



# City of Mountain View

## Agenda

### Administrative Zoning Hearing

---

Wednesday, January 25, 2023

4:00 PM

Video Conference with No Physical Meeting Location

---

#### 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. Please contact [city.clerk@mountainview.gov](mailto:city.clerk@mountainview.gov) to obtain a copy of the applicable resolution. 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 on the agenda 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 <https://mountainview.gov/meeting> with Webinar ID: 844 5821 9132. 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 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](https://mountainview.gov/raise_hand).

#### By phone:

Dial: (669) 900-9128 and enter Webinar ID: 844 5821 9132

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 (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** 298 Castro Street, Glenn Cunningham for Bull's Eye Cadd, PL-2022-253; APN: 158-13-047

Request for a one-year permit extension for a previously approved Provisional Use Permit and Historic Preservation Permit (PL-2020-116) to allow a new restaurant use, Nick the Greek, in an existing 1,560 square foot ground floor tenant space in a multi-tenant commercial building located on an 0.05-acre project site; and a determination that the project is categorically exempt pursuant to Section 15301 ("Existing Facilities") of the CEQA Guidelines. This project is located on the northwest corner of West Dana Street and Castro Street in the P-19 (Downtown) Precise Plan.

Project Planner: Krisha Penollar

**Attachments:**

[Staff Memo](#)

[Findings Report](#)

[Plan Set](#)

- 4.2** 350 Ellis Street, Shelley Hazlitt, PL-2022-147; APN: 160-53-016

Request for a Planned Community Permit and Development Review Permit to modify a previously approved Transit Oriented Development Permit and Development Review Permit (394-99-TOD) to construct minor site and facade modifications, including modifications to publicly-accessible spaces, at an existing office campus on a 19.6-acre project site; and a determination the project is categorically exempt pursuant to Section 15301 ("Existing Facilities") of the CEQA Guidelines. This project is located on the west side of Ellis Street between National Avenue and East Middlefield Road in the P-41 (East Whisman) Precise Plan.

Project Planner: Brittany Whitehill

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

## 5. PUBLIC HEARING - None.

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

- 6.1      676 West Dana Street, Bill Maston for William Maston Architect & Associates, PL-2022-250 and PL-2022-251; APN: 147-02-018, 147-02-019

Request for a one year permit extension for a Planned Community Permit and Development Review Permit to construct a 4-story, mixed-use project with seven residential units above 4,540 square feet of ground-floor commercial space and two levels of underground parking on a 0.25-acre project site; and a one-year permit extension for a Vesting Tentative Map to create one parcel for condominium purposes for seven residential condos, two commercial units, and a common lot on a 0.25-acre project site; and a determination that the project is categorically exempt pursuant to Section 15332 (“Infill Development Projects”) of the CEQA Guidelines. This project is located on the northeast corner of West Dana Street and Hope Street in the P-19 (Downtown) Precise Plan.

Project Planner: Krisha Penollar

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

## 7. 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.