not be disclosed to the public.

When the Chair announces the item on which you wish to speak, click the "raise hand" feature in Zoom. Speakers will be notified of their turn shortly before they are called on to speak.

By phone: Dial: 669-900-9128 and enter Webinar ID: 899 4998 7690. When the Chair announces the item on which you wish to speak, dial *9. Phone participants will be called on by the last two digits of their phone number. When the Chair calls your name to provide public comment, if you are participating via phone, please press *6 to unmute yourself.

For instructions on using the "raise hand" feature in Zoom, visit

https://mountainview.gov/raise_hand. When called to speak, please limit your comments to the time allotted (up to three minutes, at this discretion of the DRC Chair).

1. ROLL CALL

Members-Deputy Zoning Administrator Shapiro, Architect Poncini, and Architect Sherman

2. REVIEW

- 2.1** 1020 Terra Bella Avenue, Diane Dittmar for Terra Bella II, LLC, PL-2021-169; APN: 153-15-002 and 153-15-021

Request for a Planned Community Permit and Development Review Permit to construct a six-story, 108-unit affordable housing apartment complex with two levels of above-grade podium parking and including a State Density Bonus with development waivers, replacing an existing commercial building, and a Heritage Tree Removal Permit to remove one Heritage tree, on a 1.04-acre project site. This project is located on the northwest corner of Terra Bella Avenue and San Rafael Avenue in the MM (General Industrial) district.

Project Planner: Edgar Maravilla

Attachments:

[Plan Set](#)

[Design Changes Exhibit](#)

- 2.2** 1332 Park Drive, Prasad Parimi, PL-2021-190; APN: 189-32-028

Request for a Planned Unit Development Permit and Development Review Permit to construct a three-unit small-lot single-family development including three attached accessory dwelling units, replacing a single-family home, and a Heritage Tree Removal Permit to remove one Heritage tree, on a 0.35-acre project site. 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:

[Plan Set](#)

[Color & Material Board](#)

3. ADJOURNMENT

How the Development Review Process Works

The Development Review Committee (DRC) is made up of professional architects chaired by the Deputy Zoning Administrator, who reviews proposed large and small planning applications. The DRC reviews the site and architectural design of projects to determine whether they are in accordance with the General Plan, specific plans, the Zoning Ordinance, and other City Code requirements and will be compatible with the site and surrounding developments to ensure the orderly and harmonious growth of the City.

In reviewing projects to determine whether they are compatible with the site, the DRC evaluates existing site conditions, including, but not limited to, the location of existing trees and structures and environmental conditions to determine how best to site a project. To determine if a project will be compatible with surrounding developments, the DRC evaluates the siting of the project as it relates to the character of the neighborhood context and the street, the massing of the building structure, and the architectural style and detailing. The DRC takes a proactive, hands-on approach to find appropriate design solutions to create the best possible project for the site.

The DRC makes design recommendations to the Zoning Administrator regarding the site plan and architecture for projects requiring a Planned Unit Development, Planned Community Permit, or Development Review Permit.

At the meeting, the applicant will be asked to make a brief presentation on the proposal. Comments from the public shall be heard after the architect's presentation and prior to the DRC making a recommendation.

Interested parties may view the agenda and project plans online at: <https://mountainview.legistar.com/Calendar.aspx> for current agendas and project plans; and <http://laserfiche.mountainview.gov/Weblink/Browse.aspx?id=28994&dbid=0&repo=CityDocuments> for agendas prior to November 2022.