



# City of Mountain View

## Agenda

### Administrative Zoning Hearing

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Wednesday, May 24, 2023

4:00 PM

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

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#### 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 Zoning Administrator on any matter not on the agenda. Speakers are limited to three minutes. State law prohibits the Zoning Administrator from acting on non-agenda items.*

#### 4. CONSENT CALENDAR - NONE.

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

5.1 151 East Evelyn Avenue, Darren Raymond-Lombardo for ECE Investment Company LP, PL-2023-017 and PL-2023-073; APN: 160-64-021

**Recommendation:** Request for a two-year Permit Extension for a previously approved Conditional Use Permit (PL-2019-362) to allow a research and development office use in an existing 14,079 square foot commercial building and Development Review Permit for facade and site modifications; amend a previously approved Lot Line Adjustment (PL-2021-041) to combine two lots into one 0.9-acre lot and extend for an additional two-year entitlement; and a determination that the project is categorically exempt pursuant to Section 15303 ("New Construction or Conversion of Small Structures") and Section 15305 ("Minor Alterations to Land use Limitations") of the CEQA Guidelines. This project is located on the south side of East Evelyn Avenue between Pioneer and Kittyhawk Way in the MM (General Industrial) district.

Project Planner: Edgar Maravilla

**Attachments:**[Staff Memo](#)[Draft Findings Report](#)[Plan Set](#)[Draft Subdivision Conditions](#)[Plot Plan](#)**6. PUBLIC HEARING**

- 6.1** 749 West El Camino Real, Leland Low for Metropolitan Life Insurance Company, PL-2022-144; APNs: 193-02-049 and 193-02-050

**Recommendation:**

A scoping meeting to take public comments regarding the scope and content of the Draft Environmental Impact Report (EIR) for a request for a Planned Community Permit and Development Review Permit to construct a new six-story, mixed-use development with 299 residential apartment units, 22,422 square feet of ground floor retail-commercial space, and at-grade podium parking above two levels of underground parking, including a State Density Bonus Request with development waivers, and a Heritage Tree Removal Permit to remove 26 Heritage Trees, replacing an existing bank and vacant restaurant buildings and surface parking lot on a 3.1-acre site. This project is located on the southeast corner of West El Camino Real and Castro Street in the P-38 (El Camino Real) Precise Plan. A copy of the Notice of Preparation is available on the City website at [www.mountainview.gov/CEQA](http://www.mountainview.gov/CEQA).

Project Planner: Margaret Netto

**7. ADJOURNMENT**

Respectfully submitted,

Lindsay Hagan  
Assistant Community Development Director

**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.