



City of Mountain View

Minutes

Environmental Planning Commission

Wednesday, February 1, 2023

7:00 PM

Council Chambers/Video Conference, 500 Castro
Street, Mountain View, CA 94041

This meeting was conducted with a virtual component.

1. CALL TO ORDER

Chair Yin called the meeting of the Environmental Planning Commission to order at 7:02 p.m.

2. ROLL CALL

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

3. MINUTES APPROVAL

Chair Yin introduced the item for discussion.

Chair Yin opened the floor at 7:03 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 - M/S - Clark/Gutierrez-That the Environmental Planning Commission approve the minutes of January 4, 2023.

The motion passed by the following vote:

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

4. ORAL COMMUNICATIONS FROM THE PUBLIC

Chair Yin 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.

SPEAKING FROM THE FLOOR:

• Albert Lustre, Local Northern California Carpenter's Union 405

Public testimony concluded at 7:08 p.m.

5. PUBLIC HEARING

5.1 1020 and 1040 Terra Bella Avenue Public Storage and Affordable

Housing Projects

Senior Planner Edgar Maravilla gave an oral presentation and responded to questions raised by the EPC.

Andres Friedman, Senior Vice President of Development for Public Storage gave an oral presentation and responded to questions.

Carlos Castellanos, Vice President Real Estate Development for Alta Housing gave an oral presentation and responded to questions.

Deputy Zoning Administrator Rebecca Shapiro responded to questions.

Randy Tsuda, President and CEO of Alta Housing responded to questions.

Chair Yin opened the floor at 7:48 p.m. to public testimony, asking if anyone from the public wished to speak on this item.

SPEAKING FROM THE FLOOR:

- Albert Jeans

Public testimony concluded at 7:52 p.m.

The EPC deliberated on this item.

MOTION - M/S - Clark/Gutierrez - That the Environmental Planning Commission

Recommend the City Council:

1. Adopt a Resolution of the City Council of the City of Mountain View Adopting the Initial Study/Mitigated Negative Declaration for the Terra Bella Public Storage and Alta Housing Affordable Housing Projects Located at 1020 Terra Bella Avenue, 1040 Terra Bella Avenue, and 1055 San Leandro Avenue Pursuant to the California Environmental Quality Act, to be read in title only, further reading waived (Exhibit 1 to the EPC Staff Report).
2. Adopt a Resolution of the City Council of the City of Mountain View Approving a General Plan Map Amendment From General Industrial to High-Density Residential for 1020 Terra Bella Avenue, and a General Plan Text Amendment to Allow an Increase in the Maximum Floor Area Ratio (FAR) from 0.55 FAR to 2.50 FAR in the General Industrial Land Use Designation for Uses with Limited Employees and Customers that Provide a Significant Public Benefit Toward Affordable Housing, to be read in title only, further reading waived (Exhibit 2 to the EPC Staff Report).
3. Adopt an Ordinance of the City of Mountain View Approving a Zoning Map Amendment from the MM (General Industrial) Zoning District to a P (Planned Community) Zoning District for the Properties Located at 1020 Terra Bella Avenue, 1040 Terra Bella Avenue, and 1055 San Leandro Avenue, to be read in title only, further reading waived (Exhibit 3 to the EPC Staff Report).
4. Adopt a Resolution of the City Council of the City of Mountain View Approving a Planned Community Permit and Development Review Permit to Construct a Six-Story Affordable Housing Development with 106 Affordable Rental Units and Two Manager's Units with a Two-Level Podium Garage, and a State Density Bonus with a Concession on a 1.04-Acre Project Site at 1020 Terra Bella Avenue, to be read in title only, further

reading waived (Exhibit 4 to the EPC Staff Report).

5. Adopt a Resolution of the City Council of the City of Mountain View Approving a Planned Community Permit and Development Review Permit to Construct a Six-Story and a Four-Story Personal Storage Building with At-Grade Parking on a 3.8-Acre Project Site at 1040 Terra Bella Avenue and 1055 San Leandro Avenue, to be read in title only, further reading waived (Exhibit 5 to the EPC Staff Report).

The motion passed by the following vote:

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

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

Advanced Planning Manager Eric Anderson informed the EPC Council appointed Emily Ramos to Council.

Council also approved the Housing Element-related rezonings and General Plan amendments for the Evelyn and Linda Vista affordable housing projects, the El Camino Real Precise Plan and the General Plan Village Centers.

Staff also received the California Department of Housing and Community Development's Housing Element response, and a final draft will be submitted to the EPC in the coming months.

The Planning Commissioners Academy is going to be the last week of March.

There are no projects scheduled for February 15.

There will be a meeting on March 1.

There may be a special meeting on March 22.

Commissioner Gutierrez reminded staff about the EPC retreat.

7. ADJOURNMENT

Chair Yin adjourned the meeting at 8:07 p.m.

Respectfully submitted,

Eric Anderson
Advanced Planning Manager