



# City of Mountain View

## Agenda

### Administrative Zoning Hearing

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Wednesday, April 12, 2023

4:00 PM

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

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#### JOINT ADMINISTRATIVE ZONING AND SUBDIVISION COMMITTEE HEARING

#### 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 acting on non-agenda items.*

#### 4. CONSENT - None

#### 5. PUBLIC HEARING

- 5.1 2690 West El Camino Real, Richard Gardner for Barghausen Consulting Engineers, PL-2022-182; APN: 148-16-001

Request for a Provisional Use Permit to allow a minor vehicle repair and maintenance use (car wash) and a Planned Community Permit and Development Review Permit to construct site modifications to an existing car wash on a 1.3-acre site; and a determination that the project is categorically exempt pursuant to Section 15301 ("Existing Facilities") and Section 15304 ("Minor Alterations to Land") of the CEQA Guidelines. This project is located on the southeast corner of West El Camino Real and Del Medio Avenue in the P-38 (El Camino Real) Precise Plan.

Project Planner - Hang Zhou

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

## 6 JOINT ADMINISTRATIVE ZONING AND SUBDIVISION COMMITTEE PUBLIC HEARING

- 6.1**      466 Bryant Avenue, Ying-Min Li for Goldsilverisland Homes, LLC, PL-2023-019;  
                 APN: 197-21-056

Request for a one-year Permit Extension of a previously approved Preliminary Parcel Map (PL-2020-206) to create four new lots from one existing lot to accommodate new single-family homes on a 0.87-acre project site; and a determination 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 R1-8 (Single-Family Residential) district.

Project Planner: Phillip Brennan

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

- 6.2**      96 West El Camino Real, Paul Sevy for Danco Communities, PL2023-002; APN:  
                 158-01-038

Request for a Vesting Preliminary Parcel Map to remove existing lot lines to result in one 1.15-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 north side of El Camino Real between Bay Street and Calderon Avenue in the P-38 (El Camino Real) Precise Plan.

Project Planner: Brittany Whitehill

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

## 6. ADJOURNMENT

**GENERAL PROVISIONS**

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.

Questions or comments regarding agenda items may be directed to the Zoning Administrator or the Project Planner listed on the agenda, at (650) 903-6306 or [planning.division@mountainview.gov](mailto:planning.division@mountainview.gov).

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 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 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.

**HEARING 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 Zoning Administrator may take action on any matter noticed herein. The Zoning Administrator's consideration of and action on matters noticed herein are not limited by the recommendations indicated on the agenda.

Decisions of the Zoning Administrator are final unless appealed to the City Council within 10 calendar days. To file an appeal, any person may submit a completed appeal form and pay the applicable fee to the City Clerk's Office. A copy of the appeal form may be obtained from the City Clerk or the City's website. No building permits shall be issued during this 10-day period.