



City of Mountain View

Agenda

Development Review Committee

Wednesday, October 19, 2022

2:00 PM

Video Conference with No Physical Meeting Location

During this declared State of Emergency, this meeting will be conducted in accordance with California Government Code §54953(e) as authorized by resolution of the City Council. All members of the Development Review Committee will participate in the meeting by video conference, with no physical meeting location. Members of the public wishing to observe the live meeting may do so at <https://mountainview.zoom.us/j/85738916221>.

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 by 1:00 p.m. on the meeting date. Emails will be received directly by the Development Review Committee. Please identify the Agenda Item number or project address 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/85738916221>. You may be asked to enter an email address and a name. Your email address will not be disclosed to the public.

When the Chair 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.

By phone: Dial: 669-900-9128 and enter Webinar ID: 857 3891 6221. When the Chair 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 Chair calls your name to provide public comment, if you are participating via phone, please press *6 to unmute yourself.

For instructions on using the "raise hand" feature in Zoom, visit https://mountainview.gov/raise_hand. When called to speak, please limit your comments to the time allotted (up to three minutes, at this discretion of the DRC Chair).

1. ROLL CALL

Members-Deputy Zoning Administrator Shapiro, Architect Poncini, and Architect Sherman

2. REVIEW

- 2.1** 355, 365, 401, 415 East Middlefield Road, Perry Hariri for Miramar Capital; PL-2022-039; APN: 160-52-013 and 160-52-021

Informal review of a request for a Planned Community Permit and Development Review Permit to construct a multi-family development with two apartment buildings, including one five-story building with 150 affordable apartment units above one above ground podium parking level and one seven-story building with 466 market-rate apartment units above two above ground podium parking levels, and a new 0.39-acre public park, replacing approximately 84,905 square feet of office and research buildings; and a Heritage Tree Removal Permit to remove 24 Heritage Trees on a 6-acre project site. This property is located on the south side of East Middlefield Road between Ellis Street and North Whisman Road in the P-41 (East Whisman) Precise Plan.

Project Planner: Phillip Brennan

Attachments: [Plan Set](#)

- 2.2** 189 North Bernardo Avenue, Steve Lynch for Sand Hill Property Company, PL-2020-078; APN: 165-36-004

Request for a Planned Community Permit and Development Review Permit to construct a new four-story, approximately 83,000 square foot office building, new six-level parking structure (including two underground parking levels), and minor building modifications to the existing two-story office building to remain on site; a Transfer of Development Rights (TDR) for 28,000 square feet as part of the Los Altos School District TDR Program; and a Heritage Tree Removal Permit to remove 64 Heritage trees on a 3.8-acre project site. This project is located on the northeast corner of North Bernardo Avenue and Central Expressway in the P-41 (East Whisman) Precise Plan.

Project Planner: Brittany Whitehill

Attachments: [Plan Set](#)

3. ADJOURNMENT

How the Development Review Process Works

The Development Review Committee (DRC) is made up of professional architects chaired by the Deputy Zoning Administrator, who reviews proposed large and small planning applications. The DRC reviews the site and architectural design of projects to determine whether they are in accordance with the General Plan, specific plans, the Zoning Ordinance, and other City Code requirements and will be compatible with the site and surrounding developments to ensure the orderly and harmonious growth of the City.

In reviewing projects to determine whether they are compatible with the site, the DRC evaluates existing site conditions, including, but not limited to, the location of existing trees and structures and environmental conditions to determine how best to site a project. To determine if a project will be compatible with surrounding developments, the DRC evaluates the siting of the project as it relates to the character of the neighborhood context and the street, the massing of the building structure, and the architectural style and detailing. The DRC takes a proactive, hands-on approach to find appropriate design solutions to create the best possible project for the site.

The DRC makes design recommendations to the Zoning Administrator regarding the site plan and architecture for projects requiring a Planned Unit Development, Planned Community Permit, or Development Review Permit.

At the meeting, the applicant will be asked to make a brief presentation on the proposal. Comments from the public shall be heard after the architect's presentation and prior to the DRC making a recommendation.

Interested parties may view the agenda and project plans online at: <https://mountainview.legistar.com/Calendar.aspx>