



# City of Mountain View

## Agenda

### Administrative Zoning Hearing

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Wednesday, June 9, 2021

4:00 PM

Video Conference with No Physical Meeting  
Location

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This meeting will be conducted in accordance with State of California Executive Order N-29-20, dated March 17, 2020. 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](mailto: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](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. For instructions on using the "raise hand" feature in Zoom, visit [mountainview.gov/raise\\_hand](https://mountainview.gov/raise_hand).

**By phone:**

Dial: (669) 900-9128 and enter Webinar ID: 981 4360 1219

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. ORAL COMMUNICATIONS FROM THE PUBLIC****3. CONSENT CALENDAR**

- 3.1** 530 Showers Drive, Heidi Miller for Federal Realty, PL-2020-103; APN: 148-21-012

Request for a Provisional Use Permit to allow a general office use in an existing 2,699 square foot tenant space in the San Antonio Center on a 5.27-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 side of Showers Drive between West El Camino Real and California Street in the P-40 (San Antonio) Precise Plan.

Project Planner: Krisha Penollar

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

- 3.2** 151 East Evelyn Avenue, Darren Raymond-Lombardo, PL-2019-362; APN: 160-64-021

Request for a Conditional Use Permit to allow a research and development office use in an existing 14,079 square foot commercial building and Development Review Permit for facade and site modifications on a 0.9-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 south side of East Evelyn Avenue between Pioneer and Kittyhawk Way in the MM (General Industrial) district.

Project Planner: Erin Horan

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

**4. PUBLIC HEARING**

- 4.1**    **\*\*Item Continued from May 26, 2021\*\***  
870 Leong Drive, Temple Hospitality LLC, PL-2020-136; APN: 153-19-001

Request for modifications to a previously-approved Planned Community Permit and a Development Review Permit to allow construction of a new 39,619 square foot, 74-room hotel to replace an existing commercial building, a Provisional Use Permit for a parking reduction for a hotel use with 72 parking spaces in lieu of 74 parking spaces, a Heritage Tree Removal Permit to remove 4 Heritage trees on a 1.15-acre site, and a determination that the project has prepared an Initial Study/Mitigated Negative Declaration pursuant to CEQA Guidelines. The project site is located on the west side of Leong Drive between Moffett Boulevard and Fairchild Drive in the P-32 (Evandale Area) Precise Plan.

Project Planner: Diana Pancholi

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

- 4.2**    954 Villa Street, William Maston for William Maston Architects & Associates, PL-2020-205; APN: 158-15-023

Request for a Planned Community Permit, Historic Preservation Permit, and Development Review Permit for minor façade and site modifications and Provisional Use Permit to allow a ground-floor administrative office use in an existing 7,108 square foot building on a 0.24 acre project site; and a determination that the project is categorically exempt pursuant to Section 15331 ("Historical Resource Restoration/Rehabilitation") of the CEQA Guidelines. This project is located on the north side of Villa Street between Bryant and Franklin Streets in the P-19 (Downtown) Precise Plan.

Project Planner: Brittany Whitehill

**Attachments:**      [Staff Memo](#)  
                                 [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 report 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 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.