



# City of Mountain View

## Minutes

### Environmental Planning Commission

---

Wednesday, August 18, 2021

7:00 PM Video Conference with No Physical Meeting Location  
View the meeting at [www.mountainview.gov/YouTube](http://www.mountainview.gov/YouTube)

---

This meeting was conducted in accordance with State of California Executive Order N-29-20, dated March 17, 2020 and State of California Executive Order N-08-21, dated June 11, 2021. 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 of the Environmental Planning Commission (EPC) to order at 7:01 p.m.

#### 2. ROLL CALL

**Present** 6 - Commissioner Margaret Capriles, Commissioner Hank Dempsey, Commissioner Preeti Hehmeyer, Commissioner Joyce Yin, Vice Chair Kammy Lo and Chair Bill Cranston

#### 3. MINUTES APPROVAL - None.

#### 4. ORAL COMMUNICATIONS FROM THE PUBLIC

Chair Cranston opened the floor at 7:02 p.m. for 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 7:03 p.m.

#### 5. PUBLIC HEARING

##### 5.1 General Plan Amendment for 1555 Plymouth Street, North Bayshore Precise Plan Amendments, and Gateway Master Plan

Vice Chair Lo recused herself for this item.

Advanced Planning Manager Martin Alkire gave an oral presentation and answered questions raised by the EPC.

Senior Assistant City Attorney Sandy Lee also answered questions raised by the EPC.

Bill Vierra, President/COO of SyWest Development, answered questions raised by the EPC.

Chair Cranston opened the floor at 7:19 p.m. to public testimony, asking if anyone from the public wished to speak on this item.

SPEAKING FROM THE FLOOR:

- Bruce England, Mountain View Coalition for Sustainable Planning and GreensSpaces Mountain View
- Bill Vierra, SyWest Development

Public testimony concluded at 7:25 p.m.

The Environmental Planning Commission deliberated on this item.

MOTION - M / S - Hehmeyer / Capriles - That the Environmental Planning Commission recommends that the City Council:

1. Approve the Initial Study of the Environmental Significance and Addendum for the General Plan Amendment at 1555 Plymouth Street, North Bayshore Precise Plan Amendments, and the North Bayshore Gateway Master Plan pursuant to Sections 15162 and 15164 of the California Environmental Quality Act, and find that the proposed project would not result in any new significant or substantially more severe environmental impacts beyond those previously evaluated and disclosed in the General Plan Environmental Impact Report (2014), and North Bayshore Precise Plan Supplemental Environmental Impact Report (2017) (Exhibit 1 to the EPC Staff Report); and
2. Adopt a Resolution of the City Council of the City of Mountain View to Amend the General Plan Land Use Designation at 1555 Plymouth Street from High-Intensity Office to Mixed-Use Center (North Bayshore) (Exhibit 2 to the EPC Staff Report); and
3. Adopt a Resolution of the City Council of the City of Mountain View to Amend the P-39 (North Bayshore) Precise Plan to include the parcel at 1555 Plymouth Street within the North Bayshore Precise Plan Gateway Character Area, revise the Bonus FAR Guidelines and Master Plan provisions, and make minor text and graphic updates (Exhibit 3 to the EPC Staff Report); and
4. Adopt a Resolution of the City Council of the City of Mountain View Adopting the North Bayshore Gateway Master Plan with the provision of including additional detailed financial feasibility analysis from the City's consultant to the City Council when considering the adoption of the North Bayshore Gateway Master Plan as amended (Exhibit 4 to the EPC Staff Report).

**Yes:** 5 - Commissioner Capriles, Commissioner Dempsey, Commissioner Hehmeyer, Commissioner Yin and Chair Cranston

**Recused:** 1 - Vice Chair Lo

## 6. NEW BUSINESS

### 6.1 Environmental Planning Commission Work Plan - Fiscal Years 2021-2022 and 2022-23

Eric Anderson, Principal Planner, gave an oral presentation and answered questions by the EPC.

Martin Alkire, Advanced Planning Manager, answered questions by the EPC.

Chair Cranston opened the floor at 9:05 p.m. to public testimony, asking if anyone from

the public wished to speak on this item.

SPEAKING FROM THE FLOOR:

- Bruce England, Mountain View Coalition for Sustainable Planning and GreenSpaces  
Mountain View

MOTION - M / S - Hehmeyer / Dempsey - Carried 6-0 - That the Environmental Planning Commission Adopt the EPC Fiscal Years 2021-22 and 2022-23 Work Plan

The motion passed by the following vote:

**Yes:** 6 - Commissioner Capriles, Commissioner Dempsey, Commissioner Hehmeyer, Commissioner Yin, Vice Chair Lo and Chair Cranston

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

The Commission would like more information on outreach efforts about projects; and offered suggestions about how to do more outreach.

Commissioner Yin provided an update on the commission's open seat. The recruitment will close at the end of September.

Housing Element outreach is starting soon, including at the Farmer's Market.

Zoom meetings will continue until at least the end of September.

Coming up on September 1, Minor cleanup amendments to the East Whisman Precise Plan and BMR Code.

Principal Planner Anderson announced the upcoming City Celebration of Service.

Commissioner Capriles thanked Commissioner Hehmeyer for allowing the Commission to see some prefab affordable housing in East Palo Alto. We Hope is the project.

## 8. ADJOURNMENT

Chair Cranston adjourned the meeting at 9:25 p.m.

Respectfully submitted,

Eric Anderson, Principal Planner