



## Minutes

### Environmental Planning Commission

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

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Wednesday, February 20, 2019

7:00 PM

Council Chambers

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#### 1. CALL TO ORDER

Chair Baird called the Environmental Planning Commission (EPC) hearing to order at 7:00 p.m.

#### 2. ROLL CALL

Present: 6 – Commissioner Margaret Capriles, Commissioner Bill Cranston, Commissioner Preeti Hehmeyer (arrived a few minutes late), Commissioner Joyce Yin, Vice Chair Robert Cox and Chair Pamela Baird

Absent: 1 – Commissioner Kammy Lo

#### 3. MINUTES APPROVAL

##### 3.1 MINUTES FOR JANUARY 16, 2019

Chair Baird opened the floor for public testimony asking if anyone from the public wished to speak. No members of the public wished to speak.

Motion – M/S – Cox / Capriles – That the EPC approve the Minutes as noted above with minor clarifying edits.

This motion passed on the following vote:

Yes: 6 – Commissioner Margaret Capriles, Commissioner Bill Cranston, Commissioner Preeti Hehmeyer, Commissioner Joyce Yin, Vice Chair Robert Cox and Chair Pamela Baird

No: 0 – None.

Absent: 1 – Commissioner Kammy Lo.

#### 4. ORAL COMMUNICATIONS FROM THE PUBLIC - None.

## 5. PUBLIC HEARING

### ITEM 5.1 - 950 WEST EL CAMINO REAL

Planner VanOosten gave an oral report and responded to questions raised by the EPC.

The applicant, Palo Alto Housing staff, were present, gave a presentation, and answered questions raised by the EPC.

Chair Hehmeyer opened the public hearing asking if anyone in the public wished to speak on anything not on the agenda.

#### SPEAKING FROM THE FLOOR

- Randy Tsuda
- Linnea Wickstrom
- Per Maresca
- Jan Stokley

Vera Gil, Project Manager for the Housing Division, Community Development Department, answered questions raised by the EPC.

The EPC deliberated this item.

Motion – M/S – Cox / Hehmeyer – That a Resolution Recommending the City Council Approve a Planned Community Permit and Development Review Permit for a Five-Story, 71- Unit Affordable Studio Apartment Development (Including One, 2-Bedroom Manager's Unit) and a Density Bonus Request with Waivers, a Provisional Use Permit for roof-top amenities above the third floor and residential accessory uses utilizing the ground-floor commercial setback, and a Heritage Tree Removal Permit to Remove Eight Heritage Trees at 950 West El Camino Real (see Exhibit 1); and with a modification to the conditions of approval to include requiring the applicant to work with staff to reduce the massing of the tower element on the western portion of the site.

This motion passed on the following vote:

Yes: 6 – Commissioner Margaret Capriles, Commissioner Bill Cranston, Commissioner Preeti Hehmeyer, Commissioner Joyce Yin, Vice Chair Robert Cox and Chair Pamela Baird

No: 0 – None

Absent: 1 – Commissioner Kammy Lo

## 6. STUDY SESSION

### ITEM 6.1 - TERRA BELLA VISIONING AND GUIDING PRINCIPLES PLAN - LAND USE ALTERNATIVES

Planner Pancholi gave an oral report and, along with the Consultant, Eric Yurkovich from Raimi & Associates, responded to questions raised by the EPC.

Chair Hehmeyer opened the public hearing asking if anyone in the public wished to speak on anything not on the agenda.

#### SPEAKING FROM THE FLOOR

- Susan Stabell
- Richard P. Spillane
- Katy Blus.
- Charles Hartsog
- Debbie Chin
- John Carpenter
- Kyu Young Kim
- Eric Stabell
- Barbara Hartford Mee
- Debbie Beauchesne
- Albert Jeans
- David Watson
- Beate Fromm
- Jennifer Rank
- Andres Friedman
- Craig Noah

The EPC deliberated this item.

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

Chair Baird gave an oral report.

## 8. ADJOURNMENT

At 10:22 p.m., Chair Hehmeyer adjourned to the Regular Meeting of Wednesday, March 6, 2019, at City Hall, 500 Castro Street. Meeting date, time, and venue are subject to change. Please check online at [www.mountainview.gov](http://www.mountainview.gov) as an agenda will be posted the Friday prior to the EPC meeting.

Respectfully Submitted

Stephanie Williams  
Planning Manager / Zoning Administrator