



CITY OF MOUNTAIN VIEW

DEVELOPMENT REVIEW COMMITTEE

AGENDA

WEDNESDAY, DECEMBER 21, 2016

ATRIUM CONFERENCE ROOM AT CITY HALL – 500 CASTRO STREET

2:00 P.M.

1. ROLL CALL

Members: Senior Planner Shapiro, Architect Poncini, and Architect Sabalvaro.

2. REVIEW

2.1 **325, 333, and 339 Franklin Street, Johnny DaRosa of DaRosa Architects, 497-14-PCZA; APN: 158-12-067, 158-12-068, and 158-12-069**

Request for review for a Planned Community Permit and Development Review Permit to construct a 15-unit residential condominium project to replace a 13-unit existing residential apartment complex, and a Heritage Tree Removal Permit to remove four Heritage trees on a 22,500 square foot lot. The site is located on the east side of Franklin Street between West Dana Street and California Street in the P-19 (Downtown) Precise Plan.

Project Planner: Elizabeth Cramblet

2.2 **1313 and 1347 West El Camino Real, Denise Forbes of William Maston Architect & Associates, 284-16-PCZA; APN: 189-32-085 and 189-32-086**

Request for a Planned Community Permit and Development Review Permit to construct 24 apartment units and two ground-floor commercial tenant spaces totaling 2,831 square feet in a four-story building with two levels of underground parking, including a 32.5 percent State Density Bonus request, including a waiver of reduction development standards and a Provisional Use Permit for rooftop amenities above the fourth floor. The site is located at the intersection of West El Camino Real and Mountain View Avenue in the P-38 (El Camino Real) Precise Plan.

Project Planner: Elizabeth Cramblet

3. ADJOURNMENT

How the Development Review Process Works

The Development Review Committee (DRC) is made up of professional architects chaired by the Assistant Community Development Director/Planning Manager, who reviews proposed large and small planning applications. The DRC reviews the site and architectural design of projects to determine whether they are in accordance with the General Plan, specific plans, the Zoning Ordinance, and other City Code requirements and will be compatible with the site and surrounding developments to ensure the orderly and harmonious growth of the City.

In reviewing projects to determine whether they are compatible with the site, the DRC evaluates existing site conditions, including, but not limited to, the location of existing trees and structures and environmental conditions to determine how best to site a project. To determine if a project will be compatible with surrounding developments, the DRC evaluates the siting of the project as it relates to the character of the neighborhood context and the street, the massing of the building structure, and the architectural style and detailing. The DRC takes a proactive, hands-on approach to find appropriate design solutions to create the best possible project for the site.

The DRC makes design recommendations to the Assistant Community Development Director/Planning Manager regarding the site plan and architecture for projects requiring a Planned Unit Development, Planned Community Permit, or Development Review Permit.

At the meeting, the applicant will be asked to make a brief presentation on the proposal. Comments from the public shall be heard after the architect's presentation and prior to the Committee making a recommendation.