



# City of Mountain View

## Minutes - Draft

### Environmental Planning Commission

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Wednesday, February 19, 2020

7:00 PM

Council Chambers, 500 Castro St., Mountain View, CA 94041

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#### 1. CALL TO ORDER

Vice Chair Cox called the meeting to order at 7:00 p.m.

#### 2. ROLL CALL

**Present** 7 - Commissioner Bill Cranston, Commissioner Preeti Hehmeyer, Alternate Robert Holbrook, Commissioner Kammy Lo, Commissioner Allie Schmiesing, Commissioner Joyce Yin and Vice Chair Robert Cox

**Absent** 1 - Commissioner Margaret Capriles

#### 3. MINUTES APPROVAL - None

#### 4. ORAL COMMUNICATIONS FROM THE PUBLIC

No speakers.

#### 5. NEW BUSINESS

Vice Chair Cox suggested considering Item 5.1 following Item 6.1 in order to have the selection of Chair and Vice Chair occur at the end of the meeting. By consensus, the Commission proceeded with Item 6.1.

##### 5.1 **Election of Environmental Planning Commission (EPC) Chair and Vice Chair for 2020**

This item was considered following action on Item 6.1.

1. Nominate and elect the Chair.

Public Comment opened at 10:05 p.m.

No Speakers.

Public Comment closed at 10:06 p.m.

MOTION - M/S - Cranston / Yin - That the EPC nominate and elect Vice Chair Cox to Chair. The Motion carried by the following vote:

Yes: 7 - Commissioners: Bill Cranston, Preeti Hehmeyer, Robert Holbrook, Kammy Lo, Allie Schmiesing, Joyce Yin and Robert Cox

2. Nominate and elect the Vice Chair.

Public Comment opened at 10:07 p.m.

No speakers.

Public Comment closed at 10:08 p.m.

MOTION - M/S - Lo / Hehmeyer - That the EPC nominate and elect Commissioner Cranston to Vice Chair. The Motion carried by the following vote:

Yes: 7 - Commissioners: Bill Cranston, Preeti Hehmeyer, Robert Holbrook, Kammy Lo, Allie Schmiesing, Joyce Yin and Robert Cox

## 6. PUBLIC HEARING

### 6.1 Residential Development at 355 - 415 East Middlefield Road

This item was considered prior to Item 5.1.

Senior Planner Jeff Roche presented the staff report.

Applicant John Hickey, SummerHill Homes, provided a presentation on the proposed project.

Deputy Zoning Administrator Lindsay Hagan and Planner Roche answered questions from Commissioners.

Public comment opened at 8:29 p.m.

The following members of the public spoke:

David Conklin, Property Owner Representative

Public comment closed at 8:34 p.m.

MOTION - M/S - Hehmeyer/Cranston - That the EPC:

1. Recommend that the City Council approve an Initial Study of Environmental Significance for the 355-365, 401, and 415 East Middlefield Road Residential Project, pursuant to Section 15168 of the California Environmental Quality Act (CEQA) (Exhibit 1 to the EPC Staff Report);
2. Adopt a Resolution Recommending that the City Council Approve a Planned Community Permit and Development Review Permit for a Residential Bonus FAR to Construct Two 7-Story Multi-Family Residential Buildings with 427 Units (157 Condominiums and 270 Apartments) with Three Levels of Structured Parking and 36 Four-Story Townhomes with Attached Garages for a Total of 463 Residential Units and a new 0.376-acre Public Park, Transfer of Development Rights (TDR) of 10,000 Square Feet from 2535 California Street, 506 Showers Drive, and 350 Showers Drive to the Project Site in Relation to the Los Altos School District TDR Program, and a Heritage Tree Removal Permit to Remove 18 Heritage Trees on a Six-Acre Site Located at 355, 365, 401, and 415 East Middlefield Road, read in title only, further reading waived (Exhibit 2 to the EPC Staff Report) with amended texts in the resolution to remove the terms "adequate" and "sufficient" from the description of parking, clarification to the parking ratios, and modify condition of approval number 72 to also reference San Jose

International Airport; and

3. Adopt a Resolution Recommending that the City Council Approve a Vesting Tentative Map to Create Five Residential Lots, Three Common Lots, and Dedication of a New 0.376-Acre Public Park on a 6.0-Acre Project Site Located At 355, 365, 401, and 415 East Middlefield Road, read in title only, further reading waived (Exhibit 3 to the EPC Staff Report).

The motion carried by the following vote:

**Yes:** 7 - Commissioner Cranston, Commissioner Hehmeyer, Alternate Holbrook, Commissioner Lo, Commissioner Schmiesing, Commissioner Yin and Vice Chair Cox

**Absent:** 1 - Commissioner Capriles

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

Planner Anderson provided updates regarding administrative procedures, the Planning Commissioner's Academy and future EPC meetings.

Commissioner Lo had announcements regarding an upcoming Green Streets Symposium and Arbor Day event.

Commissioner Hehmeyer provided a report on the State of the Valley Conference.

Vice Chair Cranston requested an update on the status of prior meeting minutes.

Chair Cox provided reports on Livable California and the Mountain View Historical Association.

## **8. ADJOURNMENT**

Chair Cox adjourned the meeting at 10:30 p.m.

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Eric Anderson, Principal Planner