



# City of Mountain View

## Agenda

### Environmental Planning Commission

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Wednesday, January 5, 2022

7:00 PM

Video Conference with No Physical Meeting  
Location

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This meeting will be conducted in accordance with City of Mountain View City Council Resolution No. 18629 in accordance with Assembly Bill 361. All members of the Environmental Planning Commission will participate in the meeting by video conference, with no physical meeting location.

Members of the public wishing to observe the meeting live may do so at <https://mountainview.legistar.com>, on YouTube at [www.MountainView.gov/YouTube](http://www.MountainView.gov/YouTube) and on Comcast Channel 26.

Members of the public wishing to comment on an item may be so in the following ways:

1. Email comments to [epc@mountainview.gov](mailto:epc@mountainview.gov) by 5:00 p.m. on the meeting date. Emails will be forwarded to the Environmental Planning Commission. Please identify the Agenda Item number in the subject line of your email. Emails received after 5:00 p.m. will be entered into the record for the meeting.

2. Provide oral public comments during the meeting:

**Online:**

You may join the Zoom Webinar using this link: <https://mountainview.gov/meeting> and entering Webinar ID: 862 2211 2921. You may be asked to enter an email address and a name. Your email address will not be disclosed to the public.

When the Chair announces the item on which you wish to speak, click the "raise hand" feature in Zoom. Speakers will be notified of their turn shortly before they are called on to speak.

**By phone:**

Dial: (669) 900-9128 and enter Webinar ID: 862 2211 2921

When the Chair announces the item on which you wish to speak, dial \*9. Phone participants will be called on by the last two digits of their phone number.

When called to speak, please limit your comments to the time allotted (up to 3 minutes, at the discretion of the Chair).

For instructions on using the "raise hand" feature in Zoom, visit [https://mountainview.gov/raise\\_hand](https://mountainview.gov/raise_hand).

**1. CALL TO ORDER**

**2. ROLL CALL**

**3. MINUTES APPROVAL**

**3.1 Approve Meeting Minutes**

**Recommendation:** Approve the Environmental Planning Commission meeting minutes of December 15, 2021.

**Attachments:** [December 15, 2021 EPC Minutes](#)

**4. ORAL COMMUNICATIONS FROM THE PUBLIC**

*This portion of the meeting is reserved for persons wishing to address the Commission on any matter not on the agenda. Speakers are allowed to speak on any topic for up to three minutes during this section. If there appears to be a large number of speakers, speaking time may be reduced to no less than 1.5 minutes. State law prohibits the Commission from acting on nonagenda items.*

**5. PUBLIC HEARING**

**5.1 Mixed-Use Development Project at 601-649 Escuela Avenue and 1873 Latham Street**

**Recommendation:** That the Environmental Planning Commission:

1. Recommend the City Council adopt the Initial Study/Mitigated Negative Declaration for the 601-649 Escuela Avenue and 1873 Latham Street Mixed-Use Project, pursuant to the California Environmental Quality Act (CEQA) (Exhibit 1 to the EPC Staff Report).
2. Recommend the City Council adopt a Resolution of the City Council of the City of Mountain View Amending the General Plan Land Use Map from Medium-Density Residential to Mixed-Use Corridor for the Property Located at 1873 Latham Street, based on the findings in the Resolution (Exhibit 2 to the EPC Staff Report).

3. Recommend the City Council adopt an Ordinance of the City of Mountain View Amending the Zoning Map from the R3-2.5 (Multi-Family Residential) Zoning District to the P(38) (El Camino Real Precise Plan) for the Property Located at 1873 Latham Street, based on the findings in the Resolution (Exhibit 3 to the EPC Staff Report).
4. Recommend the City Council adopt a Resolution of the City Council of the City of Mountain View Amending the El Camino Real Precise Plan to Incorporate the Property at 1873 Latham Street Within the Plan Area, based on the findings in the Resolution (Exhibit 4 to the EPC Staff Report).
5. Recommend the City Council adopt a Resolution of the City Council of the City of Mountain View Conditionally Approving a Planned Community Permit and Development Review Permit to Construct a New Three-Story, Mixed-Use Residential Project Consisting of 25 Apartment Units, 2,400 Square Feet of Ground-Floor Commercial, and One Level of Underground Parking, and a Provisional Use Permit for Rooftop Amenities Above the Third Floor Located at 601-649 Escuela Avenue and 1873 Latham Street, based on the findings in the Resolution (Exhibit 5 to the EPC Staff Report).

