



City of Mountain View

Agenda

Administrative Zoning Hearing

Wednesday, December 8, 2021

4:00 PM

Video Conference with No Physical Meeting
Location

This meeting will be conducted in accordance with City of Mountain View City Council Resolution No. 18618 in accordance with Assembly Bill 361. 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 be so in the following ways:

1. Email comments to 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 mountainview.gov/za_speakers. You will be asked to enter an email address and a name. Your email address will not be disclosed to the public. After registering, you will receive an email with instructions on how to connect to the meeting. 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.

By phone:

Dial: (669) 900-9128 and enter Webinar ID: 827 5406 4452

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 3 minutes, at the discretion of the Zoning Administrator).

1. CALL TO ORDER**2. ORAL COMMUNICATIONS FROM THE PUBLIC****3. CONSENT CALENDAR**

- 3.1** 682 Villa Street, Lund Smith for Hope Villa LP, PL-2021-150; APN: 158-20-003

Request for a Provisional Use Permit to allow an 7,598 square foot ground floor administrative office use in an existing commercial building on a 0.2-acre project site; and a determination that 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 northeast corner of Villa Street and Hope Street in the P-19 (Downtown) Precise Plan.

Project Planner: Brittany Whitehill

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

- 3.2** 105 Hope Street, Lund Smith for Hope Evelyn LP, PL-2021-151; APN: 158-20-005

Request for a Provisional Use Permit to allow an 8,471 square foot ground floor administrative office use in an existing commercial building; Development Review Permit and Planned Community Permit for minor building and site modifications on a 0.2-acre project site; and a determination that 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 southeast corner of West Evelyn Avenue and Hope Street in the P-19 (Downtown) Precise Plan.

Project Planner: Brittany Whitehill

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

4. PUBLIC HEARING

- 4.1** 1057-1061 El Monte Avenue, Mitra Malek for El Monte LLC, PL-2021-031;

APN: 189-33-027

Request for a Development Review Permit to construct a four-story, 90-room senior care facility with a State Density Bonus replacing three commercial buildings; Conditional Use Permit for a senior care facility use, Heritage Tree Removal Permit to remove six Heritage trees on a 1.24-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 east side of El Monte Avenue between West El Camino Real and Hollingsworth Drive in the R3-1 (Multiple-Family Residential) district.

Project Planner: Ellen Yau

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

5. 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 report 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 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.

ADMINISTRATIVE ZONING HEARING REVIEW 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 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.