



# City of Mountain View

## Agenda

### Administrative Zoning Hearing

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Wednesday, February 14, 2024

4:00 PM

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

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This meeting is being conducted with a virtual component. Anyone wishing to address the Zoning Administrator virtually may join the meeting at:  
<https://mountainview.zoom.us/j/85261011237>, or by dialing (669) 900-9128 and entering Webinar ID: 852 6101 1237.

When the Zoning Administrator announces the item on which you wish to speak, click on the “raise hand” feature in Zoom or dial \*9 on your phone. When the Zoning Administrator calls your name to provide public comment, if you are participating via phone, please press \*6 to unmute yourself.

#### 1. CALL TO ORDER

#### 2. CONSENT CALENDAR - NONE.

#### 3. 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 action on non-agenda items.*

#### 4. PUBLIC HEARING

##### 4.1 1255 Pear Avenue, Tim Steele for the Sobrato Organization, PL-2022-225: APN; 116-14-136

**Recommendation:** Request for a modification to a previously approved Planned Community Permit and a Development Review Permit (PL-2017-380) to allow minor site and design changes to the residential buildings in Phase 2 of the development due the the removal of parcels 9 and 10 from the project area. The removal of the parcels leads to a reduction in the total number of residential units, 425 units to 244 units, on a project site now totaling 3.74-acre. This project site is located on the east side of Inigo Way between Pear Avenue and La Avenida Avenue in the P-39 (North Bayshore) Precise Plan. Environmental Assessment: The original project, approved on October 23, 2018 was determined to be consistent with the previously certified North Bayshore Precise Plan program environmental impact report (EIR) and the 2030 General Plan and GGRP EIR (the “EIRs”) as documented in an Initial Study that found with implementation of the

North Bayshore Precise Plan standards and guidelines, State regulations, and mitigation measures identified in the EIRs, City standard conditions of approval, and project-specific conditions of approval, the proposed project would not result in any new environmental impacts beyond those evaluated previously. The proposed project modification is consistent with that determination and no further environmental determination is necessary for the reduced project.

Project Planner: Margaret Netto

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

**4.2 1057-1061 El Monte Avenue, Mitra Malek for El Monte Senior LLC, PL-2023-231: APN; 189-33-027**

**Recommendation:** Request for a two-year Permit Extension for a previously-approved Development Review Permit to construct a four-story, 90-room senior care facility with a State Density Bonus replacing three commercial buildings; Conditional Use Permit for a senior care facility use, Heritage Tree Removal Permit to remove six Heritage trees on a 1.24-acre project site; and a determination the project is categorically exempt pursuant to Section 15332 ("In-Fill Development Projects") of the CEQA Guidelines. This project is located on the east side of El Monte Avenue between West El Camino Real and Hollingsworth Drive in the R3-1 (Multiple-Family Residential) district.

Project Planner: Jeffrey Tsumura

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

## 5. 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](http://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](mailto: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.