



City of Mountain View

Agenda

Administrative Zoning Hearing

Wednesday, November 8, 2023

4:00 PM

Plaza Conference Room, 500 Castro St., Mountain View, CA 94041

This meeting is being conducted with a virtual component. Anyone wishing to address the Zoning Administrator virtually may join the meeting at:
<https://mountainview.zoom.us/j/85261011237>, or by dialing (669) 900-9128 and entering Webinar ID: 852 6101 1237.

When the Zoning Administrator announces the item on which you wish to speak, click on the “raise hand” feature in Zoom or dial *9 on your phone. When the Zoning Administrator calls your name to provide public comment, if you are participating via phone, please press *6 to unmute yourself.

1. CALL TO ORDER

2. ROLL CALL

3. ORAL COMMUNICATIONS FROM THE PUBLIC

This portion of the meeting is reserved for persons wishing to address the Zoning Administrator on any matter not on the agenda. Speakers are limited to three minutes. State law prohibits the Zoning Administrator from action on non-agenda items.

4. CONSENT CALENDAR - NONE.

5. JOINT ADMINISTRATIVE ZONING AND SUBDIVISION COMMITTEE PUBLIC HEARING

5.1 747 W. Dana Street, Ken Rodrigues for Kenneth Rodrigues and Partners, PL-2023-162 and PL-2023-163, APN: 158-23-042

Recommendation: Request for a two-year permit extension for a Planned Community Permit and Development Review Permit to construct a new three-story commercial building with 7,000-square feet of office and 1,600 square feet of ground-floor retail space; and a Lot Line Adjustment to modify an existing lot line on a 0.07-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 south side of Dana Street between Castro Street and Hope Street in the P-19

(Downtown) Precise Plan.

Project Planner: Krisha Penollar

Attachments: [Staff Memo](#)
[Draft Findings Report](#)
[Plan Set](#)
[Draft Subdivision Conditions](#)
[Plot Plan](#)

6. ADJOURNMENT OF SUBDIVISION COMMITTEE HEARING

7. PUBLIC HEARING

7.1 171-175 Castro Street, Hoyul Choi of Kitchen Story & U:Dessert Story, PL-2022-093, APN: 158-20-012

Recommendation: Request for a Provisional Use Permit to allow a 3,094 square foot restaurant use, Kitchen Story & U:Dessert Story, in a multi-tenant building, a Planned Community Permit and Development Review Permit for outdoor dining to allow four tables and eight seats and modifications to the building facade, and a Historic Preservation Permit to allow the minor façade modifications to a historic building on a 0.11-acre site; and a determination that the project is categorically exempt pursuant to Section 15301 (“Existing Facilities”) and Section 15331 of the CEQA Guidelines (“Historic Resource Restoration/Rehabilitation”). This project is located on the east side of Castro Street between Villa Street and Evelyn Avenue in the P-19 (Downtown) Precise Plan.

Project Planner: Krisha Penollar

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

7.2 384 Castro Street, Malika Junaid for M.Designs Architects, PL-2023-153; APN: 158-12-059

Recommendation: Request for a Provisional Use Permit to allow a ground-floor office use in an existing 1,580-square foot commercial tenant space on a 0.07-acre site; and a determination that the project is categorically exempt pursuant to Section 15301 of the CEQA Guidelines (“Existing Facilities”). This project is located on the west side of Castro St between W Dana St and California St in the P(19) Downtown Precise Plan.

Project Planner: Madelyn Faul

Attachments: [Staff Memo](#)
[Draft Findings Report](#)
[Plan Set](#)
[Business Description Letter](#)

8. 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 nonagenda item may do so during the Oral Communications portion of the agenda. Speakers are allowed to speak one time on any number of topics for up to three 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.

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

The Zoning Administrator is the approval body for all applications requiring a Conditional Use Permit, Variance, Planned Unit Development, Development Review Permit, or Planned Community Permit and can provide a recommended action on permits that require City Council approval.

The Subdivision Committee is the approval body for all applications requiring a new or modified subdivision map, including lot line adjustments, parcel maps, and tentative maps, and can provide a recommendation action on subdivision maps that require City Council approval.

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 on projects being heard:

- Conditionally approve the project.
- Continue the project indefinitely and will be re-noticed.
- Continue the project to a specific date.
- Take the project under advisement - pending additional information for staff's review.
- Deny the project.

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.

