



City of Mountain View

Minutes

Environmental Planning Commission

Commissioners Capriles, Cranston, Hehmeyer, Lo, Yin, Vice Chair Cox and Chair Baird

Wednesday, December 4, 2019

7:00 PM Council Chambers/Plaza Conference Room, 500 Castro St.,
Mountain View, CA 94041

1. CALL TO ORDER

Chair Baird called the meeting of the Environmental Planning Commission (EPC) to order at 7:01 p.m.

2. ROLL CALL

Present 6 - Commissioner Margaret Capriles, Commissioner Bill Cranston, Commissioner Preeti Hehmeyer, Commissioner Kammy Lo, Chair Pamela Baird and Vice Chair Robert Cox

Absent 1 - Commissioner Joyce Yin

3. MINUTES APPROVAL-None.

4. ORAL COMMUNICATIONS FROM THE PUBLIC

Chair Baird opened the floor at 7:03 p.m. for public testimony, asking if anyone from the public wished to speak on anything not on the agenda. No members of the public wished to speak.

5. PUBLIC HEARING

5.1 **Public Hearing for Consideration of a General Plan Map Amendment from General Industrial to Medium-Density Residential, Zoning Map Amendment from R3-2sd (Multiple-Family Residential) and MM-40 (General Industrial) to R3-2 (Multiple-Family Residential), Planned Unit Development Permit and Development Review Permit to Construct a Nine-Unit Rowhouse Development, Heritage Tree Removal Permit to Remove Six Heritage Trees; Tentative Map for Nine Residential Condominium Units; and an Initial Study and Mitigated Negative Declaration for the Sierra Vista Rowhouse Project located at 851 and 853 Sierra Vista Avenue**

Senior Planner Diana Pancholi gave an oral presentation and Planner Pancholi and Planning Manager/Zoning Administrator Stephanie Williams answered questions by the EPC.

The applicant, Mehruss Ahi of MBI Groups, gave an oral presentation and answered questions by the EPC.

Chair Baird opened the floor at 7:32 p.m. to public testimony, asking if anyone from the

public wished to speak on this item. No members of the public wished to speak.

The EPC deliberated on the item.

MOTION - M/S - Cox / Capriles - That the Environmental Planning Commission:

1. Recommend that the City Council approve and adopt an Initial Study, Draft Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the Sierra Vista Rowhouse project in accordance with the California Environmental Quality Act (Exhibit 1 to the Staff Report);
2. Adopt a Resolution Recommending that the City Council Approve a General Plan Map Amendment for properties located at 851 and 853 Sierra Vista Avenue from General Industrial to Medium-Density Residential, to be read in title only, further reading waived (see Exhibit 2 to the Staff Report);
3. Adopt a Resolution Recommending that the City Council Approve a Zoning Map Amendment for the properties located at 851 and 853 Sierra Vista Avenue from R3-2sd (Multiple-Family Residential Special Design) district and MM-40 (General Industrial) district to R3-2 (Multiple-Family Residential) district, to be read in title only, further reading waived (see Exhibit 3 to the Staff Report);
4. Adopt a Resolution Recommending that the City Council Conditionally Approve a Planned Unit Development and Development Review Permit to construct a 9-unit rowhouse development, and a Heritage Tree Removal Permit to remove 6 Heritage trees at 851 and 853 Sierra Vista Avenue, to be read in title only, further reading waived (see Exhibit 4 to the Staff Report);
5. Adopt a Resolution Recommending that the City Council Conditionally Approve a Tentative Map for 9 residential condominium units located at 851 and 853 Sierra Vista Avenue, to be read in title only, further reading waived (see Exhibit 5 to the Staff Report).

The motion passed by the following vote:

Yes: 6 - Commissioner Capriles, Commissioner Cranston, Commissioner Hehmeyer, Commissioner Lo, Chair Baird and Vice Chair Cox

Absent: 1 - Commissioner Yin

Chair Baird announced a short recess at 7:43 p.m. to allow Commissioners to reconvene in the Plaza Conference Room for Items 6.1 and 6.2.

RECONVENE IN THE PLAZA CONFERENCE ROOM (IMMEDIATELY FOLLOWING ITEM

5.1)

6. NEW BUSINESS

6.1

Proposed Environmental Planning Commission Meeting Dates for 2020

Planner Eric Anderson gave an oral presentation and answered questions by the EPC.

Chair Baird opened the floor at 8:06 p.m. to public testimony, asking if anyone from the public wished to speak on this item. No members of the public wished to speak.

EPC discussed the item.

MOTION - M/S - Cranston / Lo - That Environmental Planning Commission approve the EPC Public Meeting Calendar for 2020 with a modification to remove the April 15th regular meeting.

The motion carried by the following vote:

Yes: 6 - Commissioner Capriles, Commissioner Cranston, Commissioner Hehmeyer, Commissioner Lo, Chair Baird and Vice Chair Cox

Absent: 1 - Commissioner Yin

6.2 Hercules Walking Tour De-brief

Principal Planner Martin Alkire and the EPC discussed the EPC walking tour in Hercules on October 12, 2019. No actions were taken on this item.

7. COMMISSION/STAFF ANNOUNCEMENTS, UPDATES, REQUESTS, AND COMMITTEE REPORTS

Chair Baird gave updates to Commissioners. City staff announced upcoming meeting topics.

8. ADJOURNMENT

Chair Baird adjourned the meeting at 8:47 p.m.

Respectfully Submitted,

Martin Alkire
Principal Planner