



City of Mountain View

Agenda

Development Review Committee

Wednesday, July 17, 2024

2:00 PM

Plaza Conference Room

This meeting is being conducted with a virtual component. Anyone wishing to address the Development Review Committee virtually may join the meeting at: <https://mountainview.zoom.us/j/87534481109>, or by dialing (669) 900-9128 and entering Webinar ID: 875 3448 1109.

When the Chair 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 Chair calls your name to provide public comment, if you are participating via phone, please press *6 to unmute yourself.

1. ROLL CALL

2. REVIEW

2.1 266 & 272 Tyrella Avenue, William Maston for William Maston Architect & Associates, PL-2023-130 and PL-2023-131; APN: 160-32-007 and 160-032-006

Recommendation: Review of a Development Review Permit and Planned Unit Development to construct a 4-story, 47-unit condominium development with a State Density Bonus with development waivers and a Heritage Tree Removal Permit to remove 11 Heritage trees on a 0.9-acre site. This project is located on the west side of Tyrella Avenue between East Middlefield Road and Gladys Avenue in the R3-1 (Multiple-Family Residential) district.

Project Manager: Krisha Penollar

Attachments: [Plan Set](#)

2.2 881 Castro Street, Glen Yonekura for Castro GPRV 10 LLC, PL-2023-065; APN: 158-06-037

Recommendation: Request for a Planned Community Permit and Development Review Permit to construct an 8-story, mixed-use development with 120 residential condominium units and 13,352 square feet of ground-floor commercial space above two levels of below-grade parking with a State Density Bonus, and a Heritage Tree Removal Permit to remove seven heritage trees, on a 1.5-acre site. This project is located at the northeast corner of Castro Street and El Camino Real in the P-19 (Downtown) Precise Plan.

Project Manager: Edgar Maravilla

Attachments: [Plan Set](#)

3. ADJOURNMENT

How the Development Review Process Works

The Development Review Committee (DRC) is made up of professional architects chaired by the Deputy Zoning Administrator, who reviews proposed large and small planning applications. The DRC reviews the site and architectural design of projects to determine whether they are in accordance with the General Plan, specific plans, the Zoning Ordinance, and other City Code requirements and will be compatible with the site and surrounding developments to ensure the orderly and harmonious growth of the City.

In reviewing projects to determine whether they are compatible with the site, the DRC evaluates existing site conditions, including, but not limited to, the location of existing trees and structures and environmental conditions to determine how best to site a project. To determine if a project will be compatible with surrounding developments, the DRC evaluates the siting of the project as it relates to the character of the neighborhood context and the street, the massing of the building structure, and the architectural style and detailing. The DRC takes a proactive, hands-on approach to find appropriate design solutions to create the best possible project for the site.

The DRC makes design recommendations to the Zoning Administrator regarding the site plan and architecture for projects requiring a Planned Unit Development, Planned Community Permit, or Development Review Permit.

At the meeting, the applicant will be asked to make a brief presentation on the proposal. Comments from the public shall be heard after the architect's presentation and prior to the DRC making a recommendation.

Interested parties may view the agenda and project plans online at: <http://laserfiche.mountainview.gov/Weblink/Browse.aspx?id=28994&dbid=0&repo=CityDocuments>