



# City of Mountain View

## Agenda

### Administrative Zoning Hearing

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Wednesday, December 18, 2024

4:00 PM

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

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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 Commission on any matter not on the agenda. Speakers are allowed to speak on any topic for up to three minutes during this section. If there appears to be a large number of speakers, speaking time may be reduced to no less than 1.5 minutes. State law prohibits the Commission from acting on non-agenda items.*

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

##### 4.1 198 Easy Street, Phoi Phan for Phan Architects, PL-2024-018 and PL-2024-019; APN: 160-37-005

**Recommendation:** Request for a Planned Unit Development Permit, Development Review Permit, Special Design Permit and a Vesting Tentative Map to construct a five-unit detached rowhouse development, a Heritage Tree Removal Permit to remove 8 Heritage trees on a 0.51-acre project site and a recommended determination that the project is categorically exempt pursuant to Section 15332 ("In-Fill Development Projects") of the CEQA Guideline. This project is located on the west side of Easy Street between the Highway 85 on-ramp and Gladys Court in the R3-3-sd (Multiple-Family

Residential-Special Design) Zoning District.

Project Manager: Margaret Netto

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

## 5. ADJOURNMENT OF SUBDIVISION COMMITTEE HEARING

## 6. PUBLIC HEARING

### 6.1 2249-2283, 2319-2325 and 2385 Old Middlefield Way and 775 Independence Avenue (APN: 147-12-033, 147-12-034, 147-12-060 and 147-12-061) for Magnussen's Middlefield LLC

**Recommendation:** Request for a Development Review Permit to remove two commercial buildings, including a vacant 8,450 square foot auto service and repair building and a 14,880 square foot office/industrial building, and construct a new two-story 39,399 square foot automobile dealership with auto service, parts and repair facility for Toyota; and a Heritage Tree Removal Permit to remove 80 Heritage trees (including a hedge of 61 small redwood trees that meet the definition of Heritage tree) on a 2.4-acre site, and a recommended determination that this project is categorically exempt per Section 15332 ("In-Fill Development Projects") of the California Environmental Quality Act (CEQA) Guidelines. The project site is located on the southeast corner of Old Middlefield Way and Independence Avenue in the CS (Commercial Services) zoning district.

Project Manager: Aki Snelling

**Attachments:** [Staff Memo](#)  
[Draft Findings Report](#)  
[Plan Set Part 1](#)  
[Plan Set Part 2](#)  
[CEQA Compliance Checklist - Class 32 Exemption](#)  
[Arborist Report](#)  
[Queuing Analysis](#)

## 7. 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](http://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](mailto: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.