



City of Mountain View

Agenda

Administrative Zoning Hearing

Wednesday, May 25, 2022

4:00 PM

Video Conference with No Physical Meeting Location

JOINT ADMINISTRATIVE ZONING AND SUBDIVISION COMMITTEE MEETING

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. Please contact city.clerk@mountainview.gov to obtain a copy of the applicable resolution. 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 be 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:

You may join the Zoom Webinar at <https://mountainview.zoom.us/j/83056712133>. You may be asked to enter an email address and a name. Your email address will not be disclosed to the public. 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: 830 5671 2133

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 the Zoning Administrator calls your name to provide public comment, please press *6 to unmute yourself.

When called to speak, please limit your comments to the time allotted (up to three 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. JOINT ADMINISTRATIVE ZONING AND SUBDIVISION COMMITTEE PUBLIC HEARING**

- 5.1** 952 El Monte Avenue, Drew Sanchez for McDonald's Corporation, PL-2019-425 and PL-2021-166; APN: 170-06-055 and 170-06-057

Request for modification to an existing Conditional Use Permit (068-03-UPA) to alter the existing drive-thru use; a Planned Community Permit and Development Review Permit for site and building façade modifications; a Lot Line Adjustment to remove an existing lot line to combine two lots into one on a 1.32-acre project site; and a determination the project is categorically exempt pursuant to Section 15301 ("Existing Facilities") and Section 15305 ("Minor Alterations in Land Use Limitations") of the CEQA Guidelines. This project is located on the southwest corner of Ednamary Way and El Monte Avenue in the P-38 (El Camino Real) Precise Plan.

Project Planner: Krisha Penollar

Attachments:

[Staff Memo](#)

[Findings Report](#)

[Plan Set](#)

[Subdivision Conditions](#)

[Plot Plan](#)

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 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.