



# City of Mountain View

## Agenda

### Administrative Zoning Hearing

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Wednesday, October 9, 2024

4:00 PM

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

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This meeting is being conducted with a virtual component. Anyone wishing to address the Zoning Administrator virtually may join the meeting at:

<https://mountainview.zoom.us/j/85261011237>, or by dialing (669) 900-9128 and entering Webinar ID: 852 6101 1237.

When the Zoning Administrator 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 Zoning Administrator calls your name to provide public comment, if you are participating via phone, please press \*6 to unmute yourself.

#### 1. CALL TO ORDER

#### 2. ORAL COMMUNICATIONS FROM THE PUBLIC

*This portion of the meeting is reserved for persons wishing to address the Commission on any matter not on the agenda. Speakers are allowed to speak on any topic for up to three minutes during this section. If there appears to be a large number of speakers, speaking time may be reduced to no less than 1.5 minutes. State law prohibits the Commission from acting on non-agenda items.*

#### 3. PUBLIC HEARING

##### 3.1 846 Independence Avenue, Thomas McConnell for The Midwife and the Baker; PL-6477

**Recommendation:** Request for a Conditional Use Permit to allow ancillary retail commercial use at an existing bakery facility and a Development Review Permit for minor site modifications including an attached 276 square-foot café and sales station and partial perimeter wall on a 0.36-acre site. This project is located on the southwest corner of Independence Avenue and Wyandotte Street in the MM-40 (General Industrial) zoning district.

Project Manager: Phillip Brennan

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

**3.2 355 Pioneer Way, Chelsea Lenz for Lenz Precision Technology, HTR-5997**

**Recommendation:** Request for a Heritage Tree Removal Permit to remove four (4) Heritage Tree on a 1.32-acre site. This project is located on the east side of Pioneer way in between East Dana Street and Highway-237 in the MM (General Industrial) zoning district.

Project Manager: Vinson Kwan

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

**3.3 2575 California Street, Michael Ward for Cardinale Auto Group, PL-6113**

**Recommendation:** Request for a Provisional Use Permit to allow a car showroom use, Hyundai/Genesis, within a 10,293 square foot tenant space located on a 3.66-acre shopping center site and for a Planned Community Permit to allow minor exterior modifications. The project is located on the south side of California Street between San Antonio Road and Pacchetti Way in the P-40 (San Antonio) Precise Plan.

Project Manager: Vinson Kwan

**Attachments:** [Staff Memo](#)  
[Draft Findings Report](#)  
[Plan Set](#)  
[Business Description](#)  
[Genesis-Hyundai Studio Vehicle Operations Letter](#)  
[Parking Agreement and Management Program Letter](#)

**3.4 748 Mercy Street, Linda Jones for Santa Clara County, HHS; PL-6164**

**Recommendation:** Request for a modification to a previously approved Provisional Use Permit (PL-2022-201) to extend the months of operation for a cold weather homeless shelter at an existing church located on a 0.31-acre project site. This project is located on the north west corner of Mercy Street and Hope Street in the P-19 (Downtown) Precise Plan.

Project Manager: Shane Fields

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

#### 4. 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](http://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](mailto: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.