



# City of Mountain View

## Agenda

### Administrative Zoning Hearing

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Wednesday, August 27, 2025

4:00 PM

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

Spanish or Chinese interpretation via Zoom and translation of meeting materials are available at no cost upon request. Please contact the City by 5:00 p.m. at least two business days prior to the day of the scheduled meeting by phone at (650) 903-6608 or by email at [mep@mountainview.gov](mailto:mep@mountainview.gov).

Interpretación por medio de Zoom y traducción de los materiales de la reunión estarán disponibles sin costo alguno con solicitud previa. Favor de comunicarse con la Ciudad antes de las 5:00 p. m. al menos dos días hábiles antes de la reunión agendada al (650) 903-6608 o por correo electrónico a [mep@mountainview.gov](mailto:mep@mountainview.gov).

如有需要，可通过 Zoom 获取中文翻译版，会议材料翻译版免费提供。请至少在会议预定日期前两个工作日下午 5:00 前 903-6608 或发送电子邮件至 [mep@mountainview.gov](mailto:mep@mountainview.gov) 联系市政府。

**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**

*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.*

#### **3. PUBLIC HEARING**

- 3.1 189 N. Bernardo Avenue, Steve Lynch for Sand Hill Property Company, PL-10857; APN: 165-36-004**

**Recommendation:** Request for a two-year Permit Extension for a previously approved Planned Community Permit and Development Review Permit (Application no. PL-2020-078) to construct a new four-story, 82,865 square foot office building, new parking structure with four levels above-grade and two levels below, and minor building modifications to the existing two-story office building to remain on site; Transfer of Development Rights (TDR) of 28,000 square feet from 2535 California Street, 506 Showers Drive, and 350 Showers Drive to the project site in relation to the Los Altos School District TDR program, a Heritage Tree Removal Permit to remove 61 Heritage trees on a 3.8-acre project site; and find that the project had previously prepared an Initial Study of Environmental Significance pursuant to Sections 15162, 15168, and 15183 of the California Environmental Quality Act (CEQA) Guidelines. This project is located on the northeast corner of North Bernardo Avenue and Central Expressway in the P-41 (East Whisman) Precise Plan.

**Attachments:** [Staff Memo](#)  
[Draft Findings Report](#)  
[Plan Set](#)  
[Permit Extension Request](#)

**3.2 400 Moffett Boulevard, Marilyn Ponte for Prometheus Real Estate Group, Inc., PL-7243;  
APN: 153-24-016**

**Recommendation:** Request for a Development Review Permit to construct a six-story, mixed-use development with 175 residential units, 2,077 square feet of ground-floor commercial space and two levels of structured parking (one underground), utilizing State Density Bonus Law, replacing an existing one-story commercial building and associated surface parking, a Conditional Use Permit to allow a General Plan mixed-use village center development, and a Heritage Tree Removal Permit to remove eleven (11) Heritage trees on a 1.67-acre project site. The City has prepared a Compliance Checklist per CEQA Guidelines Sections 15162, 15168(c) and 15183, which concluded the project would not result in any new environmental impacts beyond those previously evaluated in the adopted City of Mountain View Housing Element Update (HEU) Final EIR and General Plan FEIR. This project is located on West side of Moffett Boulevard, between Cypress Point Drive and West Middlefield Road, in the CN (Commercial Neighborhood) zoning district.

Project Manager: Ela Kerachian

**Attachments:** [Staff Memo](#)  
[Draft Findings Report](#)  
[Plan Set](#)  
[Density Bonus Letter](#)  
[CEQA Compliance Checklist](#)  
[Arborist Report](#)  
[Public Comment](#)

**3.3 1288 Pear Avenue (DRP, PCP, HTR), Joseph Rehrmann for Pear Avenue Group, LP, PL-8384;  
APN: 116-14-131**

**Recommendation:** Request for a Planned Community Permit and Development Review Permit to construct minor site modifications, including new landscaping, and a Heritage tree removal permit to remove eleven (11) Heritage trees, which were significantly damaged due to construction activity and removed due to safety concerns, at an existing office campus on a 2.84-acre project site, and a recommended determination that the project is categorically exempt pursuant to Section 15304 ("Minor Alterations to Land") of the CEQA Guidelines. This project is located north of the intersection between Pear Ave and Inigo Way in P-39 (North Bayshore) Precise Plan.

Project Manager: Madelyn Faul

**Attachments:** [Staff Memo](#)  
[Findings Report](#)  
[Plan Set](#)  
[Arborist Report](#)  
[Tree Valuation Report](#)

#### **4. 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.