



Minutes

Environmental Planning Commission

*Commissioners Baird, Capriles, Cox, Kamei, Ramirez, Vice Chair Hehmeyer, Chair Scarboro*

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Wednesday, December 6, 2017

7:00 PM

Council Chambers

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**1. CALL TO ORDER**

Chair Scarboro called the Environmental Planning Commission (EPC) hearing to order at 7:00 p.m.

**2. ROLL CALL**

**Present** 7 - Commissioner Pamela Baird, Commissioner Margaret Capriles, Commissioner Robert Cox, Commissioner Ellen Kamei, Commissioner Ellen Kamei, Commissioner Lucas Ramirez, and Chairperson John Scarboro

**Absent** 1 - Vice Chair Preeti Hehmeyer

**3. MINUTES APPROVAL - None.**

**4. ORAL COMMUNICATIONS FROM THE PUBLIC - None.**

**5. PUBLIC HEARING**

5.1 460 NORTH SHORELINE BOULEVARD

Public Hearing for Consideration of Amendments to the P-5 (460 Shoreline Boulevard) Precise Plan; a Planned Community Permit and Development Review Permit to Construct 62 Affordable Units to Replace 12 Existing Affordable Units at an existing affordable housing community (Shorebreeze Apartments), Heritage Tree Removal Permit for the Removal of 22 Heritage Trees, and a Preliminary Parcel Map to Merge Five Existing Lots Into One Lot on a

5.3-Acre Project Site Located at 460 North Shoreline Boulevard.

**MOTION - MS - Ramirez/ Kamei - To: That the Environmental Planning Commission (EPC):**

**1. Recommend that the City Council adopt an Initial Study/Negative Declaration for the Shorebreeze Apartments Project pursuant to the California Environmental Quality Act (CEQA) (see Exhibit 1).**

**2. Recommend that the City Council adopt an Environmental Assessment/Finding of No Significant Impacts (EA/FONSI) pursuant to the National Environmental Policy Act (NEPA) (see Exhibit 2).**

**3. Adopt a Resolution recommending that the City Council approve Amendments**

to the P-5 (460 Shoreline Boulevard) Precise Plan (see Exhibit 3).

4. Adopt a Resolution recommending that the City Council conditionally approve a Planned Community Permit and a Development Review Permit to construct 62 affordable units to replace 12 of existing affordable units at an existing affordable housing community (Shorebreeze Apartments), and a Heritage Tree Removal Permit for the removal of 22 Heritage trees on a 5.3-acre project site located at 460 North Shoreline Boulevard (see Exhibit 4).

5. Adopt a Resolution recommending that the City Council conditionally approve a Preliminary Parcel Map to merge five existing lots into one lot on a 5.3-acre project site located at 460 North Shoreline Boulevard (see Exhibit 5). Carried by the following vote:

**Yes:** 6 - Commissioner Baird, Commissioner Capriles, Commissioner Cox, Commissioner Kamei, Commissioner Ramirez, and Chairperson Scarboro

**Absent:** 1 - Vice Chair Hehmeyer

## 6. UNFINISHED BUSINESS

### 6.1 PUBLIC MEETING CALENDAR FOR 2018

**MOTION - MS - Capriles/ Cox - To: Approve the EPC Meeting Calendar for 2018.**  
Carried by the following vote:

**Yes:** 6 - Commissioner Baird, Commissioner Capriles, Commissioner Cox, Commissioner Kamei, Commissioner Ramirez, and Chairperson Scarboro

**Absent:** 1 - Vice Chair Hehmeyer

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

Acting Current Planning Manager / Zoning Administrator Williams gave an oral report.

## 8. ADJOURNMENT

At 8:30 p.m. Chair Scarboro adjourned to the Regular meeting of Wednesday, January 3, 2017, in the Plaza Conference Room, Second Floor, City Hall, 500 Castro Street. Meeting date, time, and venue are subject to change. Please check online at [www.mountainview.gov](http://www.mountainview.gov) as an agenda will be posted the Friday prior to the EPC hearing.

**Respectfully Submitted**

**Stephanie Williams**  
**Acting Current Planning Manager / Zoning Administrator**