



# City of Mountain View

## Minutes

### Environmental Planning Commission

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Wednesday, November 20, 2024

7:00 PM

Council Chambers, 500 Castro St., