



City of Mountain View

Minutes

Environmental Planning Commission

Wednesday, March 15, 2023

7:00 PM

Council Chambers/Video Conference
500 Castro Street, Mountain View

This meeting was conducted with a virtual component.

1. CALL TO ORDER

Chair Yin called the meeting of the Environmental Planning Commission to order at 7:03 p.m.

2. ROLL CALL

Present 7 - Commissioner Chris Clark, Commissioner Bill Cranston, Commissioner Jose Gutierrez, Commissioner Preeti Hehmeyer, Commissioner Alex Nunez, Vice Chair Hank Dempsey and Chair Joyce Yin

3. MINUTES APPROVAL

Chair Yin introduced the item for discussion.

Chair Yin opened the floor at 7:06 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.

Public Testimony concluded at 7:06 p.m.

MOTION - M/S-Gutierrez/Clark - That the Environmental Planning Commission approve the minutes of March 1, 2023.

The motion passed by the following vote:

Yes: 7 - Commissioner Clark, Commissioner Cranston, Commissioner Gutierrez, Commissioner Hehmeyer, Commissioner Nunez, Vice Chair Dempsey and Chair Yin

4. ORAL COMMUNICATIONS FROM THE PUBLIC

Chair Yin opened the floor at 7:08 p.m. to 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.

Public Testimony concluded at 7:09 p.m.

5. PUBLIC HEARING

5.1 2023-2031 Housing Element

Senior Planner Ellen Yau gave an oral presentation and responded to questions raised by the EPC.

Advanced Planning Manager Eric Anderson answered questions raised by the EPC.

Chair Yin opened the floor at 7:45 p.m. to public testimony, asking if anyone from the public wished to speak on this item.

SPEAKING FROM THE FLOOR:

- Chris Martinez, Carpenters Local Union 405
- Albert Lustre, Carpenters Local Union 405
- Alex Brown
- Bee Hanson
- Kevin Ma, League of Women Voters
- Toni Rath
- Matthew Reed
- Olga Melo (Sarah Livnat intrepretor)

Public Testimony concluded at 8:03 p.m.

The EPC deliberated on this item.

MOTION - MS - Cranston/ Dempsey - That the Environmental Planning Commission Recommend the City Council include in the Housing Element: Program 1.2, subsection b, to eliminate minimum parking requirements for residential development in transit-oriented areas.

The motion passed by the following vote:

Yes: 5 - Commissioner Cranston, Commissioner Hehmeyer, Commissioner Nunez, Vice Chair Dempsey and Chair Yin

Recused: 2 - Commissioner Clark and Commissioner Gutierrez

MOTION - MS - Cranston/ Dempsey - That the Environmental Planning Commission Recommend the City Council include in the Housing Element: Program 1.1, subsection f to amend ordinance and/or precise plans to allow emergency shelters by-right consistent with AB 2339 and Program 1.3, subsection h, to review R2-zoned properties for density increases greater than R-1 zoned properties.

The motion carried by the following vote:

Yes: 6 - Commissioner Cranston, Commissioner Gutierrez, Commissioner Hehmeyer, Commissioner Nunez, Vice Chair Dempsey and Chair Yin

Recused: 1 - Commissioner Clark

MOTION - MS - Cranston/ Hehmeyer - That the Environmental Planning Commission Recommend the City Council include in the Housing Element: Program 1.1, subsection

g, sub-subsection b to rezone 1702 Miramonte, 777 Cuesta Drive, and 1949 Grant Road (up to a least 30 DU/ac) and Program 1.4, to allow affordable multifamily housing on religious and community assembly sites south of El Camino Real.

The motion carried by the following vote:

Yes: 6 - Commissioner Clark, Commissioner Cranston, Commissioner Gutierrez, Commissioner Hehmeyer, Commissioner Nunez and Chair Yin

Recused: 1 - Vice Chair Dempsey

MOTION - MS - Nunez/ Clark - That the Environmental Planning Commission Considered the 2023-2031 Housing Element Update Environmental Impact Report (certified and adopted by Resolution No. 18755), and Recommended the City Council adopt a Resolution of the City Council of the City of Mountain View Amending the General Plan to Update the Housing Element of the General Plan for the Period of 2023-2031 in Substantial Compliance with State Housing Element Law (Exhibit 1 to the EPC Staff Report), and modify Program 3.2 as follows: - Modify the first objective to clarify that community ownership structures and Opportunity to Purchase Act (OPA) policies are included in the list of displacement prevention strategies; Move the Tenant Relocation Assistance Ordinance (TRAO) time frame to December 2024; Evaluate and move the time frame for studying updates to the Mobile Home Rent Stabilization Ordinance (MHRSO) earlier in the Sixth Cycle.

The motion carried by the following vote:

Yes: 7 - Commissioner Clark, Commissioner Cranston, Commissioner Gutierrez, Commissioner Hehmeyer, Commissioner Nunez, Vice Chair Dempsey and Chair Yin

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

Advanced Planning Manager Eric Anderson announced a special meeting for March 22, 2023.

Commissioner Cranston announced an upcoming Affordable Housing Solutions event in San Francisco.

Commissioner Gutierrez expressed thanks to the commission and staff for working together on the Housing Element.

Vice Chair Dempsey commended staff involved in the creation of the Housing Element.

7. ADJOURNMENT

Chair Yin adjourned the meeting at 10:41 p.m.

Respectfully Submitted,

Eric Anderson
Advanced Planning Manager