



City of Mountain View

Agenda

Administrative Zoning Hearing

Wednesday, May 10, 2023

4:00 PM

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

1. CALL TO ORDER

2. ORAL COMMUNICATIONS FROM THE PUBLIC

3. CONSENT CALENDAR

- 3.1** 405, 406 and 407 San Antonio Road, Richard Rusczyk for AoPS Academy, PL-2022-153; APN: 148-22-021

Recommendation: Request for a Provisional Use Permit to allow a specialized education and training use (tutoring school) in a 5,523 square foot tenant space, and a Planned Community Permit and Development Review Permit for minor storefront modifications in a multi-tenant building on a 1.66-acre site; and a determination that the project is categorically exempt pursuant to Section 15301 (“Existing Facilities”) of the CEQA Guidelines. This project is located on the south side of California Street between San Antonio Road and Pachetti Way in the P-40 (San Antonio) Precise Plan.

Project Planner: Hang Zhou

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

- 3.2** 682 Villa Street, Lund Smith for Hope Villa LP, PL-2023-047, APN: 158-20-003

Recommendation: Request for a two-year permit extension for a Provisional Use Permit to allow a 7,598 square foot ground floor administrative office use in an existing commercial building on a 0.2-acre project site; and a determination that the project is categorically exempt pursuant to Section 15303 (“New Construction or Conversion of Small Structures”) of the CEQA Guidelines. This project is located on the northeast corner of Villa Street and Hope Street in the P-19 (Downtown) Precise Plan.

Project Planner: Brittany Whitehill

Attachments: [Staff Memo](#)
[Draft Findings Report](#)
[Plan Set](#)

4. PUBLIC HEARING

4.1 North Bayshore Master Plan, Michael Tymoff for Google LLC, PL-2021-248, APNs: 116-02-037, 116-02-081, 116-02-083, 116-02-084, 116-02-088, 116-11-061, 116-10-077, 116-10-078, 116-10-079, 116-10-080, 116-10-084, 116-10-085, 116-10-086, 116-10-088, 116-10-089, 116-10-095, 116-10-097, 116-10-101, 116-10-104, 116-10-105, 116-10-107, 116-10-108, 116-11-012, 116-11-022, 116-11-024, 116-11-025, 116-11-028, 116-11-030, 116-11-038, 116-11-039, 116-13-027, 116-13-034, 116-13-037, 116-13-038, 116-14-058, 116-14-066, 116-14-072, 116-20-043

Recommendation: Request for a Development Agreement between the City of Mountain View and Google LLC for 69 properties located in the North Bayshore Master Plan (associated with Planning Application Nos. PL-2021-181 and PL-2022-052) on a 153-acre project site; and a Subsequent Environmental Impact Report (SEIR) has been prepared pursuant to CEQA Guidelines. This project site is generally located North of U.S. 101 Bounded by Charleston Road to the North, Stevens Creek to the East, Space Park Way to the South, and Huff Avenue to the West; on Portions of the Gateway Master Plan Area Located at the Northwest Corner of Shoreline Boulevard and the U.S. 101 Northbound On-Ramp; and Six Parcels Between San Antonio Road and Marine Way in the P(39) (North Bayshore) Precise Plan; and on a Portion of the Shoreline Amphitheatre Parcel North of Amphitheatre Parkway, Outside the North Bayshore Precise Plan Area.

Project Planner: Diana Pancholi

Attachments: [Staff Memo](#)
[Findings Report](#)
[Draft Development Agreement](#)
[05.10.2023 - Draft Development Agreement Pages- Revised Item 4.1](#)
[05.10.2023 Supplemental Staff Memo - Item 4.1](#)

5. 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.

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 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.