



# City of Mountain View

## Minutes

### 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 was conducted with a virtual component.**

**1. CALL TO ORDER**

Zoning Administrator Blizinski called the meeting to order at 4:02 p.m.

**2. ROLL CALL**

PRESENT 2 - Blizinski and Bryer

ABSENT 1 - Fazely

**3. ORAL COMMUNICATIONS FROM THE PUBLIC**

Zoning Administrator Blizinski opened the public comment portion of the meeting and asked if anyone from the public wished to speak on any items not on the agenda.

Janice Fox asked to speak, but began to discuss item 6.1 and was informed by the Zoning Administrator that she would have an opportunity to speak on this item later in the meeting.

Zoning Administrator Blizinski closed the public comment portion of the meeting.

**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**

Zoning Administrator Blizinski read the item into the record.

Senior Planner Margaret Netto gave an oral staff presentation.

Applicant was present but did not give an oral presentation.

**SPEAKING FROM THE FLOOR:**

- Janice Fox

**SPEAKING VIRTUALLY:**

- Bruce England
- Hala Alshahwany
- Annette Luongo

Zoning Administrator Blizinski closed the public comment portion of the meeting.

Development portion of the Project:

Zoning Administrator Blizinski deliberated on item 6.1.

ACTION: APPROVED

Subdivision portion of the Project:

MOTION: M/S - Bryer/Blizinski - Carried 2 - 0 to approve the project.

**5. ADJOURNMENT OF THE JOINT ADMINISTRATIVE ZONING AND 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**

**\*\*CONTINUED FROM DECEMBER 11, 2024 ADMINISTRATIVE ZONING PUBLIC HEARING\*\***

Zoning Administrator Blizinski read the item into the record.

Applicant Sandra Magnussen and Architects Christian Oaks and Danny Welch of TWM Architects were present and gave an oral statement and made a slide show presentation.

Zoning Administrator Blizinski opened the public comment portion of the meeting and asked if any members of the public wished to speak.

SPEAKING FROM THE FLOOR:

- Eric Zhou
- Julian Shin
- Annette Luongo
- Anofrey Rodchenko
- Bill Fan
- Tatiana Rodchenko
- Pamela Baird
- Christopher Lynem

SPEAKING VIRTUALLY:

- Hala Alshahwany
- Bruce England
- Robert Cox
- Rigo
- Silja Paymer
- Maureen Blando
- Toby Lee

Applicants were granted time to respond briefly to comments from the public.

Zoning Administrator Blizinski asked questions of the applicants and the applicants responded.

John Schwartz, CEQA Representative provided information when asked by the Zoning Administrator on the environmental analysis for the project.

Zoning Administrator Blizinski closed the public comment portion of the meeting.

ZA made the following modifications:

Amend the following conditions:

Condition of Approval # 3 - Applicant will work with staff to reduce rooftop lighting during non-business hours.

Condition of Approval # 1 - Applicant will work with staff to enhance rooftop screening.

ACTION: APPROVED WITH MODIFIED CONDITIONS

## **7. ADJOURNMENT**

Zoning Administrator Blizinski adjourned the meeting at 5:34 p.m.

Respectfully submitted,

Amber Blizinski  
Zoning Administrator

### **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 matter 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.