



City of Mountain View

Minutes

Environmental Planning Commission

Wednesday, August 17, 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 Environmental Planning Commission. Please contact city.clerk@mountainview.gov to obtain a copy of the applicable resolution. 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 7:03 p.m.

2. ROLL CALL

Present 6 - Commissioner Chris Clark, Commissioner Hank Dempsey, Commissioner Jose Gutierrez, Commissioner Alex Nunez, Vice Chair Joyce Yin and Chair Bill Cranston
Absent 1 - Commissioner Preeti Hehmeyer

3. MINUTES APPROVAL

Chair Cranston introduced the item for discussion.

Chair Cranston opened the floor at 7:04 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 7:05 p.m.

MOTION - M / S - Yin/Dempsey - That the Environmental Planning Commission approve the minutes of August 3, 2022.

The motion passed by the following vote:

Present 6 - Commissioner Chris Clark, Commissioner Hank Dempsey, Commissioner Jose Gutierrez, Commissioner Alex Nunez, Vice Chair Joyce Yin and Chair Bill Cranston
Absent 1 - Commissioner Preeti Hehmeyer

4. ORAL COMMUNICATIONS FROM THE PUBLIC

Chair Cranston opened the floor at 7:06 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 7:07 p.m.

5. PUBLIC HEARING

5.1 870 East El Camino Real Residential Project

Senior Planner Phillip Brennan, gave an oral presentation and answered questions.

Drew Sullins, Vice President of Development, Equity Residential, and Asheshh Saheba, Managing Partner, Steinberg Hart, gave oral presentations and answered questions.

Andrea Kennedy, Analyst II, Stephanie Williams, Planning Manager and Zoning Administrator, Micaela Hellman-Tincher, Housing and Neighborhood Services Manager, and Sandy Lee, Senior Assistant City Attorney, answered questions.

Chair Cranston opened the floor at 8:20 p.m. to public testimony, asking if anyone from the public wished to speak on this item.

SPEAKING FROM THE FLOOR:

- Clint
- Brent Howe

Public testimony concluded at 8:24 p.m.

The EPC deliberated on this item.

MOTION - M / S Clark / Nunez - That the Environmental Planning Commission Recommend the City Council:

1. Adopt the Initial Study of the Environmental Significance for the 870 East El Camino Real Residential Project and determine that the Project is consistent with the El Camino Real Precise Plan Final Environmental Impact Report and Mountain View 2030 General Plan and Greenhouse Gas Reduction Program Final Environmental Impact Report, pursuant to Sections 15162 and 15183 of the California Environmental Quality Act Guidelines (Exhibit 1 to the EPC Staff Report); and

2. Adopt a Resolution of the City Council of the City of Mountain View Approving a Planned Community Permit and Development Review Permit to Construct two, six-story apartment buildings comprised of 233 units and a two-level underground parking garage, with a Density Bonus, Concession and Waivers under State Density Bonus Law, and to make site and Facade improvements to existing buildings; a Provisional Use Permit to allow rooftop amenities above the third-floor; and a Heritage Tree Removal Permit to remove 15 Heritage Trees and Relocate one Heritage Tree, all on a 9/14-acre site located at 870 East El Camino Real, to be read in title only, further reading waived (Exhibit 2 to the EPC Staff Report).

The motion passed by the following vote:

Yes: 6 - Commissioner Clark, Commissioner Dempsey, Commissioner Gutierrez, Commissioner Nunez, Vice Chair Yin and Chair Cranston

Absent: 1 - Commissioner Hehmeyer

6. NEW BUSINESS

**6.1 Resolution Authorizing Virtual Meetings Pursuant to Assembly Bill
361**

Item 6.1 Resolution Authorizing Virtual Meetings was pulled from the agenda. Council voted on August 16, 2022 to continue virtual meetings, making this agenda item redundant.

**6.2 Environmental Planning Commission Work Plan Fiscal Year
2022-2023**

Diana Pancholi, Principal Planner, gave an oral presentation and answered questions.

Sandy Lee, Senior Assistant City Attorney, and Eric Anderson, Advanced Planning Manager, answered questions.

Chair Cranston opened the floor at 9:25 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 9:25 p.m.

The EPC deliberated on this item.

MOTION - M / S Clark/Gutierrez - That the Environmental Planning Commission accept the 2022-2023 Work Plan and forward to the City Council.

The motion passed by the following vote:

Yes: 6 - Commissioner Clark, Commissioner Dempsey, Commissioner Gutierrez, Commissioner Nunez, Vice Chair Yin and Chair Cranston

Absent: 1 - Commissioner Hehmeyer

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

Advanced Planning Manager Eric Anderson reiterated that Council, on August 16, 2022, voted to continue virtual meetings for all legislative bodies through September 15, 2022.

Upcoming projects coming to the EPC include Middlefield Park Master Plan. There are no items on September 7. For September 21, 2022, Downtown Precise Plan, and San Antonio Road.

The R3 Workshops have been completed.

8. ADJOURNMENT

Chair Cranston adjourned the meeting at 9:33 p.m.

Respectfully submitted,

Eric Anderson
Advanced Planning Manager