



City of Mountain View

Agenda

Development Review Committee

Wednesday, October 16, 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/83332919106>, or by dialing (669) 900-9128 and entering Webinar ID: 833 3291 9106.

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

2.1 749 W. El Camino Real, Leland Low for Metropolitan Life Insurance Company, PL-2022-144; APN: 193-02-049

Recommendation: Request for a Planned Community Permit and Development Review Permit to construct a new six-story, mixed-use development with 299 residential apartment units, approximately 19,400 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 waivers, and a Heritage Tree Removal Permit to remove 26 Heritage Trees, replacing an existing commercial bank building, vacant restaurant building 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.

Project Manager: Margaret Netto

Attachments: [Plan Set](#)

2.2 400 Moffett Boulevard, Marilyn Ponte for Prometheus Real Estate Group, Inc., PL-2024-001; APN: 153-24-016

Recommendation: Request for a Development Review Permit to construct a six-story, 175-unit apartment development including an approximately 2,100 square foot retail-commercial space, with a State Density Bonus including waivers and

concessions, and a Heritage Tree Removal Permit to remove 11 Heritage trees on a 1.67-acre site. This project is located on the west side of Moffett Boulevard between Cypress Point Drive and West Middlefield Road in the CN (Commercial Neighborhood) zoning district.

Project Manager: Elaheh Kerachian

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>