



City of Mountain View

Agenda

Environmental Planning Commission

Wednesday, December 7, 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.

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 3 minutes, at the discretion of the Chair).

1. CALL TO ORDER

2. ROLL CALL

3. MINUTES APPROVAL

3.1 Approve Meeting Minutes

Recommendation: Approve the Environmental Planning Commission meeting minutes of November 16, 2022.

Attachments: [November 16, 2022 EPC Minutes](#)

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. PUBLIC HEARING

5.1 General Plan, Zoning and Precise Plan Amendments related to the Housing Element Update

Recommendation: That the Environmental Planning Commission:

1. Recommend the City Council Adopt a Resolution of the City Council of the City of Mountain View Certifying the 2023-2031 Housing Element Update Environmental Impact Report and Adopting California Environmental Quality Act Findings Related to Environmental Impacts, Mitigation Measures, and Alternatives and Adopting a Statement of Overriding Considerations and a Mitigation Monitoring and Reporting Program, to be read in title only, further reading waived (Exhibit 1 to the EPC Staff Report).
2. Recommend the City Council Adopt a Resolution of the City Council of the City of Mountain View Amending the General Plan Land Use Map from High-Intensity

Office to High-Density Residential for the Properties Located at 57/67 and 87 East Evelyn Avenue, Located South of East Evelyn Avenue, Between State Route 85 and Pioneer Way, and from General Industrial to High-Density Residential for the Property Located at 1110 Terra Bella Avenue/1012 Linda Vista Avenue, Located at the Northwest Corner of Linda Vista Avenue and Terra Bella Avenue; and Amending The General Plan to Clarify Floor Area Ratio (FAR) Exemptions; and Make Other Minor Modifications, to be read in title only, further reading waived (Exhibit 2 to the EPC Staff Report).

3. Recommend the City Council adopt an Ordinance of the City of Mountain View Amending Sections of Chapter 36 (Zoning) of the City Code to Eliminate Lot Area and Lot Width Minimums in the Residential High-Density (R4) Zoning District for 100% Affordable Housing Developments that Receive Authorization Through the City Notice of Funding Availability Process; Allow Residential Mixed-Use Village Center Development Where the General Plan Land Use Designation Allows Residential Uses on Sites Within the Commercial Neighborhood (CN) and Commercial Services (CS) Zoning Districts; and Establish Definitions, Procedures, and Standards for Such General Plan Mixed-Use Village Center Development, to be read in title only, further reading waived (Exhibit 3 to the EPC Staff Report).

4. Recommend the City Council Adopt an Ordinance of the City of Mountain View Amending the Zoning Map from the General Industrial (MM) Zoning District to the High-Density (R4) Zoning District for the Properties located At 57/67 and 87 East Evelyn Avenue, Located South of East Evelyn Avenue, Between State Route 85 and Pioneer Way; and 1110 Terra Bella Avenue/1012 Linda Vista Avenue, Located at the Northwest Corner of Linda Vista Avenue and Terra Bella Avenue, to be read in title only, further reading waived (Exhibit 4 to the EPC Staff Report).

5. Recommend the City Council Adopt a Resolution of the City Council of the City of Mountain View Amending the El Camino Real Precise Plan to Increase the Maximum Floor Area Ratio (FAR) and Height Allowances for Residential/Mixed-Use Development for Tier 1 Projects in Village Center Areas Consistent with the General Plan and Other Minor Text Amendments, to be read in title only, further reading waived (Exhibit 5 to the EPC Staff Report).

6. Recommend the City Council Adopt a Resolution of the City Council of the City of Mountain View Amending the Grant-Phyllis Precise Plan to Allow General Plan Mixed-Use Village Center Development as a Provisional Use and Add Development Standards to Update The Administration Provisions, and to Make Other Minor Text Modifications and Clarifications, to be read in title only, further reading waived (Exhibit 6 to the EPC Staff Report).

Attachments:[Staff Report](#)[Exhibit 1 - Resolution for the Final EIR](#)[Exhibit 2 - Resolution for the General Plan Land Use Map and General Plan Text Amendme](#)[Exhibit 3 - Ordinance for Zoning Text Amendments](#)[Exhibit 4 - Ordinance for Zoning Map Amendments](#)[Exhibit 5 - Resolution for El Camino Real Precise Plan Amendments](#)[Exhibit 6 - Resolution for Grant-Phyllis Precise Plan Amendments](#)[Exhibit 7 - Notice of Preparation Comments](#)**6. NEW BUSINESS****6.1 Environmental Planning Commission Meeting Dates for 2023****Recommendation:**

That the Environmental Planning Commission (EPC) approve the EPC Public Meeting Calendar for 2023.

Attachments:[Staff Memo](#)[Exhibit 1 - Proposed 2023 Environmental Planning Commission Meeting Calendar](#)**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:**

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.