



City of Mountain View

Agenda

Administrative Zoning Hearing

Wednesday, February 23, 2022

4:00 PM

Video Conference with No Physical Meeting
Location

JOINT ADMINISTRATIVE ZONING AND SUBDIVISION COMMITTEE HEARING

During this declared state of emergency, the meeting will be conducted in accordance with California Government Code § 54953(e), as authorized by resolution of the City Council. All members will participate 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 or the project planner by 3:00 p.m. on the meeting date. Emails will be forwarded to the Zoning Administrator for consideration. Please identify the Agenda Item number in the subject line of your email.
2. Provide oral public comments during the meeting:

Online:

Register in advance to access the meeting via Zoom Webinar at 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. For instructions on using the "raise hand" feature in Zoom, visit mountainview.gov/raise_hand.

By phone:

Dial: (669) 900-9128 and enter Webinar ID: 886 3580 0157

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 which is up to 3 minutes, at the discretion of the Zoning Administrator.

1. CALL TO ORDER**2. ROLL CALL****3. ORAL COMMUNICATIONS FROM THE PUBLIC****4. CONSENT CALENDAR - None.****5. PUBLIC HEARING**

- 5.1** ****Item continued from December 8, 2021****
1057, 1059, 1061 El Monte Avenue, Mitra Malek for El Monte LLC,
PL-2021-031; APN: 189-33-027

Request for a 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: Ellen Yau

Attachments: [Staff Memo](#)
[Findings Report](#)
[Plan Set \(Part 1\)](#)
[Plan Set \(Part 2\)](#)
[Arborist Report](#)
[Multimodal Transportation Analysis](#)
[Supplemental Application Letter](#)

6. JOINT ADMINISTRATIVE ZONING AND SUBDIVISION COMMITTEE PUBLIC HEARING

- 6.1** 590 Castro Street, Tim Steele for The Sobrato Organization, PL-2020-056
and PL-2021-258; APN: 158-10-033

Request for a Planned Community Permit and Development Review Permit to construct a new 4-story, 105,361 square foot commercial building with two

levels of underground parking; Provisional Use Permit for a parking reduction to allow 255 parking spaces in lieu of the required 312 spaces and 13,997 square feet of ground floor office space; Heritage Tree Removal Permit to remove nine Heritage trees; Preliminary Parcel Map to merge five lots into one lot on a 0.95-acre project site; and a determination that the project is categorically exempt pursuant to Section 15332 ("In-Fill Development Projects") of the CEQA Guidelines. This project is located on the northwest corner of Castro Street and Church Street in the P-19 (Downtown) Precise Plan.

Project Planner: Diana Pancholi

Attachments: [Staff Memo](#)
 [Findings Report](#)
 [Plan Set \(Part 1\)](#)
 [Plan Set \(Part 2\)](#)
 [Subdivision Conditions](#)
 [Preliminary Parcel Map](#)
 [Arborist Report](#)
 [TDM Plan and Parking Study](#)

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 report 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 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 3 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.

ADMINISTRATIVE ZONING HEARING REVIEW 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 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.