



# City of Mountain View

## Agenda

### Administrative Zoning Hearing

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Wednesday, June 26, 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. ORAL COMMUNICATIONS FROM THE PUBLIC

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

##### 3.1 555 W. Middlefield Road, 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](#)  
[Plan Set](#)  
[Vesting Tentative Map](#)  
[Draft Subdivision Conditions](#)

#### 4. ADJOURNMENT OF SUBDIVISION COMMITTEE HEARING

#### 5. PUBLIC HEARING

##### 5.1 251 Castro Street, Jackson Chang of Arena, LLC, PL-2024-069: APN; 158-22-006

**Recommendation:** Request to modify an existing Provisional Use Permit (117-12-PCZA) to modify the liquor license (Type 48 to a Type 90 license) and age limitations of an existing bar/lounge (Opal Night Club) with live entertainment; and a determination that the project is categorically exempt pursuant to Section 15301 of the CEQA Guidelines (“Existing Facilities”). This project is located east of Castro St between Villa St and West Dana St in the P-19 (Downtown) Precise Plan.

Project Manager: Krisha Penollar

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

#### 6. 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.