



City of Mountain View

Minutes

Environmental Planning Commission

Wednesday, January 5, 2022

7:00 PM Video Conference with No Physical Meeting Location

This meeting was 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 participated in the meeting by video conference, with no physical meeting location.

1. CALL TO ORDER

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

2. ROLL CALL

Present 6 - Commissioner Hank Dempsey, Commissioner Jose Gutierrez, Commissioner Preeti Hehmeyer, Commissioner Alex Nunez, Commissioner Joyce Yin and Chair Bill Cranston

3. MINUTES APPROVAL

Chair Cranston introduced the item for discussion.

Chair Cranston opened the floor at 7:02 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 7:03 p.m.

MOTION: M / S - Hehmeyer / Gutierrez - That the Environmental Planning Commission approve the minutes of December 15, 2021.

The motion passed by the following vote:

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

4. ORAL COMMUNICATIONS FROM THE PUBLIC

Chair Cranston opened the floor at 7:04 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 7:05 p.m.

5. PUBLIC HEARING

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

Street

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

Kurt Anderson, Principal of Anderson Architects, Inc. gave an oral presentation and responded to questions raised by the EPC.

Micaela Hellman-Tincher, Housing and Neighborhoods Services Manager, Stephanie Williams, Planning Manager and Zoning Administrator, and Renee Gunn, Senior Civil Engineer responded to questions raised by the EPC.

Chair Cranston opened the floor at 7:35 p.m. for public testimony asking if anyone from the public wished to speak on this item.

SPEAKING FROM THE FLOOR:

- Bruce England, Mountain View Coalition for Sustainable Planning and Greenspaces Mountain View
- Daniel Hulse

Public testimony concluded at 7:41 p.m.

The EPC deliberated on this item.

MOTION - M / S - Yin / Hehmeyer - That the Environmental Planning Commission recommend the City Council of Mountain View:

1. 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); and
2. 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); and
3. 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); and
4. 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); and
5. 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).

The motion passed by the following vote:

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

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)

Senior Planner Diana Pancholi, and Joe Kirchofer for Avalon Bay, gave oral presentations and answered questions raised by the EPC.

John Schwarz, of JH Consultants, and Darrin Trageser, of ICF, answered questions raised by the EPC.

Chair Cranston opened the floor at 8:45 p.m. to public testimony, asking if anyone from the public wished to speak on this item.

SPEAKING FROM THE FLOOR:

- David Watson
- Bruce England, Mountain View Coalition for Sustainable Planning and Greenspaces Mountain View
- Humberto Nava
- Roberto Aguilera
- William Lambert
- Kelli Fallon, Bay Area Council
- Auros Harman, Urban Environmentalists
- Salim
- Daniel Shane, Cypress Point Community Preservation Group
- Terrie Rayl
- Hala Alshahwany
- Robert Cox, Livable MV
- Louise Katz, Livable MV
- Doug Chesshire, Carpenter's Local 405
- Kelsey Banes, YIMBY Action
- William Castro, Carpenter's Local 405
- Kevin Ma
- Steve Shargots, Carpenter's Local 405
- James Rodriguez, Carpenter's Local 405
- Pablo Hernandez-Sanz
- Denley Rafferty
- Diane
- Kristine Keller/Elsa
- Jose Chavez
- Sasha Zbrozek
- Corey Smith, Housing Action Coalition
- Chad Barlow, Carpenter's Local 405
- Harold Smith
- Chris Peri
- Leona Chu
- Kayla Hardie
- Dylan O'Connell
- Raiza Singh
- Ilya Gurin

- James Kuszmaul
- Elsa

Public testimony concluded at 9:51 p.m.

The EPC deliberated on this item.

MOTION - M / S Nunez / Hehmeyer - That the Environmental Planning Commission recommend the City Council of the City of Mountain View:

1. 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); and
2. 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); and
3. 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); and
4. 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).

The motion passed by the following vote:

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

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

The Commission welcomed Commissioner Jose Gutierrez.

Chris Clark will start at the next meeting, January 19, 2022.

The election of the Chair and Vice Chair will be held on January 19, 2022.

The agenda in February will include, SB 9 Zoning Code and the Housing Element Study Session.

Commissioner Dempsey requested a brief of actions/recommendations the Commission makes and how City Council voted; a study session for how permitting works; and what

is involved in Community Outreach.

Chair Cranston requested information on new housing bills.

7. ADJOURNMENT

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

Respectfully submitted,

Eric Anderson
Advanced Planning Manager