

**CITY OF MOUNTAIN VIEW
FINDINGS REPORT/ZONING PERMIT**

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APPLICATION NO.:

PL-2023-165

DATE OF FINDINGS:

March 13, 2024

EXPIRATION OF ZONING PERMIT:

March 13, 2026

THIS DOCUMENT REPRESENTS THE ZONING PERMIT RECEIVED FOR THE SUBJECT SITE. THIS DOCUMENT DOES NOT WAIVE THE REQUIREMENT FOR SUBSEQUENT CITY APPROVALS AS APPLICABLE, INCLUDING, BUT NOT LIMITED TO, BUILDING PERMITS, EXCAVATION PERMITS, ETC.

Applicant's Name:

Rodney Ziesemann (HDR, Inc.) for El Camino Hospital

Property Address:

Assessor's Parcel No(s).:

Zone:

2485 Hospital Drive

193-24-009

P(24)

Request:

Request for a Heritage Tree Removal Permit to remove four (4) Heritage trees on the El Camino Hospital, a 37.92-acre site; and a determination that the project is categorically exempt pursuant to Section 15304 ("Minor Alterations to Land") of the CEQA Guidelines. Two (2) of the four (4) Heritage Trees were removed without a permit; therefore, this permit will serve to retroactively permit the previous removals and require appropriate replacement trees.

APPROVED

CONDITIONALLY
APPROVED

DISAPPROVED

OTHER

FINDINGS OF APPROVAL:

The Heritage Tree Removal Permit to remove four (4) Heritage trees (Tree Nos. 583A and 858A), including two (2) Heritage trees previously removed (Tree Nos. 586A and 584A), is conditionally approved based on the conditions contained herein, a site visit conducted on December 15, 2023, and the following findings per Section 32.35:

- A. It is necessary to remove the trees due to the condition of the trees with respect to age of the trees relative to the life span of that particular species, disease, infestation, general health, damage, public nuisance, danger of falling, proximity to existing or proposed structures, and interference with utility services because the excavation to build the proposed structural wall for mechanical purposes as the air-handling unit (AHU) air intake will be within the canopy of the trees and 2' to 3' from the tree trunks. Two (2) of the four (4) Heritage trees removed previously without a permit were also located 2' or 3' from the proposed structural wall. Due to the constraint at the existing building exterior wall, this new plenum wall needs to be built to meet the current code requirements. This is a load-bearing wall, and the footings are designated per structural engineer. With the trees losing up to 40% of their anchoring roots to the building of this wall and the location of these trees at a hospital, the risk of failure is too great to keep these trees. These trees are fully mature and well-established and are not candidates for transplanting due to size, root mass, location, and cost;
- B. Removal of the trees will not adversely affect the topography of the land or create soil erosion through diversion or increase flow of surface waters;
- C. Removal of the trees will not adversely affect the remaining number, species, size, and/or location of existing trees on the site or in the general vicinity; and
- D. The approval of the Heritage Tree Removal Permit complies with the California Environmental Quality Act (CEQA) as it qualifies as a categorically exempt project per Section 15304 ("Minor Alterations to Land") because the project involves only minor improvements to the site landscaping, and it does not involve the removal of healthy, mature, or scenic trees.

Owner

Agent

File

Fire

Public Works

This approval is granted to remove four (4) Heritage trees and modify the landscaping to accommodate the replacement trees, located on Assessor's Parcel No. 193-24-009. Development shall be substantially as shown on the project materials listed below, except as may be modified by conditions contained herein, which are kept on file in the Planning Division of the Community Development Department:

- a. Project plans prepared by HDR Architecture, Inc., for El Camino Hospital, date stamped January 2, 2024.
- b. Arborist Report prepared by Matthew Sesody, date stamped December 18, 2023.

THIS REQUEST IS GRANTED SUBJECT TO THE FOLLOWING CONDITIONS:

Planning Division—650-903-6306 or planning.division@mountainview.gov

1. **EXPIRATION:** If the approved use does not commence within two years of this approval, subject to all applicable conditions and permits from applicable government agencies (inclusive of City permits), this approval shall be null and void.
2. **PERMIT EXTENSION:** Zoning permits may be extended for up to two years after an Administrative Zoning public hearing, in compliance with procedures described in Chapter 36 of the City Code. An application for extension must be filed with the Planning Division, including appropriate fees, prior to the original expiration date of the permit(s).

PERMIT SUBMITTAL REQUIREMENTS

3. **REVISIONS TO THE APPROVED PROJECT:** Minor revisions to the approved plans shall require approval by the Zoning Administrator. Major modifications as determined by the Zoning Administrator shall require a duly noticed public hearing, which can be referred to the City Council.

OPERATIONS

4. **OPERATIONAL CRITERIA:** In the event that problems with the operational criteria of the business arise, including, but not limited to, parking shortages, delivery truck issues, hours of operation, or noise, the Zoning Administrator may hold a public hearing to review the situation and impose new or modified conditions of approval in response to the information received. The public hearing shall be conducted and noticed in accordance with Chapter 36, Article XVI, Division 6, of the City Code.

TREES AND LANDSCAPING

5. **LANDSCAPING:** Detailed landscape plans encompassing on- and off-site plantable areas out to the street curb must be included in building permit drawings. Minimum plant sizes are flats or one-gallon containers for ground cover, five-gallon for shrubs, and 24" box for trees. The drawings must be approved by the Zoning Administrator prior to building permit issuance and implemented prior to occupancy. All plans should be prepared by a licensed Landscape Architect and should comply with the City's Landscape Guidelines, including the Water Conservation in Landscaping Regulations (forms are available online at www.mountainview.gov/planningforms). Additional landscaping materials or modifications may be required by the Planning Division at final inspection to ensure adequate planting coverage and/or screening.
6. **REPLACEMENT TREES:** The applicant shall offset the loss of each Heritage/street tree with two (2) replacement trees and each non-Heritage tree with one (1) replacement tree, for a total of nine (9) replacement trees. Each replacement tree shall be no smaller than a 24" box and shall be noted on the landscape plan as Heritage or street replacement trees.
7. **IRREVOCABLE DAMAGE TO HERITAGE TREES:** In the event one or more of the preserved Heritage tree(s) are not maintained and irrevocable damage or death of the tree(s) has occurred due to construction activity, a stop work order will be issued on the subject property and no construction activity shall occur for two (2) working days per damaged tree. The applicant will also be subject to a penalty fee at twice the tree valuation prior to damage; this fee applies to each Heritage tree damaged. No construction activity can resume until the penalty fee(s) have been paid to the City.

NOTE: Decisions of the Zoning Administrator may be appealed to the City Council in compliance with Chapter 36 of the City Code. An appeal shall be filed in the City Clerk's Office within 10 calendar days following the date of mailing of the findings. Appeals shall be accompanied by a filing fee. No building permits may be issued or occupancy authorized during this appeal period.

NOTE: As required by California Government Code Section 66020, the applicant is hereby notified that the 90-day period has begun as of the date of approval of this application, in which the applicant may protest any fees, dedications, reservations, or other exactions imposed by the City as part of this approval or as a condition of approval. The fees, dedications, reservations, or other exactions are described in the approved plans, conditions of approval, and/or the adopted City fee schedule.

AMBER BLIZINSKI, ASSISTANT COMMUNITY DEVELOPMENT DIRECTOR

AB/EK/6/FDG
PL-2023-165

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