



JOINT ADMINISTRATIVE ZONING AND SUBDIVISION COMMITTEE HEARING

AGENDA

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

1. **CALL TO ORDER**

- **ROLL CALL**

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 items not on the agenda.

3. **CONSENT CALENDAR**

3.1 **323 Fairchild Drive, Kyle Sager of Valley Crest, 423-16-DRP; APN: 160-54-026**

Request for a Heritage Tree Removal Permit to remove one Heritage tree at an existing office complex on an 8.4-acre site, and a determination that the project is categorically exempt pursuant to Section 15304 ("Minor Alterations to Land") of the CEQA Guidelines. This property is located on the south side of Fairchild Drive between North Whisman Road and National Avenue, located in the ML (Limited-Industrial) District.

Project Planner: Elizabeth Cramblet

3.2 1457-1529 Tyler Parkway, Joe Nama of Commercial Tree Care, Inc., 379-16-PCZA; APN: 193-51-002 through 193-51-019

Request for a Heritage Tree Removal Permit to remove three Heritage trees on a 1.14-acre project site, and a determination that this project is categorically exempt pursuant to Section 15304 (“Minor Alterations to Land”) of the CEQA Guidelines. This property is located south of Martens Avenue between Tyler Park Way and Grant Road in the P-25 (Grant-Phyllis) Precise Plan.

Project Planner: Carly Panos

4. JOINT ADMINISTRATIVE ZONING AND SUBDIVISION COMMITTEE PUBLIC HEARING

• **PUBLIC HEARING**

4.1 1701-1707 West El Camino Real, Jessica De Wit of Palo Alto Housing, 399-16-PCZA and 319-16-LLA; APN: 189-33-031 and 189-33-032

Request for a modification to a Planned Community Permit and Development Review Permit to revise two of the four development standard waivers requested in compliance with the State Density Bonus Law and approved through a Planned Community Permit for a 67-unit affordable apartment development (App. No.: 602-15-PCZA); and

Request for a Lot Line Adjustment to merge two existing parcels into one 22,416 square foot parcel; and

A determination that the project is exempt pursuant to Section 15194 (“Affordable Housing Exemption”) of the CEQA Guidelines; and

This site is located on the south side of West El Camino Real between Rich Avenue and El Monte Avenue, located in the P-38 (El Camino Real) Precise Plan.

Project Planner: Carly Panos

4.2 1975 West El Camino Real, Robert Bikle of El Camino Investments, LLC, 360-16-PE; APN: 170-05-029

Request for a two-year Permit Extension of a Lot Line Adjustment to allow a lot reconfiguration between two existing commercial parcels on a 3.08-acre project site, and a determination that the project is categorically exempt pursuant to Section 15305 (“Minor Alterations in Land Use Limitations”) of the CEQA Guidelines. This property is located on the south side of West El Camino Real adjacent to Clark Avenue in the P-38 (El Camino Real) Precise Plan.

Project Planner: Diana Pancholi

ADJOURNMENT OF SUBDIVISION COMMITTEE HEARING

4.3 1255 Pear Avenue, The Sobrato Organization, 599-15-INF; APN: 116-14-028, 116-14-089, 116-14-094, 116-14-095, 116-14-098, 116-14-126, 116-14-136, and 116-14-137

As the Lead Agency, the City of Mountain View will prepare an Environmental Impact Report (EIR) for the above-referenced project and would like your views regarding the scope and content of the environmental information to be addressed in the EIR. The project proposes a General Plan amendment and map change, from High-Intensity Office to North Bayshore Mixed-Use and a rezoning to P (Planned Community) to allow development of up to 850 residential units and 234,247 square feet of new office space on the site.

The project proposes the following structures and site improvements:

- 234,247 square feet of new office building;
- 650 market-rate residential units;
- Up to 200 subsidized residential units (to be developed as a separate project);
- Extension of a new public street – the northern extension of Inigo Way, from Pear Avenue to Space Park Way;

- Extend the Pear Avenue right-of-way from the end of the Inigo Way extension to the eastern boundary of the site;
- Pedestrian and bike access from La Avenida to Pear Avenue and pedestrian/access easement from La Avenida up to Space Park Way along the eastern edge of the site;
- Parking garage; and
- Other on-site improvements such as sidewalks and landscaping.

Recommended Action: None.

Project Planner: Payal Bhagat

5. ADJOURNMENT

LB/3/CDD
892-12-14-16A-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.