



City of Mountain View

Minutes

Environmental Planning Commission

Wednesday, February 16, 2022

7:00 PM Video Conference with No Physical Meeting Location

During this declared state of emergency, the meeting was conducted in accordance with California Government Code §54953(e), as authorized by resolution of the City Council. 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 to order at 7:02 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. MINUTES APPROVAL

Chair Cranston introduced the item for discussion.

Chair Cranston opened the floor at 7:06 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 7:06 p.m.

MOTION - M / S - Gutierrez / Yin

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

4. ORAL COMMUNICATIONS FROM THE PUBLIC

Chair Cranston opened the floor at 7:07 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 7:08 p.m.

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

Associate Planner Brittany Whitehill gave an oral presentation and answered questions.

Planning Manager / Zoning Administrator Stephanie Williams and Senior Assistant City Attorney Sandra Lee answered questions.

Chair Cranston opened the floor at 7:49 p.m. to public testimony, asking if anyone from the public wished to speak on this item.

SPEAKING FROM THE FLOOR:

- Robert Cox, Livable Mountain View
- Albert Jeans
- Kelsey Banes, YIMBY
- Bruce England, Mountain View Coalition for Sustainability
- Kevin Ma

Public testimony concluded at 8:07 p.m.

The EPC deliberated on this item. The EPC discussed the second story decks and BMR fees and directed staff to relay their discussion to the City Council for consideration.

MOTION - M / S Clark / Gutierrez - That the Environmental Planning Commission recommend the City Council:

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. 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. 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).

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

6. STUDY SESSION

6.1 Housing Element Updated 2023-2031

Commissioner Dempsey recused himself for item 2.

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

Advanced Planning Manager Eric Anderson also responded to questions raised by the EPC.

Matt Kowta, Managing Principal for BAE Urban Economics, and Beverly Choi, Community Planning Program Manager for ESA, responded to questions raised by the EPC.

Chair Cranston opened the floor at 8:47 p.m., for public testimony asking if anyone from the public wished to speak on this item.

SPEAKING FROM THE FLOOR:

- Robert Cox, Livable Mountain View
- Salim Damerджи
- William Lambert
- Toni Rath
- Kelsey Banes, YIMBY
- Kevin Ma
- Hala Alshahwany
- Isaac Stone
- David Watson

Public testimony concluded at 9:15 p.m.

The EPC deliberated and provided input to City staff on the Housing Element.

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

Advanced Planning Manager Anderson provided updates for upcoming meetings; and described the City process for absences.

Vice Chair Yin inquired about Community Land Trusts.

8. ADJOURNMENT

Chair Cranston adjourned the meeting at 11:07 p.m.

Respectfully submitted,

Eric Anderson
Advanced Planning Manager