



City of Mountain View

Agenda

Development Review Committee

Wednesday, June 5, 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/88963544146>, or by dialing (669) 900-9128 and entering Webinar ID: 889 6354 4146.

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

2.1 334 San Antonio Road, Shellan Rodriguez of CRP Affordable, PL-2024-002; APN: 148-15-020

Recommendation: Request for a Planned Community Permit and Development Review Permit including a State Density Bonus with development waivers and concessions to construct an eight-story, 100-unit 100% affordable rental housing development (including one manager's unit) on a 0.62-acre site.

Project Manager: Jeffrey Tsumura

Attachments: [Plan Set](#)

2.2 301, 309, 317 and 323 Moorpark Way and 301 Sylvan Avenue, Josh Vrotsos of Dividend Homes, PL-2023-204; APN: 161-05-006

Recommendation: Request for a Development Review Permit including a 43% State Density Bonus request with development waivers to construct 22 single-family homes and a Heritage Tree Removal Permit to remove 30 Heritage trees on a 2.5-acre project site.

Project Manager: Hang Zhou

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>