



City of Mountain View

Agenda

Administrative Zoning Hearing

Wednesday, February 12, 2025

4:00 PM

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

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. ROLL CALL

3. ORAL COMMUNICATIONS FROM THE PUBLIC

4. JOINT ADMINISTRATIVE ZONING AND SUBDIVISION COMMITTEE PUBLIC HEARING

4.1 301, 309, 317, and 323 Moorpark Way and 301 Sylvan Avenue, Josh Vrotsos, PL-2023-204 and PL-2023-205; APN: 161-05-003, 161-05-004, 161-05-005, 161-05-006, and 161-05-007

Recommendation: Request for a Development Review Permit and a Special Design Permit to remove an existing single-family home, a vacant private school, and a commercial building to construct 22 single-family homes, including a 38.75% Density Bonus, and a Heritage Tree Removal Permit to remove 26 Heritage trees, a Vesting Tentative Map to combine five existing parcels and create 22 single-family residential lots and five common lots on a 2.51-acre project site; and a recommended determination that the project is categorically exempt pursuant to Section 15332 ("In-Fill Development Projects") and Section 15302 ("Replacement or Reconstruction") of the CEQA Guidelines. This project is located on the south side of Moorpark Way, at the intersection of Moorpark Way and Sylvan Ave in the R1-10sd (Single-Family Special Design Combining) Zoning District.

Project Manager: Hang Zhou

Attachments: [Staff Memo](#)
[Draft Findings Report](#)
[Draft Subdivision Findings Report](#)
[Plan Set](#)
[Vesting Tentative Map](#)
[Density Bonus Letter](#)
[Arborist Report](#)
[Noise Assessment](#)

5. ADJOURNMENT OF JOINT ADMINISTRATIVE AND SUBDIVISION COMMITTEE PUBLIC HEARING

6. PUBLIC HEARING

6.1 2150 Old Middlefield Road, Michael Ward for Cardinale Automotive Group, PL-7503; APN: 147-07-077

Recommendation: Request for a Development Review Permit for site improvements and facade modifications to an existing commercial building, and a Conditional Use Permit for a parking reduction to provide 38 parking stalls in lieu of the required 61 parking stalls for a vehicle repair and maintenance use on a 0.8-acre site and a recommended determination that the project is categorically exempt pursuant to Section 15301 ("Existing Facilities") of the CEQA Guidelines. This project is located on the north side of Old Middlefield Way in between Rengstorff Avenue and Independence Avenue in the CS (Commercial Services) zoning district.

Project Manager: Vinson Kwan

Attachments: [Staff Memo](#)
[Draft Findings Report](#)
[Plan Set](#)
[Business Description](#)
[Parking and Queuing Analysis](#)
[Arborist Report](#)

7. 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.