



City of Mountain View

Agenda

Administrative Zoning Hearing

Wednesday, February 22, 2023

4:00 PM

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

1. CALL TO ORDER

2. ORAL COMMUNICATIONS FROM THE PUBLIC

This portion of the meeting is reserved for persons wishing to address the Zoning Administrator on any matter not on the agenda. Speakers are limited to three minutes. State law prohibits the Zoning Administrator from acting on non-agenda items.

3. CONSENT CALENDAR - NONE.

4. PUBLIC HEARING

- 4.1** 1040 Terra Bella Avenue and 1055 San Leandro Avenue, Bryan Miranda for Public Storage, PL-2022-045; APNs: 153-15-030 & 153-15-002

****CONTINUED FROM FEBRUARY 8, 2023****

Request for a Development Agreement between the City of Mountain View and Public Storage for a site located at 1040 Terra Bella Avenue and 1055 San Leandro Avenue (associated with Planning Application No's PL-2021-170 and PL-2021-171); and a determination the project has prepared an Initial Study/Mitigated Negative Declaration pursuant to the CEQA guidelines. The project site is located on the north side of Terra Bella Avenue between Linda Vista Avenue and San Rafael Avenue in the MM (General Industrial) district.

Project Planner: Edgar Maravilla

Attachments:

[Staff Memo](#)

[Draft Findings Report](#)

[Draft Development Agreement](#)

- 4.2** 800 Moffett Boulevard, Lauren Phelps for Ameswell Hotel, PL-2022-020; APN: 153-19-008

Request for a Provisional Use Permit to allow indoor live entertainment at an existing 5-story hotel on a 10-acre site; and a determination that the project is categorically exempt pursuant to Section 15301 (“Existing Facilities”) of the CEQA Guidelines. This project is located on the west side of Moffett Boulevard between SR-85 and US-101 in the P (Planned Community) District.

Project Planner: Brittany Whitehill

Attachments:

[Staff Memo](#)

[Draft Findings Report](#)

[Plan Set](#)

- 4.3** 750 Moffett Boulevard, Lauren Phelps for Ameswell Hotel, PL-2022-178; APN: 153-19-007

Request to modify a previously approved Planned Community Permit and Development Review Permit (App. No. 566-15-GPA) to allow an outdoor tent for outdoor events to be installed multiple times a year for private events at an existing office and hotel campus; and a determination that the project is categorically exempt pursuant to Section 15304 (“Minor Alterations to Land”) of the CEQA Guidelines. This project is located on the west side of Moffett Boulevard between SR-85 and US-101 freeways in the P (Planned Community) district.

Project Planner: Brittany Whitehill

Attachments:

[Staff Memo](#)

[Draft Findings Report](#)

[Plan Set](#)

5. ADJOURNMENT

GENERAL PROVISIONS

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.

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

Pursuant to the Americans with Disabilities Act (ADA), if you need special assistance in this meeting, please contact the Planning Board Clerk at (650) 903-6306 a minimum of 48 hours prior to the meeting which 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 non-agenda item may do so during the Oral Communications portion of the agenda.

Speakers are allowed to speak one time on any topic 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 at the discretion of the Zoning Administrator. 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.

HEARING PROCESS

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 at the hearing:

- Conditionally approve the project.
- Continue the project to date uncertain.
- Continue the project to a specific date.
- Take the project under advisement - pending additional information for staff's review.
- Deny the project.
- Make a recommendation to City Council.

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

Decisions of the Zoning Administrator are final unless appealed to the City Council within 10 calendar days. To file an appeal, any person may submit a completed appeal form and pay the applicable fee to the City Clerk's Office. A copy of the appeal form may be obtained from the City Clerk or the City's website. No building permits shall be issued during this 10-day period.