



CITY OF MOUNTAIN VIEW

ADMINISTRATIVE ZONING HEARING

AGENDA

WEDNESDAY, SEPTEMBER 14, 2016
PLAZA CONFERENCE ROOM AT CITY HALL - 500 CASTRO STREET
4:00 P.M.

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

This portion of the meeting is reserved for persons wishing to address the Assistant Community Development Director/Planning Manager on any matter not on the agenda. Speakers are limited to three minutes. State law prohibits the Assistant Community Development Director/Planning Manager from acting on nonagenda items.

3. **CONSENT CALENDAR** – None.
4. **PUBLIC HEARINGS**

4.1 **150 East El Camino Real, Hal Mahon of Tashcon Corporation, 503-15-PCZA; APN: 160-01-008**

Request for a Planned Community Permit and Provisional Use Permit to allow an 85,884 square foot remodel and site improvements at an existing automobile dealership and repair building (BMW), and a determination that the project is categorically exempt pursuant to Section 15302 of the CEQA Guidelines (“Replacement or Reconstruction”). This property is located on the north side of East El Camino Real between Yuba Drive and Highway 237 in the P-38 (El Camino Real) Precise Plan.

Project Planner: Clarissa Burke

4.2 **946 Linda Vista Avenue, Sophia Tyra of AP+I Design, 252-16-UPA; APN: 153-16-020**

Request for a Conditional Use Permit to allow a research and development use in an existing industrial building, a Development Review Permit for

exterior modifications, a Heritage Tree Removal Permit to remove one Heritage Monterey pine tree on a 2.4-acre site, and a determination that the project is categorically exempt pursuant to Sections 15301 and 15304 of the CEQA Guidelines (“Existing Facilities” and “Minor Alterations to Land”). This property is located on the west side of Linda Vista Avenue between Terra Bella Avenue and West Middlefield Road, in the MM (General Industrial) District.

Project Planner: Elizabeth Cramblet

4.3 1201 Cuernavaca Circulo, Jose Rios, 250-16-PCZA; APN: 198-05-049 to 198-05-050, 198-05-054 to 198-05-080, 198-06-003 to 198-06-049, 198-06-052 to 198-06-145

Request for a Heritage Tree Removal Permit to remove three Heritage Raywood ash trees in an existing 198-unit single-family home planned community, and a determination that the project is categorically exempt pursuant to 15304 of the CEQA Guidelines (“Minor Alterations to Land”). This property is located on the east side of Dale Avenue between Greenview Drive and Heatherstone Way in the P-30 (Sylvan-Dale) Precise Plan.

Project Planner: Elizabeth Cramblet

5. ADJOURNMENT

LB/5/CDD
892-09-14-16A-E

AGENDA FOR BOARDS, COMMISSIONS, AND COMMITTEES

- The Administrative Zoning Hearing meets regularly on the second and fourth Wednesday of each month at 4:00 p.m. at City Hall, Second Floor, in the Plaza Conference Room, 500 Castro Street.
- Interested parties may review the agenda posted at the front of City Hall, 500 Castro Street, beginning Friday evening before each meeting and at the Community Development Department, 500 Castro Street, First Floor, beginning Monday morning.
- Questions or comments regarding the agenda may be directed to the Assistant Community Development Director/Planning Manager or the Project Planner listed under each item at 650-903-6306.
- **SPECIAL NOTICE – Reference: Americans with Disabilities Act, 1990**
Anyone who is planning to attend a meeting who is visually or hearing-impaired or has any disability that needs special assistance should call the Community Development Department at 650-903-6306 48 hours in advance of the meeting to arrange for assistance. Upon request by a person with a disability, agendas and writings distributed during the meeting that are public records will be made available in the appropriate alternative format.
- The Assistant Community Development Director/Planning Manager may take action on any matter noticed herein. The Assistant Community Development Director/Planning Manager's consideration of and action on the matters noticed herein are not limited by the recommendations indicated in the agenda.

ADDRESSING THE ASSISTANT COMMUNITY DEVELOPMENT DIRECTOR/PLANNING MANAGER

- Interested parties are entitled to speak on any item listed on the agenda and are requested to fill out the yellow cards available at the rear of the Plaza Conference Room and deposit them with the staff. This will assure that your name and city of residence are accurately recorded in the minutes and that your interest in speaking is recognized.

ADMINISTRATIVE ZONING HEARING REVIEW PROCESS

The Assistant Community Development Director/Planning Manager is the approval body for all applications referred by the Development Review Board requiring a Conditional Use Permit, Variance, Planned Unit Development, or Planned Community Permit.

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 Assistant Community Development Director/Planning Manager has opened the public hearing and prior to the Assistant Community Development Director/Planning Manager taking action or making a recommendation.

The Assistant Community Development Director/Planning Manager can take the following actions on projects being heard:

- Conditionally approve the project.
- Continue the project indefinitely and will be renoticed.
- 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 Assistant Community Development Director/Planning Manager 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.