



City of Mountain View

Agenda

Administrative Zoning Hearing

Wednesday, January 27, 2021

4:00 PM

Video Conference with No Physical Meeting
Location

This meeting was conducted in accordance with State of California Executive Order N-29-20, dated March 17, 2020. All members participated in the meeting by video conference, with no physical meeting location.

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

1. Email comments to planning.division@mountainview.gov by 3:00 p.m. on the meeting date. Emails will be forwarded to the Zoning Administrator. Please identify the Agenda Item number in the subject line of your email. Emails received after 3:00 p.m. will be entered into the record for the meeting.

2. Provide oral public comments during the meeting:

Online:

Register in advance to access the meeting via Zoom Webinar:

https://mountainview.gov/za_speakers

You will be asked to enter an email address and a name. Your email address will not be disclosed to the public. After registering, you will receive an email with instructions on how to connect to the meeting.

When the Zoning Administrator 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: 933 5351 2817

When the Zoning Administrator 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 called to speak, please limit your comments to the time allotted (up to 3 minutes, at the discretion of the Zoning Administrator).

For instructions on using the "raise hand" feature in Zoom, visit https://mountainview.gov/raise_hand.

1. CALL TO ORDER

2. ROLL CALL

3. ORAL COMMUNICATIONS FROM THE PUBLIC

4. CONSENT CALENDAR

- 4.1** 550 Showers Drive, Seth Bland for Federal Realty, PL-2020-080, APN: 148-22-016

Request for a Provisional Use Permit to expand an existing 24-Hour Fitness into existing retail space in the San Antonio Center; Planned Community Permit and Development Review Permit to construct façade and site modifications on a 40-acre project site; and a determination that the project is categorically exempt pursuant to Section 15301 ("Existing Facilities") of the CEQA Guidelines. This project is located in the San Antonio Center near the southwest corner of California Street and Showers Drive in the P-40 (San Antonio) Precise Plan.

Project Planner: Krisha Penollar

Attachments: [Staff Memo](#)
 [Findings Report](#)
 [Plan Set](#)

5. PUBLIC HEARING

- 5.1** 229 Polaris Avenue, Matthew Mahaffey for MWKM Corporation, PL-2019-329; APN: 150-22-027

Request for reconsideration of a Conditional Use Permit to allow a 724 square foot non-storefront retail cannabis business in an existing multi-tenant commercial building and parking reduction to allow 18 parking spaces in lieu of the required 23 spaces, and Development Review Permit for minor site and façade modifications on a 0.25-acre project site; and a determination that the

project is categorically exempt pursuant to Section 15303 (“New Construction or Conversion of Small Structures”) of the CEQA Guidelines. This project is located on the north east corner of Polaris Avenue and Wentworth Street in the ML (Limited Industrial) district.

Project Planner: Brittany Whitehill

Attachments: [Staff Memo](#)
 [Findings Report](#)
 [Plan Set](#)

- 5.2** 1600 Amphitheatre Parkway, Adam Dell for Google, PL-2020-022; APN: 116-21-046

Request for a modification to a previously approved Planned Community Permit (218-94-PCZA) for site modifications and relocation of publicly accessible areas; and a Heritage Tree Removal Permit to remove 31 Heritage trees at an existing 21-acre office campus; 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 north side of Charleston Road between the Permanente Creek Trail and North Shoreline Boulevard in the P-39 (North Bayshore) Precise Plan.

Project Planner: Erin Horan

Attachments: [Staff Memo](#)
 [Findings Report](#)
 [Plan Set - Part 1](#)
 [Plan Set - Part 2](#)

- 5.3** 2000 North Shoreline Boulevard, Chris Alwan for Google, PL-2020-095; APN: 116-21-050 and 116-21-046

Request for a modification to a previously approved Planned Community Permit (173-16-PCZA) to allow the relocation of publicly accessible areas within an approved 595,000 square foot office building; 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 northwest corner of Charleston Road and North Shoreline Boulevard in the P-39 (North Bayshore) Precise Plan.

Project Planner: Erin Horan

Attachments: [Staff Memo](#)
 [Findings Report](#)
 [Plan Set](#)

6. 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.