



City of Mountain View

Agenda

Environmental Planning Commission

Wednesday, September 21, 2022

7:00 PM

Video Conference with No Physical Meeting Location

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 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.

Members of the public wishing to observe the meeting live may do so at <https://mountainview.legistar.com>, on YouTube at [YouTube.com/MountainViewGov](https://www.youtube.com/MountainViewGov) and on Comcast Channel 26.

Members of the public wishing to comment on an item may do so in the following ways:

1. Email comments to 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.zoom.us/j/85300705240>.

You may 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: 853 0070 5240

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 the Chair calls your name to provide public comment, if you are participating via phone, please press *6 to unmute yourself.

For instructions on using the "raise hand" feature in Zoom, visit https://mountainview.gov/raise_hand.

When called to speak, please limit your comments to the time allotted (up to three minutes, at the discretion of the Chair).

1. CALL TO ORDER

2. ROLL CALL

3. 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.

4. PUBLIC HEARING

4.1 Mixed-Use Development at 334 San Antonio Road

Recommendation: That the Environmental Planning Commission (EPC) Recommend the City Council:

1. Adopt the Initial Study of Environmental Significance for the 334 San Antonio Road Mixed-Use Project and determine that the Project is consistent with the San Antonio 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 for a New Five-Story Mixed-Use Development with 62 Residential Units and 2,000 Square Feet of Ground-Floor Commercial Space above Two Levels of Underground Parking, Including a 50% State Density Bonus Request with Development Waivers and Concessions; and Provisional Use Permit to Allow Rooftop Amenities Above the Third Floor at 334 San Antonio Road (Exhibit 2 to the EPC Staff Report); and
3. Adopt a Resolution of the City Council of the City of Mountain View Approving a Vesting Tentative Map for Condominium Purposes for 62 Residential Units and One Commercial Unit at 334 San Antonio Road (Exhibit 3 to the EPC Staff Report).

Attachments:

- [Staff Report](#)
- [Exhibit 1 - Initial Study of Environmental Significance](#)
- [Exhibit 2 - Draft Project Resolution](#)
- [Exhibit 3 - Draft Vesting Tentative Map Resolution](#)
- [Exhibit 4 - Project Plans](#)
- [Exhibit 5 - Density Bonus Letter](#)
- [Exhibit 6 - Public Benefit Letter](#)

4.2 Downtown Precise Plan Update**Recommendation:**

That the Environmental Planning Commission recommend that the City Council:

1. Adopt The Addendum to the 1999 and 2004 Downtown Precise Plan (Precise Plan) Initial Study/Negative Declarations and the Mountain View 2030 General Plan and Greenhouse Gas Reduction Program Final Environmental Impact Report in compliance with the California Environmental Quality Act (CEQA) Guidelines, Sections 15162 and 15164 (Exhibit 1 to the Environmental Planning Commission Report); and
2. Adopt A Resolution of the City Council Of the City of Mountain View Amending the Downtown Precise Plan (P-19) to Update Design Standards and Guidelines in Areas A, G, and H, and Disallow Administrative Office Use in Ground Floors of Castro Street and Side Streets of Area H (Exhibit 2 to the Environmental Planning Commission Report).

Attachments:

- [Staff Report](#)
- [Exhibit 1 - Addendum](#)
- [Exhibit 2 - Draft Resolution](#)
- [Exhibit 3 - Redlined Draft Amendments](#)
- [Exhibit 4 - Economic Analysis](#)
- [Exhibit 5 - June 8, 2021 City Council Study Session](#)

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

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

6. ADJOURNMENT

NOTICE TO THE PUBLIC:

Please contact Planning staff with any questions regarding this agenda at (650) 903-6306 or community.development@mountainview.gov.

The agenda and staff reports may be viewed online at 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.