



City of Mountain View

Agenda

Environmental Planning Commission

Wednesday, February 17, 2016

7:00 PM

Council Chambers

1. CALL TO ORDER

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

2. ROLL CALL

Commissioners Present: EPC Members Cox, Heaton, Kamei, Matichak, Hehmeyer (arrived late), Vice Chair Scarboro, Chair Capriles

Commissioners Absent: None.

3. MINUTES APPROVAL

3.1 Approval of Minutes.

Recommendation: That the Environmental Planning Commission (EPC) approve the Minutes for the following dates:

Attachments: [Minutes for January 20, 2016](#)
[Minutes for February 3, 2016](#)

4. ORAL COMMUNICATIONS FROM THE PUBLIC - None.

5. PUBLIC HEARING

5.1 779 EAST EVELYN AVENUE

Project Planner Hagan gave an oral staff report.

SPEAKING FROM THE FLOOR:
Representative for the Greenbelt Alliance

Project Planner Hagan and the Applicant, Alex Sanchez of ROEM Developmoent Corporation, responded to questions raised by the EPC.

Motion - M/S Cox / Kamei- Carried 7-0 that the EPC adopt:

- 1. A recommendation to City Council to adopt the Initial Study/Mitigated Negative Declaration for the 779 East Evelyn Avenue Family Housing Project per the California Environmental Quality Act (CEQA);**
- 2. A Resolution recommending the City Council approve a General Plan Land Use Map Amendment to change the property at 779 East Evelyn Avenue from General Industrial to High-Density Residential Land Use Designation;**
- 3. A Resolution recommending the City Council Approve a Zoning Map Amendment for the property at 779 East Evelyn Avenue from the P-30 (Sylvan-Dale) Precise Plan to the R4 (High-Density Residential) Zoning District; and**
- 4. A Resolution recommending the City Council approve a Development Review Permit for a four-story, 116-unit residential apartment building with two manager units and one level of underground parking and a Heritage tree temoval permit for the temoval of six Heritage trees at 779 East Evelyn Avenue.**

5.1

779 East Evelyn Avenue.

Recommendation: Public Hearing for Consideration of a General Plan Map Amendment from General Industrial to High-Density Residential Land Use Designation; a Zoning Map Amendment from the P-30 (Sylvan-Dale) Precise Plan to the R4 (High-Density Residential) District; a Development Review Permit to Construct a Four-Story, 116-Unit Affordable Apartment Project with Two Manager Units and One Level of Underground Parking; a Heritage Tree Removal Permit to Remove Six Heritage Trees; and Adopt the 779 East Evelyn Avenue Family Housing Project Mitigated Negative Declaration

The Environmental Planning Commission (EPC) adopt:

1. A recommendation to City Council to adopt the Initial Study/Mitigated Negative Declaration for the 779 East Evelyn Avenue Family Housing Project per the California Environmental Quality Act (CEQA);
2. A Resolution Recommending the City Council Approve a General Plan Land Use Map Amendment to Change the Property at 779 East Evelyn Avenue from General Industrial to High-Density Residential Land Use Designation;
3. A Resolution Recommending the City Council Approve a Zoning Map Amendment for the Property at 779 East Evelyn Avenue from the P-30 (Sylvan-Dale) Precise Plan to the R4 (High-Density Residential) Zoning District; and
4. A Resolution Recommending the City Council Approve a Development Review Permit for a Four-Story, 116-Unit Residential Apartment Building with Two Manager Units and One Level of Underground Parking and a Heritage Tree Removal Permit for the Removal of Six Heritage Trees at 779 East Evelyn Avenue.

Attachments:

[Staff Report](#)

[Exhibit 1](#)

[Exhibit 2](#)

[Exhibit 3](#)

[Exhibit 4](#)

[Exhibit 5](#)

[Exhibit 6](#)

[Exhibit 7](#)

[Exhibit 8](#)

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

Deputy Zoning Administrator Denis gave an oral report.

7. ADJOURNMENT

Adjourn to the Regular Meeting of Wednesday, March 16, 2016, in City Hall, 500 Castro Street. Meeting date, time, and venue are subject to change. Please check online at www.mountainview.gov as an agenda will be posted the Friday prior to the EPC meeting.

SPECIAL NOTICE—Any writings or documents provided to a majority of the Environmental Planning Commission regarding any item on this agenda will be made available for public inspection in the Community Development Department, located at 500 Castro Street, during normal business hours and at the meeting location noted on the agenda during the meeting.

SPECIAL NOTICE—Reference: Americans with Disabilities Act, 1990

- Anyone who is planning to attend a meeting who is visually or hearing-impaired or has any disability that needs special assistance should call the Community Development Department at (650) 903-6306 48 hours in advance of the meeting to arrange for assistance. Upon request, in advance, by a person with a disability, agendas and writings distributed during the meeting that are public records will be made available in the appropriate alternative format. Also upon request, in advance, an assistive listening device can be made available for use during the meeting.

- The Board, Commission, or Committee may take action on any matter noticed herein in any manner deemed appropriate by the Board, Commission, or Committee. Their consideration of the matters noticed herein is not limited by the recommendations indicated herein.

ADDRESSING THE BOARD, COMMISSION, OR COMMITTEE

- 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 Board, Commission, or Committee on a nonagenda item may do so during the "Oral Communications" part of the agenda. Speakers are allowed to speak one time on any number of topics for up to three minutes.