



CITY OF MOUNTAIN VIEW

DEVELOPMENT REVIEW COMMITTEE

AGENDA

WEDNESDAY, NOVEMBER 2, 2016

PLAZA CONFERENCE ROOM AT CITY HALL - 500 CASTRO STREET

2:00 P.M.

1. **ROLL CALL**

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

2. **REVIEW**

- 2.1 **1255 Pear Avenue, John Duquette of Arc Tec, Inc., 559-15-INF; APNs: 116-14-028, 116-14-076, 116-14-080, 116-14-081, 116-14-089, 116-14-094, 116-14-095, 116-14-098, 116-14-112, 116-14-120, 116-14121, 116-14-126, 116-14-128, and 116-14-133**

Request for a Planned Community Permit to allow a new 234,247 square foot office building and 650 residential units on a 17-acre site. This project site extends north of La Avenida to Space Park Way, between Inigo Way and Armand Avenue, in the P-39 (North Bayshore) Precise Plan District.

Project Planner: Payal Baghat

3. **ADJOURNMENT**

LB/7/CDD
892-11-02-16A-E

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.