



City of Mountain View

Minutes

Administrative Zoning Hearing

Wednesday, March 4, 2026

4:00 PM

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

SPECIAL MEETING

This meeting was conducted with a virtual component.

1. CALL TO ORDER

Zoning Administrator Schroeder Blizinski called the meeting to order at 4:00 p.m.

2. ROLL CALL

Present 2 - Member Diana Fazely, and Member Amber Blizinski

Absent 1 - Member Ed Arango

3. ORAL COMMUNICATIONS FROM THE PUBLIC

Zoning Administrator Blizinski opened the public comment portion of the item asking if anyone from the public wished to speak.

No members of the public wished to speak.

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

4. JOINT ADMINISTRATIVE ZONING AND SUBDIVISION COMMITTEE PUBLIC HEARING

4.1 555 W. Middlefield Road, AvalonBay Communities, PL-10665, APN: 158-49-001

Zoning Administrator Blizinski read the item into the record.

Senior Planner Sam Hughes gave an oral staff presentation.

Applicant was present and made a statement.

Zoning Administrator Blizinski opened the public comment portion of the item.

SPEAKING IN PERSON:

- Sylvia Halasz
- Diane Gazzano

The applicant responded to questions from the public.

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

ROLL CALL VOTE TAKEN

MOTION - M/S - Bryer/Blizinski - CONDITIONALLY APPROVED - Carried 2-0 to recommend a request for

Vesting Tentative Map to create three new lots, including one lot for a future 1.34-acre public park and one lot for condominium purposes with 97 condominium units on a 14.5-acre project site; and a recommended determination that the project is statutorily exempt from the California Environmental Quality Act (CEQA) pursuant to Section 21080.66 ("Urban Infill Exemption") of the Public Resources Code and forward a recommendation to the City Council. The map has been submitted in conjunction with a request for Planned Community Permit, Development Review Permit, and Heritage Tree Removal Permit to construct a 323-unit addition to an existing 404-unit residential apartment complex, which will be reviewed at a future hearing. This project site is located on the south side of West Middlefield Road between Moffett Boulevard and Highway 85 of West Middlefield Road between Moffett Boulevard and Highway 85 in the P (Planned Community) Zoning District.

ACTION: APPROVED WITH CONDITIONS

5. ADJOURNMENT OF THE JOINT ADMINISTRATIVE ZONING AND SUBDIVISION COMMITTEE HEARING

Zoning Administrator Blizinski adjourned the meeting at 4:18 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.

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.

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.