



# City of Mountain View

## Agenda

### Environmental Planning Commission

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Wednesday, February 16, 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 of the City Council. 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>

You will 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: 860 6620 7645

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 January 19, 2022.

**Attachments:** [January 19, 2022 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 Consideration of Text Amendments to Chapter 28 (Subdivisions) and Chapter 36 (Zoning) of the City Code to Establish Procedures and Standards Related to Urban Lot Splits and Dual Urban Opportunity (DUO) Developments in compliance with California Senate Bill 9 and Other Minor Text Amendments to Chapter 36 Related to Inactive Permit Applications**

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

1. Find the proposed ordinances implementing Senate Bill 9 to be statutorily exempt under the California Environmental Quality Act (CEQA) pursuant to Government Code Sections 65852.21(j) and 66411.7(n), and the Minor Text Amendments to be exempt under CEQA Guidelines Section 15061(b)(3) as clarifications to existing code requirements and procedures; and
2. Recommend the City Council adopt an Ordinance of the City of

Mountain View Amending Chapter 36 (Zoning) of the City Code to Establish Procedures and Standards Related to Dual Urban Opportunity (DUO) Developments and Urban Lot Splits in Compliance with Senate Bill 9 and to Make Other Minor Amendments Related to Inactive Permit Applications (Exhibit 1 to the EPC Staff Report); and

3. Recommend the City Council adopt an Ordinance of the City of Mountain View Rescinding Mountain View City Code Chapter 28, Subdivisions, in its Entirety, and Replacing it with a New Chapter 28 of the Mountain View City Code to Reorganize and Renumber the Chapter and to Include Procedures and Standards Related to Urban Lot Splits in Compliance with Senate Bill 9 (Exhibit 2 to the EPC Staff Report).

**Attachments:**

[Staff Report](#)

[Exhibit 1 - Draft Ordinance Amending Chapter 36 \(Zoning\)](#)

[Exhibit 2 - Draft Ordinance Amending Chapter 28 \(Subdivisions\)](#)

[Exhibit 3 - Summary Table of Amendments to Chapter 36](#)

[Exhibit 4 - Summary Table of Amendments to Chapter 28](#)

## 6. STUDY SESSION

### 6.1 Housing Element Updated 2023-2031

**Recommendation:** That the Environmental Planning Commission (EPC) provide input to the City Council on the Draft Housing Element Sites Inventory, draft goals and policies, and the Council's Strategic Roadmap action item of identifying and developing a response to R1 and R2 parcels that exceed allowed densities.

**Attachments:**

[Staff Report](#)

[Exhibit 1 - EPC October 20, 2021 Staff Report](#)

[Exhibit 2 - City Council November 16, 2021 Staff Report](#)

[Exhibit 3 - Online Survey Summary](#)

[Exhibit 4 - ProHousing Designation Program Application](#)

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

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

## 8. 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.