



# City of Mountain View

## Agenda

### Administrative Zoning Hearing

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Wednesday, July 24, 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 nonagenda items.*

#### 4. CONSENT CALENDAR

*These items will be approved by one approval action unless any member of the public wishes to remove an item for discussion.*

##### 4.1 880 Tulane Court, Elizabeth Smith, PL-2024-024; APN: 189-05-120

**Recommendation:** Request for a Development Review Permit to construct a 21 square foot addition to an existing single-family residence with non-conforming parking on a 0.18-acre site; and find that the project is categorically exempt pursuant to Section 15301 of the CEQA Guidelines ("Existing Facilities"). This project is located on the southwest side of the Tulane Ct street terminus in the R1 (Single Family Residential) zone.

Project Manager: Shane Fields

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

**4.2 730 Central Avenue, Zachary Trailer of MCZ Central LLC, PL-2024-088; APN: 158-45-001**

Recommendation: Request for a Permit Extension for PL-2021-007 for a Conditional Use Permit for a multi-family residential use; Development Review Permit for construction of a new 4-story, 21-unit apartment building, replacing an existing commercial building, with a State Density Bonus with development waivers on a 0.24-acre project site; and find that the project has prepared an Initial Study/Mitigated Negative Declaration per the CEQA Guidelines. This project is located on the north side of Central Avenue between Moffett Boulevard and Horizon Avenue in the CRA (Commercial/Residential-Arterial) district.

Project Manager: Margaret Netto

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

**4.3 2224 Old Middlefield Way, Yanyan Zhang for InoBotics, LLC, PL-2023-200; APN: 147-07-079**

Recommendation: Request for a Conditional Use Permit to allow a specialized education and training use, a K-12 tutoring center for InoBotics, LLC, in an existing multi-tenant commercial building; and find that the project is categorically exempt pursuant to Section 15301 of the CEQA Guidelines ("Existing Facilities"). This project is located on the north side of Old Middlefield Way between North Rengstorff Avenue and Independence Avenue in the CS (Commercial Services) district.

Project Manager: Hang Zhou

Attachments: [Staff Memo](#)  
[Draft Findings Report](#)  
[Project Plan \(secured\)](#)  
[Business Description Letter](#)

**5. JOINT SUBDIVISION ADMINISTRATIVE ZONING HEARING**

**5.1 555 W. Middlefield Road, Joe Kirchofer for AvalonBay Communities, Inc., PL-2024-052 and PL-2024-053; APN: 158-49-001**

**Recommendation:** Request for a two-year permit extension Permit Extension for a previously-approved General Plan Map and Text Amendment from Medium-Density Residential to High-Low Density Residential, a Planned Community Permit and a Development Review Permit to allow a 323-unit addition to an existing 402-unit residential apartment development with three new subterranean garages, a new amenity building/leasing office, and a future 1.34-acre public park (land dedicated to the City), and a Heritage Tree Removal Permit to remove 51 Heritage Trees and relocate 39 existing trees on a 14.5-acre project site; a Vesting Tentative Map to create 3 lots with up to one of the lots containing 111 condominium units; and a determination that the project has an existing adopted Environmental Impact Report prepared pursuant to the CEQA Guidelines. The project is located on the south side of West Middlefield Road between Moffett Boulevard and Highway 85 in the P (Planned Community) district.

Project Manager: Diana Pancholi

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

## 6. ADJOURNMENT OF THE JOINT SUBDIVISION ZONING HEARING

## 7. PUBLIC HEARING

### 7.1 2378 Old Middlefield Way, Atam Sandhu, PL-2023-113, APN: 147-07-054

**Recommendation:** Request for a Development Review Permit to construct a new carwash facility, including a 1,960-square-foot carwash building, seven vacuum stations, a trash enclosure, and new landscaping, replacing an existing self-serve carwash on a 0.37-acre site; and find that the project is categorically exempt pursuant to Section 15303 of the CEQA Guidelines ("New Construction or Conversion of Small Structures"). This project is located on the northwest corner of Old Middlefield Way and Independence Avenue in the CS (Commercial-Service) district.

Project Manager: Hang Zhou

**Attachments:** [Staff Memo](#)  
[Draft Findings Report](#)  
[Business Description Letter](#)  
[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](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.

