



City of Mountain View

Agenda

Environmental Planning Commission

Commissioners Baird, Capriles, Cox, Kamei, Ramirez, Vice Chair Hehmeyer, Chair Scarboro

Wednesday, June 7, 2017

7:00 PM

Council Chambers

1. CALL TO ORDER

2. ROLL CALL

Commissioners Baird, Capriles, Cox, Kamei, Ramirez, Vice Chair Hehmeyer and Chair Scarboro

3. MINUTES APPROVAL

APPROVAL OF MINUTES

Recommendation: That the Environmental Planning Commission (EPC) approve the minutes for April 5, 2017, April 19, 2017, and May 3, 2017.

Copies of the minutes for the above-noted meetings have been delivered to the Commissioners and copies are available at City Hall. If there are no corrections or additions, a motion is in order to approve these minutes.

Attachments: [Item 3.1 - Minutes for April 5, 2017](#)
[Item 3.2 - Minutes for April 19, 2017](#)
[Item 3.3 - Minutes for May 3, 2017](#)

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 limited to three minutes. State law prohibits the Commission from acting on non-agenda items.

5. PUBLIC HEARING

ITEM 5.1 - 2700 WEST EL CAMINO REAL

Public Hearing for Consideration of a Planned Community Permit and a Development Review Permit to Allow Construction of a Five-Story, 211-Unit Apartment Development with a Two-Level Underground Parking Garage, a Provisional Use Permit to Allow Rooftop Amenities Above the Third Floor and a Shared Workspace Use at the Neighborhood Corner, a Heritage Tree Removal Permit to Remove Eight Heritage Trees on a 2.28-Acre Project Site, and a Determination that the Project has Prepared an Initial Study of Environmental Significance Pursuant to Section 15168 of the California Environmental

Quality Act (CEQA).

Recommendation: That the Environmental Planning Commission (EPC) recommends that the City Council:

1. Approve the Initial Study of Environmental Significance for the Five-Story, 211-Unit Apartment Development Project at 2700 West El Camino Real, pursuant to Section 15168 of the California Environmental Quality Act (CEQA) (Exhibit 1 to the EPC Staff Report).
2. Adopt a Resolution Conditionally Approving a Planned Community Permit and a Development Review Permit for a 211-Unit, Five-Story Apartment Development with Two Levels of Underground Parking, and a 22.5 Percent Density Bonus Request with Waivers, a Provisional Use Permit for Rooftop Amenities Above the Third Floor, and a Heritage Tree Removal Permit to Remove Eight Heritage Trees (Including Three Street Trees) on a 2.28-Acre Project Site Located at 2700 West El Camino Real (Exhibit 2 to the EPC Staff Report).
3. Adopt a Resolution Conditionally Approving a Provisional Use Permit to Allow a Shared Workspace Use at the Neighborhood Corner in a New Apartment Development Located at 2700 West El Camino Real (Exhibit 3 to the EPC Staff Report).

Attachments: [Staff Report](#)

[Exhibit 1](#)

[Exhibit 2](#)

[Exhibit 3](#)

[Exhibit 4](#)

[Exhibit 5](#)

[Exhibit 6](#)

[Exhibit 7](#)

[Exhibit 8](#)

[Exhibit 9](#)

[Exhibit 10](#)

6. STUDY SESSION

ITEM 6.1 - EAST WHISMAN PRECISE PLAN - NEIGHBORHOODS AND CIRCULATION

Due to technical difficulties the staff report and attachments for this item will be available Monday, June 5, 2017, by 5:00 P.M.

If you have any questions please call the Planning Secretary at 650-903-6306.

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

Adjourn to the Regular Meeting of Wednesday, June 21, 2017, at 7:00 p.m., 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.

AGENDAS FOR BOARDS, COMMISSIONS, AND COMMITTEES

- The specific location of each meeting is noted on the notice and agenda for each meeting which is posted at least 72 hours in advance of the meeting. Special meetings may be called as necessary by the Commission Chair and noticed at least 24 hours in advance of the meeting.
- Questions and comments regarding the agenda may be directed to the Planning Secretary at (650) 903-6306 or community.development@mountainview.gov.
- Interested persons may review the agenda and staff reports at the Community Development offices, 500 Castro Street, First Floor; the Friday afternoon before each meeting at 4:30 p.m. or soon thereafter; or online at <http://laserfiche.mountainview.gov/Weblink/Browse.aspx?startid=29360>; and they are available during each Commission meeting.

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 Planning Secretary 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.

SPECIAL NOTICE

- 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.
- It is the policy of the Environmental Planning Commission that all evening meetings of the Commission, including Study Sessions, be adjourned no later than 11:00 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 the normal time 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.
- 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.

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.