



# City of Mountain View

## Agenda

### Environmental Planning Commission

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Wednesday, February 19, 2020

7:00 PM

Council Chambers, 500 Castro St., Mountain  
View, CA 94041

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#### 1. CALL TO ORDER

#### 2. ROLL CALL

#### 3. MINUTES APPROVAL - None

#### 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. NEW BUSINESS

- 5.1** Election of Environmental Planning Commission (EPC) Chair and Vice Chair for 2020

- Recommendation:**
1. Nominate and elect the Chair
  2. Nominate and elect the Vice Chair

#### 6. PUBLIC HEARING

- 6.1** Residential Development at 355 - 415 East Middlefield Road

- Recommendation:**
1. Recommend that the City Council approve an Initial Study of Environmental Significance for the 355-365, 401, and 415 East Middlefield Road Residential Project, pursuant to Section 15168 of the California Environmental Quality Act (CEQA) (Exhibit 1 to the EPC Staff Report);

2. Adopt a Resolution Recommending that the City Council Approve a Planned Community Permit and Development Review Permit for a

Residential Bonus FAR to Construct Two 7-Story Multi-Family Residential Buildings with 427 Units (157 Condominiums and 270 Apartments) with Three Levels of Structured Parking and 36 Four-Story Townhomes with Attached Garages for a Total of 463 Residential Units and a new 0.376-acre Public Park, Transfer of Development Rights (TDR) of 10,000 Square Feet from 2535 California Street, 506 Showers Drive, and 350 Showers Drive to the Project Site in Relation to the Los Altos School District TDR Program, and a Heritage Tree Removal Permit to Remove 18 Heritage Trees on a Six-Acre Site Located at 355, 365, 401, and 415 East Middlefield Road, to be read in title only, further reading waived (Exhibit 2 to the EPC Staff Report); and

3. Adopt a Resolution Recommending that the City Council Approve a Vesting Tentative Map to Create Five Residential Lots, Three Common Lots, and Dedication of a New 0.376-Acre Public Park on a 6.0-Acre Project Site Located At 355, 365, 401, and 415 East Middlefield Road, to be read in title only, further reading waived (Exhibit 3 to the EPC Staff Report).

**Attachments:**

[Staff Report](#)

[Exhibit 1 - Initial Study](#)

[Exhibit 2 - Resolution for PCP](#)

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

[Exhibit 4 - City Council Report Dated January 16, 2018](#)

[Exhibit 5 - City Council Report Dated April 17, 2018](#)

[Exhibit 6 - City Council Staff Report Dated October 16, 2018](#)

[Exhibit 7 - EPC Staff Report Dated June 16, 2019](#)

[Exhibit 8 - Project Plans.pdf](#)

[Exhibit 9 - East Whisman Precise Plan](#)

[Exhibit 10 - Letter of Requested Exceptions](#)

[Exhibit 11 - School Strategy Letter](#)

[Exhibit 12 - TDM Program and Parking Analysis](#)

**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:**

The agenda and staff reports may be viewed at the Community Development Department, 500 Castro Street, First Floor the Friday afternoon before each meeting at 4:30 p.m. or as soon thereafter as possible, online at [mountainview.legistar.com](http://mountainview.legistar.com) and during each Commission meeting.

Questions and comments regarding the agenda may be directed to the Planning Secretary at (650) 903-6306 or [community.development@mountainview.gov](mailto:community.development@mountainview.gov).

Any writings or documents provided to a majority of the Environmental Planning Commission regarding any item on this agenda will be made available for public inspection in the Community Development Department, 500 Castro Street, First Floor during normal business hours and at the meeting location during the meeting.

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 11:00 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 11:00 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.