



City of Mountain View

Minutes

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 was 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 participated in the meeting by video conference, with no physical meeting location.

1. CALL TO ORDER

Chair Cranston called the meeting to order at 7:02 p.m.

2. ROLL CALL

Present 7 - Commissioner Chris Clark, Commissioner Hank Dempsey, Commissioner Jose Gutierrez, Commissioner Preeti Hehmeyer, Commissioner Alex Nunez, Vice Chair Joyce Yin and Chair Bill Cranston

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 this item. No members of the public wished to speak.

Public testimony concluded at 7:04 p.m.

MOTION - MS - Yin / Gutierrez - That the Environmental Planning Commission approve the minutes of November 16, 2022.

The motion passed by the following vote:

Yes: 7 - Commissioner Clark, Commissioner Dempsey, Commissioner Gutierrez, Commissioner Hehmeyer, Commissioner Nunez, Vice Chair Yin and Chair Cranston

4. ORAL COMMUNICATIONS FROM THE PUBLIC

Chair Cranston opened the floor at 7:05 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 7:06 p.m.

5. PUBLIC HEARING

5.1 General Plan, Zoning and Precise Plan Amendments related to the

Housing Element Update

Senior Planner Ellen Yau gave an oral presentation and responded to questions raised by the EPC.

Advanced Planning Manager Eric Anderson, Senior Assistant City Attorney Sandra Lee, and Jill Feyk-Miney, Senior Associate at Environmental Science Associates, answered questions.

Chair Cranston opened the floor at 7:25 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 7:25 p.m.

The EPC deliberated on this item.

MOTION - M / S - Gutierrez / Dempsey - That the Environmental Planning Commission 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).

The motion passed by the following vote:

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

No: 1 - Chair Cranston

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

1. A Resolution of the City Council of the City of Mountain View Amending the General Plan to Clarify Floor Area Ratio (FAR) Exemptions; and Make Other Minor Modifications (Exhibit C of Exhibit 2 to the EPC Staff Report; and

2. An Ordinance of the City of Mountain View Amending Sections of Chapter 36 (Zoning) of the City Code to 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 (Sections 3 through 6 of Exhibit 3 to the EPC Staff Report.)

Modifying the Ordinance to allow waivers to standards that constrain allowed FAR under the General Plan.

The motion passed by the following vote:

Yes: 5 - Commissioner Clark, Commissioner Hehmeyer, Commissioner Nunez, Vice Chair Yin, Chair Cranston

No: 1 - Commissioner Gutierrez

Abstain: 1 - Commissioner Dempsey

MOTION - M / S - Yin / Hehmeyer: That the Environmental Planning Commission Recommend the City Council adopt:

1. 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 (Exhibit A and B of Exhibit 2 to the EPC Staff Report); and

2. 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 (Section 2 of Exhibit 3 to the EPC Staff Report); and

3. 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 (Exhibit 4 to the EPC Staff Report); and

The motion passed by the following vote:

Yes: 7 - Commissioner Clark, Commissioner Dempsey, Commissioner Gutierrez, Commissioner Hehmeyer, Commissioner Nunez, Vice Chair Yin, Chair Cranston

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

1. 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 (Exhibit 5 to the EPC Staff Report); and

2. 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 Administrative Provisions and to Make other Minor Text Modifications and Clarifications (Exhibit 6 to the EPC Staff Report).

Modifying the Grant Phyllis Precise Plan to allow waivers to standards that constrain allowed FAR under the General Plan.

The motion passed by the following vote:

Yes: 7 - Commissioner Clark, Commissioner Dempsey, Commissioner Gutierrez, Commissioner Hehmeyer, Commissioner Nunez, Vice Chair Yin, Chair Cranston

6. NEW BUSINESS

6.1 Environmental Planning Commission Meeting Dates for 2023

Advanced Planning Manager Eric Anderson gave an oral presentation and responded to questions raised by the EPC.

Chair Cranston opened the floor at 9:30 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 9:30 p.m.

The EPC deliberated on this item.

MOTION - M/S - Clark / Dempsey - That the Environmental Planning Commission: Approve the EPC Public Meeting Calendar for 2023.

The motion carried by the following vote:

Yes: 7 - Commissioner Clark, Commissioner Dempsey, Commissioner Gutierrez, Commissioner Hehmeyer, Commissioner Nunez, Vice Chair Yin and Chair Cranston

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

Advanced Planning Manager Eric Anderson informed the EPC that the Downtown Precise Plan Amendments were approved by Council, with further discussion regarding code enforcement and analysis of vacancies.

There will be no meeting next week.

Hybrid meetings will begin in February.

The City has deferred action on the Downtown Office FAR limit for next year's goal setting meeting in February.

Commissioner Gutierrez mentioned that EPC members gathered for an informal dinner; however, Commissioner Clark and Commissioner Nunez did not attend.

8. ADJOURNMENT

Chair Cranston adjourned the meeting at 9:46 p.m.

Respectfully submitted,

Eric Anderson
Advanced Planning Manager

