



# City of Mountain View

## Agenda

### Administrative Zoning Hearing

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Wednesday, April 14, 2021

4:00 PM

Video Conference with No Physical Meeting  
Location

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#### JOINT ADMINISTRATIVE ZONING AND SUBDIVISION COMMITTEE HEARING

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](http://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](http://mountainview.gov/raise_hand).

#### By phone:

Dial: (669) 900-9128 and enter Webinar ID: 960 3113 1479

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**

- ROLL CALL

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

- 3.1** 2500 California Street, Sany Vela for Santa Clara County, PL-2021-034;  
APN: 148-22-017

Request for a Provisional Use Permit for a parking reduction to provide 39 parking spaces in lieu of the required 49 parking spaces associated with a change of use to a medical service office replacing a commercial office and tutoring center within an existing 7,995 square foot, multi-tenant commercial building on a 0.57-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 at the northwest corner of Showers Drive and California Street in the P-40 (San Antonio) Precise Plan.

Project Planner: Lata Vasudevan

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

- 3.2** 500 West El Camino Real, Nina Raey for RSI Group, PL-2020-119; APN: 158-06-001

Request for a Provisional Use Permit to allow a minor vehicle repair and maintenance use for an oil change facility in an existing, vacant 1,958 square-foot commercial building and a Development Review Permit and Planned Community Permit for facade and site improvements on a 0.28-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 northeast corner of El Camino Real and Bush Street in the P-38 (El Camino Real) Precise Plan.

Project Planner: Soroush Aboutalebi

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

#### **4. PUBLIC HEARING**

- 4.1** 1885 Miramonte Avenue, Arturo Levenfeld for HMC Architects, PL-2017-346; APN: 193-29-012

Request for a Conditional Use Permit Modification to increase the number of students at an existing private high school (Saint Francis High School) from 1,600 to 1,760 students, Planned Unit Development Permit and Development Review Permit to construct two new buildings totaling 97,000 square feet to replace two existing buildings totaling approximately 43,000 square feet on the existing campus, and Heritage Tree Removal Permit to remove 12 Heritage Trees on a 25-acre project site; and a determination that the project is categorically exempt pursuant to Section 15314 ("Minor Additions to Schools") of the CEQA Guidelines. This project is located on the east side of Miramonte Avenue between Cuesta Drive and Covington Drive in the R1-7.5 (Single-Family Residential) district.

Project Planner: Erin Horan

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

**5. JOINT ADMINISTRATIVE ZONING AND SUBDIVISION COMMITTEE PUBLIC HEARING**

- 5.1** 466 Bryant Avenue, Holly Hartman for HOMETEC Architecture, PL-2020-206; APN: 197-21-056

Request for a Preliminary Parcel Map to create four lots from one existing lot on a 0.87-acre project site; and a determination that the project is categorically exempt pursuant to Section 15315 ("Minor Land Divisions") of the CEQA Guidelines. This project is located on the northeast corner of Bryant Avenue and Beaumont Square in the R1 (Single-Family Residential) district.

Project Planner: Ellen Yau

**Attachments:**      [Staff Memo](#)  
                                 [Subdivision Conditions](#)  
                                 [Parcel Map](#)

- 5.2** 1720 West El Camino Real, Susana Valencia for the City of Mountain View, PL-2021-017; APN: 154-35-001 and 154-35-002

Request for a Lot Line Adjustment to remove two lot lines, resulting in one lot on a 2.43-acre project site; and a determination that the project is categorically exempt pursuant to Section 15305 ("Minor Alterations in Land Use Limitations") of the CEQA Guidelines. This project is located on the north side of West El Camino Real between Rich Avenue and El Monte Avenue in the P-38 (El Camino Real) Precise Plan.

Project Planner: Ellen Yau

**Attachments:**      [Staff Memo](#)  
                                 [Subdivision Conditions](#)  
                                 [Lot Line Adjustment](#)

**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](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.