**Attachments:**

[Staff Report](#)

[Exhibit 1 - Initial Study Mitigated Negative Declaration](#)

[Exhibit 2 - General Plan Map Amendment Resolution](#)

[Exhibit 3 - Zoning Map Amendment Ordinance](#)

[Exhibit 4 - Precise Plan Amendment Resolution](#)

[Exhibit 5 - Project Resolution](#)

[Exhibit 6 - Project Plans](#)

- 5.2** Residential Development Project on a 14.5-Acre Site Bounded by West Middlefield Road, Moffett Boulevard, Cypress Point Drive, and State Route 85 (555 West Middlefield Road)

**Recommendation:** That the Environmental Planning Commission (EPC):

1. Recommend the City Council adopt a Resolution of the City Council of the City of Mountain View Certifying the 555 West Middlefield Road Project Final Environmental Impact Report and Adopting CEQA Findings Related to Environmental Impacts, Mitigations Measures and Alternatives, and Adopting a Statement of Overriding Considerations and a Mitigations, Monitoring and Reporting Program, based on the findings in the Resolution (Exhibit 1 to the EPC Staff Report).

2. Recommend the City Council adopt a Resolution of the City Council of the City of Mountain View Approving a General Plan Amendment to Add a New High-Low Density Residential Land Use Designation and Make Related Text Amendments and an Amendment to the General Plan Land Use Map for the Property Located at 555 West Middlefield Road from Medium-Density Residential to High-Low Density Residential, based on the findings in the Resolution (Exhibit 2 to the EPC Staff Report).
3. Recommend the City Council adopt a Resolution of the City Council of the City of Mountain View Approving a Planned Community Permit and Development Review Permit to Allow a 323-Unit Addition to an Existing 402-Unit Residential Development with Three New Subterranean Garages, New Amenity Building/Leasing Office, and New 1.34-Acre Public Park; and a Heritage Tree Removal Permit to Remove 57 Heritage Trees at 555 West Middlefield Road, based on the findings in the Resolution (Exhibit 3 to the EPC Staff Report).
4. Recommend the City Council Adopt a Resolution of the City Council of the City of Mountain View Approving a Vesting Tentative Map to Create Three Lots with up to 111 Condominium Units at 555 West Middlefield Road, based on the findings in the Resolution (Exhibit 4 to the EPC Staff Report).

**Attachments:**

[Staff Report](#)

[Exhibit 1 - Final EIR and EIR Documents Resolution](#)

[Exhibit 2 - General Plan Land Use Map and General Plan Text Amendment](#)

[Exhibit 3 - Project Resolution](#)

[Exhibit 4 - Vesting Tentative Map Resolution](#)

[Exhibit 5 - Project Plans](#)

[Exhibit 6 - Gatekeeper Application Staff Report, July 2, 2015](#)

[Exhibit 7 - EPC Study Session Staff Report, March 15, 2017](#)

[Exhibit 8 - City Council Study Session Report, April 18, 2017](#)

[Exhibit 9 - EPC Study Session Staff Report, February 3, 2021](#)

[Exhibit 10 - City Council Study Session Report, February 23, 2021](#)

[Exhibit 11 - Project Transportation Demand Management Program](#)

[Exhibit 12 - Community Benefits Proposal](#)

[Exhibit 13 - Comment Letter on Final Environmental Impact Report](#)

[Exhibit 14 - H. T. Harvey Ecological Analysis \(Technical\) Memo](#)

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

*No action will be taken on any questions raised by the Commission at this time.*

## 7. ADJOURNMENT

### NOTICE TO THE PUBLIC:

Please contact Planning staff with any questions regarding this agenda at (650) 903-6306 or [community.development@mountainview.gov](mailto:community.development@mountainview.gov).

The agenda and staff reports may be viewed online at [mountainview.legistar.com](http://mountainview.legistar.com).

The Environmental Planning Commission may consider and act on items listed on the agenda in any order and thus those interested in an item listed on the agenda are advised to be present throughout the meeting.

It is the policy of the Environmental Planning Commission that all evening meetings of the Commission, including Study Sessions, be adjourned no later than 10:00 p.m., which time is referred to as the normal time of adjournment. No new item of business shall be taken up by the Commission after 10:00 p.m. unless the Commission has determined by majority vote to set aside this policy. In the event it appears that the entire agenda cannot be completed by the normal time of adjournment, the Commission may take up and act upon the more pressing agenda items. All agenda items not considered at the meeting shall be on the agenda of the next regular, special, or adjourned regular meeting unless the Commission directs otherwise.

Pursuant to the Americans with Disabilities Act (ADA), if you need special assistance in this meeting, please contact the Planning Secretary at (650) 903-6306. Notification of 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. (28 CFR 35.160 (b) (1))

### ADDRESSING THE COMMISSION:

Interested persons are entitled to speak on any item on the agenda and should make their interest known to the Chair.

Anyone wishing to address the Commission on a nonagenda item may do so during the Oral Communications portion of the agenda. Speakers are allowed to speak one time on any number of topics for up to three minutes.

An individual speaker shall have up to 3 minutes to address the Commission. For any agenda item or for Oral Communications on nonagenda items, if there appears to be a large number of speakers, the Chair may reduce speaking time to no less than 1.5 minutes per speaker unless there is an objection from Commission by majority vote.

Pursuant to Government Code Section 54954.3(b)(1), at least twice the allotted speaking time will be provided to a member of the public who utilizes a translator.