



CITY OF MOUNTAIN VIEW

ADMINISTRATIVE ZONING HEARING

## AGENDA

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WEDNESDAY, OCTOBER 12, 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**

- 3.1 1968 West El Camino Real, Jimmy Chang, 294-16-PCN; APN: 154-36-013

Request for a Determination of Public Convenience and Necessity for a convenience store to have a Type 20 off-sale beer and wine license, and a determination that the project is categorically exempt pursuant to Section 15301 of the CEQA Guidelines ("Existing Facilities"). This property is located on the north side of West El Camino Real between Rengstorff Avenue and Escuela Avenue in the P-38 (El Camino Real) Precise Plan.

Project Planner: Eric Anderson

**3.2 2011 - 2017 California Street, Linda Carson, 293-16-DRP; APN: 154-13-014**

Request for a Heritage Tree Removal Permit to remove one Heritage tree at an existing multi-family residential complex on a 0.945-acre project site, and a determination that the project is categorically exempt pursuant to Section 15304 of the CEQA Guidelines ("Minor Alterations to Land"). This property is located on the south side of California Street between Escuela Avenue and South Rengstorff Avenue in the R3-1 (Multiple-Family) district.

Project Planner: Elizabeth Cramblet

**3.3 1734 West El Camino Real, Paul Nakamura of McDermott's Tree Service, 314-16-PCZA; APN: 154-38-001 through 154-38-013**

Request for a Planned Community Permit to allow landscape changes to remove three Heritage Trees at an existing residential condominium complex, El Monte Village, on a 1.06 acre site, and a determination that the project is categorically exempt pursuant to Section 15304 of the CEQA Guidelines ("Minor Alterations to Land"). This property is located on the north side of West El Camino Real between Mariposa Avenue and Escuela Avenue, located in the P-38 (El Camino Real) Precise Plan.

Project Planner: Elizabeth Cramblet

**4. PUBLIC HEARINGS**

**4.1 1066 and 1080 Linda Vista Avenue, David Cincotta of JMBM, 86-15-UPA; APN: 153-15-025 and 153-15-031**

Request for a Conditional Use Permit to allow a church use in an existing commercial building and a 47 percent parking reduction, a Development Review Permit to allow site and building modifications, and a determination that the project is categorically exempt pursuant to Section 15301 of the CEQA Guidelines ("Existing Facilities"). The project site is located at the southwest corner of Linda Vista Avenue and San Leandro Avenue in the MM (General Industrial) and ML (Limited Industrial) district.

Project Planner: Diana Pancholi

**5. ADJOURNMENT**

### 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.