



# City of Mountain View

**DRAFT**

## Minutes

### Environmental Planning Commission

*Commissioners Capriles, Cranston, Hehmeyer, Lo, Yin, Vice Chair Cox and Chair Baird*

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Wednesday, October 2, 2019

7:00 p.m.

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

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#### 1. CALL TO ORDER

Vice Chair Cox called the meeting of the Environmental Planning Commission (EPC) to order at 7:00 p.m.

#### 2. ROLL CALL

**Present** 5 - Commissioner Margaret Capriles, Commissioner Bill Cranston, Commissioner Kammy Lo, Commissioner Joyce Yin and Vice Chair Robert Cox

**Absent** 2 - Commissioner Preeti Hehmeyer and Chair Pamela Baird

#### 3. MINUTES APPROVAL-None.

#### 4. ORAL COMMUNICATIONS FROM THE PUBLIC

Vice Chair Cox opened the floor at 7:07 p.m. for public testimony asking if anyone from the public wished to speak on anything not on the agenda.

SPEAKER FROM THE FLOOR:

- Albert Jeans

Public testimony was closed at 7:10 p.m.

#### 5. PUBLIC HEARING

##### 5.1

##### **East Whisman Precise Plan**

Senior Planner Eric Anderson gave an oral presentation and Planner Anderson and Project Consultant, Eric Yurkovich of Raimi and Associates, answered questions by the EPC.

Vice Chair Cox opened the floor at 7:56 p.m. for public testimony, asking if anyone from the public wished to speak on this item.

SPEAKERS FROM THE FLOOR:

- Albert Jeans
- Robert Holbrook
- Randy Kenyon, Los Altos School District
- John Hickey, SummerHill Housing Group
- Ellis Berns, representative for Miramar Capital

Public testimony closed at 8:10 p.m.

The EPC deliberated the item.

MOTION - M/S - Capriles / Cranston - That the Environmental Planning Commission (EPC) adopt:

1. A Resolution Recommending the City Council Certify the East Whisman Precise Plan Final Environmental Impact Report and Adopt the CEQA Findings, Including Statement of Overriding Considerations and Mitigation Monitoring and Reporting Program, to be read in title only, further reading waived (Exhibit 1 to the Staff Report);
2. A Resolution Recommending the City Council Approve a General Plan Map and Text Amendment for the East Whisman Mixed-Use Designation, Consistent with the East Whisman Precise Plan, to be read in title only, further reading waived (Exhibit 2 to the Staff Report);
3. A Resolution Recommending the City Council Approve a Zoning Map Amendment for Parcels Located in the East Whisman Precise Plan from ML (Limited Industrial), ML-T (Limited Industrial with Transit Floating), CN (Commercial-Neighborhood), CO (Commercial-Office), R3-2 (Residential-Multiple-Family), and P (Planned Community) to P-41 (East Whisman Precise Plan), to be read in title only, further reading waived (Exhibit 3 to the Staff Report);
4. A Resolution Recommending the City Council Adopt the East Whisman Precise Plan, to be read in title only, further reading waived (Exhibit 4 to the Staff Report) with modifications read into the record including: alternative housing mix with 2 bedrooms at 30-50% and 3 bedrooms at 10-30%, add more diagrams for height exceptions, include exceptional design, expand height exception area an additional 250' (1000' in total) to area north of Middlefield Road, clarify height increase to be a proportional relationship between commercial provided and additional height requested, and proposed modifications to Chapter 4 of Draft Precise Plan provided by Commissioner Lo;
5. A Resolution Recommending the City Council Approve a Zoning Text Amendment to Remove Section 36.26.90, Transit (-T) District, from Chapter 36 of the City Code, to be read in title only, further reading waived (Exhibit 5 to the Staff Report); and
6. A Resolution Recommending the City Council Approve Draft Jobs-Housing Linkage Program Administrative Guidelines, to be read in title only, further reading waived (Exhibit 6 to the Staff Report).

The motion carried by the following vote:

**Yes:** 5 - Commissioner Capriles, Commissioner Cranston, Commissioner Lo, Commissioner Yin and Vice Chair Cox

**Absent:** 2 - Commissioner Hehmeyer and Chair Baird

## 5.2

### **Request for Minor Zoning Text Amendments to Chapter 36 (Zoning Ordinance) of the City Code and the R4 Multi-Family Standards Handout**

Assistant Planner Erin Horan gave an oral presentation to the EPC and Planner Horan and Deputy Zoning Administrator Lindsay Hagan answered questions by the EPC.

Vice Chair Cox opened the floor at 10:29 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.

The EPC deliberated the Item.

MOTION - M/S - Cranston / Capriles - That the Environmental Planning Commission (EPC) adopt:

1. A Resolution Recommending that the City Council Approve Minor Zoning Text Amendments to Chapter 36 (Zoning Ordinance) of the City Code for Improved Clarity and Consistency with Legislative Updates, to be read in title only, further reading waived (Exhibit 1 to the Staff Report); and

2. A Resolution Recommending the City Council Approve Text Amendments to the R4 Multi-Family Standards, to be read in title only, further reading waived (Exhibit 2 to the Staff Report).

The motion carried by the following vote:

**Yes:** 5 - Commissioner Capriles, Commissioner Cranston, Commissioner Lo, Commissioner Yin and Vice Chair Cox

**Absent:** 2 - Commissioner Hehmeyer and Chair Baird

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

Deputy Zoning Administrator Hagan gave reminder regarding the Hercules Tour and upcoming EPC meeting topics.

Vice Chair Cox provided reminder to Commissioners about Celebration of Service.

Commissioner Lo provided update on neighborhood association meetings attended.

Vice Chair Cox provided update on Heritage Harvest Festival.

## 7. ADJOURNMENT

Vice Chair Cox adjourned the meeting at 10:48 p.m.

Respectfully Submitted,

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Lindsay Hagan  
Deputy Zoning Administrator