



# City of Mountain View

## Minutes

### Environmental Planning Commission

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Wednesday, October 19, 2022

7:00 PM Video Conference with No Physical Meeting Location

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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.

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#### 1. CALL TO ORDER

Chair Cranston called the meeting to order at 7:00 p.m.

#### 2. ROLL CALL

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

#### 3. ORAL COMMUNICATIONS FROM THE PUBLIC

Chair Cranston opened the floor at 7:01 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 7:02 p.m.

#### 4. PUBLIC HEARING

##### 4.1 Middlefield Park Master Plan

Assistant Community Development Director Lindsay Hagan, and Jeff Hosea, Lead Urban Planner for Google, gave an oral presentation and answered questions.

Martin Wiggins, Senior Development Manager for Lendlease, Renee Gunn, Senior Civil Engineer, Micaela Hellman-Tincher, Housing and Neighborhood Services Manager, and Libby Seifel, President of Seifel Consulting Inc., answered questions.

Chair Cranston opened the floor at 9:11 p.m. to public testimony, asking if anyone from the public wished to speak on this item.

SPEAKING FROM THE FLOOR:

- Jerry Santarpia, Nor Cal Carpenter's Union
- Sean Reese, Nor Cal Carpenter's Union Local 405
- Bruce England, Mountain View Coalition for Sustainable Planning
- Cliff Chambers, Mountain View Coalition for Sustainable Planning
- Beth Fisher, Santa Clara and San Benito County Building and Construction Trades Council
- Sharan Dhanoa
- Kenneth Javier Rosales, Planning Senior Associate, SV@Home
- Alex Brown

Public testimony concluded at 9:26 p.m.

The EPC deliberated on this item.

MOTION - M / S - Clark / Yin - 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).

With the additional direction for Staff to include in the Council Report:

- a) Clarify Active Use is not subject to the Jobs-Housing Linkage Program; and
- b) Provide more examples of the mix of unit types of affordable housing that could be feasible on the dedicated parcels to provide more information for Council's consideration

of the applicant's BMR Alternative Mitigation proposal.

The motion passed by the following vote:

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

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

The Mountain View Celebration of Service was held last week. Chair Cranston, Vice Chair Yin, Commissioners Gutierrez, and Clark attended.

Planning Manager/Zoning Administrator Stephanie Williams left for Los Altos.

Upcoming projects include 100% Affordable Housing at Montecito/Shoreline; in mid-November, the Housing Element will be back at the EPC for review.

## **6. ADJOURNMENT**

Chair Cranston adjourned the meeting at 10:39 p.m.

Respectfully submitted,

Eric Anderson  
Advanced Planning Manager