



City of Mountain View

Agenda

Administrative Zoning Hearing

Wednesday, August 25, 2021

4:00 PM

Video Conference with No Physical Meeting
Location

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 and State of California Executive Order N-08-21, dated June 11, 2021. 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: 928 9910 3380

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 - None.****4. PUBLIC HEARING - None.****5. JOINT ADMINISTRATIVE ZONING AND SUBDIVISION COMMITTEE PUBLIC HEARING**

- 5.1** 1919, 1920, 1933, 1938, and 1945 Gamel Way, 574 Escuela Avenue, and 1970 Latham Street, PL-2019-211 and PL-2019-212; APN: 154-21-007, 154-21-008, 154-21-009, 154-21-010, 154-21-011, 154-21-012, 154-21-013

Request for a Planned Unit Development Permit and Development Review Permit to construct a four-story, 121-unit residential condominium development with underground parking and a 50% State Density Bonus with waivers from development standards to replace 29 rental units, Heritage Tree Removal Permit to remove 12 Heritage trees, and Vesting Tentative Map for condominium purposes on a 2.3-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 southwest corner of Gamel Way and Escuela Avenue in the R3-1 (Multiple-Family Residential) district.

Project Planner: Margaret Netto

Attachments: [Staff Memo](#)
 [Findings Report](#)
 [Plan Set](#)
 [Subdivision Conditions](#)
 [Vesting Tentative Map](#)

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 reports 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. 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 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.