



# City of Mountain View

## Agenda

### Administrative Zoning Hearing

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Wednesday, October 12, 2022

4:00 PM

Video Conference with No Physical Meeting Location

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#### JOINT ADMINISTRATIVE ZONING AND SUBDIVISION COMMITTEE HEARING

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. 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:**

You may join the Zoom Webinar using this link: <https://mountainview.zoom.us/j/87808714463>. 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 Zoon. 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: 878 0871 4463.

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

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 CALENDAR

- 4.1** 2134 Old Middlefield Way, Unit I, Susan Chen for SC Design Group, PL-2022-130; APN: 147-07-076

Request for a Conditional Use Permit to allow a 2,330 square-foot martial arts studio in an existing 11,488 square-foot multi-tenant commercial building on a 0.82-acre project site; and a determination 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 north side of Old Middlefield Way between Independence Avenue and Rengstorff Avenue in the CS (Commercial-Service) district.

Project Planner: Brittany Whitehill

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

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

- 5.1** 339 Franklin Street, Jenny Kang for SV Custom Homes, PL-2022-026 and PL 2022-028; APN: 158-12-067 and 158-12-068

Request for a Planned Community Permit and Development Review Permit to construct a new single-family home and Accessory Dwelling Unit (not included in the permit request), replacing an existing duplex; Heritage Tree Removal Permit to remove one Heritage tree; a Lot Line Adjustment to remove an existing lot line to combine two lots into one lot on a 0.17 acre project site; and a determination the project is categorically exempt pursuant to Section 15303 ("New

Construction or Conversion of Small Structures”) and Section 15305 (“Minor Alterations in Land Use Limitations”) of the CEQA Guidelines. This project is located on the east side of Franklin Street between West Dana Street and California Street in the P-19 (Downtown) Precise Plan.

Project Planner: Elaheh Kerachian

**Attachments:**      [Staff Memo](#)  
                                 [Draft Findings Report](#)  
                                 [Plan Set](#)  
                                 [Draft Lot Line Adjustment Conditions](#)  
                                 [Lot Line Adjustment Map](#)

- 5.2**      1411-1495 West El Camino Real, Richard Chen for Lux Largo Development LLC, PL-2022-169; APN: 189-32-074

Request for a one-year extension of a previously approved Vesting Tentative Map to create 53 condominium lots and 1 common lot on a 1.25-acre project site; and a determination 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 West El Camino Real between Rich Avenue and Mountain View Avenue in the P-38 (El Camino Real) Precise Plan.

Project Planner: Brittany Whitehill

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

- 5.3**      890 Central Avenue, Yiran Wu, PL-2022-165; APN: 153-26-011

Request for a Lot Line Adjustment to relocate a lot line between two existing lots on an 0.44-acre project site; and a determination 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 northeast corner of Stierlin Road and Central Avenue in the R1 (Single-Family Residential) district.

Project Planner: Brittany Whitehill

**Attachments:**      [Staff Memo](#)  
                                 [Draft Conditions of Approval](#)  
                                 [Plot Plan](#)

## 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 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.

**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.