



City of Mountain View

Agenda

Administrative Zoning Hearing

Wednesday, October 25, 2023

4:00 PM

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

This meeting is being conducted with a virtual component. Anyone wishing to address the Zoning Administrator virtually may join the meeting at:
<https://mountainview.zoom.us/j/85261011237>, or by dialing (669) 900-9128 and entering Webinar ID: 852 6101 1237.

When the Zoning Administrator announces the item on which you wish to speak, click on the “raise hand” feature in Zoom or dial *9 on your phone. When the Zoning Administrator calls your name to provide public comment, if you are participating via phone, please press *6 to unmute yourself.

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 action on non-agenda items.

4. CONSENT CALENDAR - NONE.

5. JOINT ADMINISTRATIVE ZONING AND SUBDIVISION COMMITTEE PUBLIC HEARING

5.1 **920 Sierra Vista Avenue, Daniel Chan for Chinese Church in Christ, PL-2022-177, PL-2023-161: APN; 153-02-038**

Recommendation: Request for a Conditional Use Permit to expand an existing church use and a parking reduction to provide 119 spaces, in lieu of 150 required spaces, a Development Review Permit to construct a new 8,091 square-foot multi-purpose building above a partially submerged parking garage, a Heritage Tree Removal Permit to remove three Heritage trees on an existing church site; a Lot Line Adjustment to replace two existing parcels with a new 1.92-acre parcel; and a determination that the project is

categorically exempt pursuant to 15332 of the CEQA Guidelines (“Infill Projects”). This project is located at the northwest corner of Sierra Vista Avenue and Plymouth Street in the R3-2sd (Multi-Family Residential - Special Design) district and MM (General Industrial) district.

Project Planner: Jeffrey Tsumura

Attachments: [Staff Memo](#)
[Draft Findings Report](#)
[Plan Set](#)
[Draft Lot Line Adjustment Conditions](#)
[Plot Plan](#)
[Public Comment](#)

5.2 753 Victor Way, Mark Yazdani, PL-2023-064; APN: 193-02-025

Recommendation: Request for a Preliminary Parcel Map to subdivide an existing lot for condominium purposes to create two lots each with a single family home and ADU and a common lot on a 0.25-acre site; and a determination that the project is categorically exempt pursuant to Sec 15315 of the CEQA Guidelines (“Minor Land Divisions”). This project is located on the southwest corner of Castro Street and Victor Way in the R3-1 (Multiple-Family Residential) district.

Project Planner: Jeffrey Tsumura

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

6. ADJOURNMENT OF SUBDIVISION COMMITTEE HEARING

7. PUBLIC HEARING

7.1 888 Villa Street, Sean Forman for Next Level Board Games Café, PL-2023-123, APN: 158-16-001

Recommendation: Request for a Provisional Use Permit for a 2,200 sq. ft. restaurant, Next Level Board Games Café, with alcohol sales, indoor recreational board games, and retail sales to replace a previous personal service use at an existing commercial building on a 0.19-acre site; and a determination that the project is categorically exempt pursuant to Section 15301 of the CEQA Guidelines (“Existing Facilities”). This project is located on the northeast corner of Villa Street and Bryant Street in the P-19 (Downtown) Precise Plan.

Project Planner: Edgar Maravilla

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

8. 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 reports 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. Notification of 48 hours prior to the meeting 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 nonagenda item may do so during the Oral Communications portion of the agenda. Speakers are allowed to speak one time on any number of topics for 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.

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

The Zoning Administrator is the approval body for all applications requiring a Conditional Use Permit, Variance, Planned Unit Development, Development Review Permit, or Planned Community Permit and can provide a recommended action on permits that require City Council approval.

The Subdivision Committee is the approval body for all applications requiring a new or modified subdivision map, including lot line adjustments, parcel maps, and tentative maps, and can provide a recommendation action on subdivision maps that require City Council approval.

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 on projects being heard:

- Conditionally approve the project.
- Continue the project indefinitely and will be re-noticed.
- Continue the project to a specific date.
- Take the project under advisement - pending additional information for staff's review.
- Deny the project.

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.

