



# City of Mountain View

## Agenda

### Environmental Planning Commission

---

Wednesday, October 19, 2022

7:00 PM

Video Conference with No Physical Meeting Location

---

During this declared state of emergency, the meeting will be conducted in accordance with California Government Code §54953(e) as authorized by resolution. Please contact [city.clerk@mountainview.gov](mailto:city.clerk@mountainview.gov) to obtain a copy of the applicable resolution. 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 [YouTube.com/MountainViewGov](https://www.youtube.com/MountainViewGov) and on Comcast Channel 26.

Members of the public wishing to comment on an item may do 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.

2. Provide oral public comments during the meeting:

Online:

You may join the Zoom Webinar using this link: <https://mountainview.zoom.us/j/85300705240>

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: 853 0070 5240

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 the Chair calls your name to provide public comment, if you are participating via phone, please press \*6 to unmute yourself.

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

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

## **1. CALL TO ORDER**

## **2. ROLL CALL**

## **3. 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.*

## **4. PUBLIC HEARING**

### **4.1 Middlefield Park Master Plan**

**Recommendation:**

That the Environmental Planning Commission:

1. Recommend the City Council adopt a Resolution of the City Council of the City of Mountain View Certifying the Middlefield Park Master Plan Supplemental Environmental Impact Report, Adopting California Environmental Quality Act Findings Related to Environmental Impacts, Mitigation Measures, and Alternatives, and Adopting a Statement of Overriding Considerations, Mitigation Measures, and a Mitigation, Monitoring, and Reporting Program (Exhibit 1 to this staff report);
2. Recommend the City Council adopt a Resolution of the City Council of the City of Mountain View Approving a Master Plan to Construct Up to 1,900 Residential Units, 1,317,000 Square Feet of Office/R&D, 50,000 Square Feet of Ground-Floor Commercial Space, and 6.97 Acres of Public Parks and 2.87 Acres of Privately Owned, Publicly Accessible Open Space, and an Optional Private District Utilities System, and Allocate Bonus Floor Area (397,936 Square Feet of Residential and 622,925 Square Feet of Nonresidential) on an Approximately 40-Acre Site, Generally Located at the Northeast Corner of Ellis Street and East Middlefield Road and North of Maude Avenue Between Logue Avenue and Clyde Avenue Within the East Whisman Precise Plan (Exhibit 2 to this staff report);
3. Recommend the City Council adopt a Resolution of the City Council of the City of Mountain View Approving a Vesting Tentative Map to Create Up to 18 Lots, Up to 1,900 Residential Condominium Lots, and Up to 140 Vertical Subdivision Lots in a 40-Acre Master Plan Area, Generally Located at the Northeast Corner of Ellis Street

and East Middlefield Road and North of West Maude Avenue Between Logue Avenue and Clyde Avenue (Exhibit 3 to this staff report); and

4. Recommend the City Council adopt a Resolution of the City Council of the City of Mountain View Approving a Park Land Dedication Credit for Up to 2.87 Acres of Privately Owned, Publicly Accessible Open Space in the Middlefield Park Master Plan Area Located at the Northeast Corner of Ellis Street and East Middlefield Road and North of West Maude Avenue Between Logue Avenue and Clyde Avenue (Exhibit 4 to this staff report).

**Attachments:**

[Staff Report](#)

[Exhibit 1 - Resolution to Certify Project Supplemental EIR](#)

[Exhibit 2 - Resolution for a Master Plan](#)

[Exhibit 3 - Resolution for a Vesting Tentative Map](#)

[Exhibit 4 - Resolution for Park Land Credit](#)

[Exhibit 5 - Middlefield Park Master Plan](#)

[Exhibit 6 - Middlefield Park Implementation Plan](#)

[Exhibit 7 - EPC Report dated February 3, 2021](#)

[Exhibit 8 - Council Report dated March 9, 2021](#)

[Exhibit 9 - Community Meetings Summary](#)

[Exhibit 10 - Middlefield Park Phasing Compliance Plan](#)

[Exhibit 11 - Small Business Program Framework](#)

[Exhibit 12 - Community Benefit Analysis](#)

[Exhibit 13 - BMR Alternative Mitigation Evaluation](#)

[Exhibit 14 - Public Comments](#)

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

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

## **6. 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 three 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.