



# City of Mountain View

## Agenda

### Administrative Zoning Hearing

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Wednesday, November 9, 2022

4:00 PM

Video Conference with No Physical Meeting Location

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#### JOINT ADMINISTRATIVE ZONING AND SUBDIVISION COMMITTEE HEARING

During this declared state of emergency, the meeting will be conducted in accordance with California Government Code § 54953(e) as authorized by resolution. Please contact [city.clerk@mountainview.gov](mailto:city.clerk@mountainview.gov) to obtain a copy of the applicable resolution. All members will participate in the meeting by video conference, with no physical meeting location.

Members of the public wishing to comment on an item may do so in the following ways:

1. Email comments to [planning.division@mountainview.gov](mailto:planning.division@mountainview.gov) or the project planner by 3:00 p.m. on the meeting date. Emails will be forwarded to the Zoning Administrator for consideration. Please identify the Agenda Item number in the subject line of your email.
2. Provide oral public comments during the meeting:

#### Online:

Register in advance to access the meeting via Zoom Webinar at <https://mountainview.gov/meeting>, with Webinar ID: 844 5821 9132. You may be asked to enter an email address and a name. Your email address will not be disclosed to the public. After registering, you will receive an email with instructions on how to connect to the meeting. When the Zoning Administrator announces the item on which you wish to speak, click the “raise hand” feature in Zoom. Speakers will be notified of their turn shortly before they are called on to speak.

#### By phone:

Dial: (669) 900-9128 and enter Webinar ID: 844 5821 9132.

When the Zoning Administrator announces the item on which you wish to speak, dial \*9. Phone participants will be called on by the last two digits of their phone number. When the Zoning Administrator calls your name to provide public comment, please press \*6 to unmute yourself.

When called to speak, please limit your comments to the time allotted (up to three minutes, at the discretion of the Zoning Administrator).

**1. CALL TO ORDER****2. ROLL CALL****3. ORAL COMMUNICATIONS FROM THE PUBLIC**

*This portion of the meeting is reserved for persons wishing to address the Zoning Administrator on any matter not on the agenda. Speakers are limited to three minutes. State law prohibits the Zoning Administrator from acting on non-agenda items.*

**4. CONSENT CALENDAR**

- 4.1** 350 Ellis Street, Shelley Hazlitt for API Design, PL-2022-147; APN: 160-53-015 and 160-53-016

\*\*\*THIS ITEM WILL NOT BE HEARD AT THIS MEETING AND WILL BE RE-NOTICED FOR A FUTURE PUBLIC HEARING\*\*\*

Request for a modification to a previously approved Planned Community Permit and Development Review Permit (394-99-TOD) to construct minor site and facade modifications to an existing office campus on a 19.6-acre project site; and a determination the project is categorically exempt pursuant to Section 15301 ("Existing Facilities") of the CEQA Guidelines. This project is located on the west side of Ellis Street between National Avenue and East Middlefield Road in the P-41 (East Whisman) Precise Plan.

Project Planner: Erin Freitas

**5. PUBLIC HEARING**

- 5.1** 748 Mercy Street, Kristi Blewis for Los Alto United Methodist Church, PL-2022-201; APN: 158-23-045

Request for a modification to a previously approved Provisional Use Permit to allow extended hours of operation for a cold weather shelter for the unhoused at an existing church located on a 0.31-acre project site; and a determination the project is categorically exempt pursuant to Section 15301 ("Existing Facilities") of the CEQA Guidelines. This project is located on the northwest corner of Mercy Street and Hope Street in the P-19 (Downtown) Precise Plan.

Project Planner: Aki Snelling

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

- 5.2**      701-747 West Evelyn Avenue, Tim McEnery for Marwood Company LLC, PL-2022-194; APN: 158-20-015, 158-20-066

Request for a two-year permit extension for a previously-approved Planned Community Permit and Development Review Permit to construct a new 4-story commercial building with 28,090 square feet of office and 6,500 square feet of retail, a roof terrace and three levels of underground parking accessed through the future adjacent public parking garage on City Parking Lot 4, to replace existing single story commercial buildings on a 0.25-acre project site, and a determination that this project is categorically exempt pursuant to Section 15332 of the CEQA Guidelines ("In-Fill Development Projects"). This project is located on the southwest corner of West Evelyn Avenue and Hope Street in the P-19 (Downtown) Precise Plan.

Project Planner: Eric Anderson

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

## **6. JOINT ADMINISTRATIVE ZONING AND SUBDIVISION COMMITTEE PUBLIC HEARING**

- 6.1**      2645-2655 Fayette Drive, Emeric McDonald for Octane Fayette LLC, PL-2022-198 and PL-2022-199; APN: 148-16-008, 148-16-009

Request for a one year permit extension for a previously-approved Planned Community Permit and Development Review Permit to construct a six-story, 44-unit condominium project with a State Density Bonus replacing 6 dwelling units and a 6,900 square foot commercial building, a Provisional Use Permit for a roof deck above the third floor, and a Heritage Tree Removal Permit to relocate one and remove eight Heritage trees on a 0.67-acre project site; a Vesting Tentative Map to create 44 condominium lots and one common lot associated with the proposed project; and a determination that the project prepared an Initial Study/Mitigated Negative Declaration pursuant to CEQA Guidelines. This project is located on the south side of Fayette Drive between Del Medio Avenue

and San Antonio Road in the P-40 (San Antonio) Precise Plan.

Project Planner Jeffrey Tsumura

Attachments:

[Staff Memo](#)

[Findings Report](#)

[Plan Set](#)

[Subdivision Conditions](#)

[Vesting Tentative Map](#)

## 7. ADJOURNMENT

**GENERAL PROVISIONS**

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.

Questions or comments regarding agenda items may be directed to the Zoning Administrator or the Project Planner listed on the agenda, at (650) 903-6306 or [planning.division@mountainview.gov](mailto:planning.division@mountainview.gov).

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 a minimum of 48 hours prior to the meeting which 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 non-agenda item may do so during the Oral Communications portion of the agenda.

Speakers are allowed to speak one time on any topic up to 3 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 at the discretion of the Zoning Administrator. 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.

**HEARING PROCESS**

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 at the hearing:

- Conditionally approve the project.
- Continue the project to date uncertain.
- Continue the project to a specific date.
- Take the project under advisement - pending additional information for staff's review.
- Deny the project.
- Make a recommendation to City Council.

The Zoning Administrator may take action on any matter noticed herein. The Zoning Administrator's consideration of and action on matters noticed herein are not limited by the recommendations indicated on the agenda.

Decisions of the Zoning Administrator are final unless appealed to the City Council within 10 calendar days. To file an appeal, any person may submit a completed appeal form and pay the applicable fee to the City Clerk's Office. A copy of the appeal form may be obtained from the City Clerk or the City's website. No building permits shall be issued during this 10-day period.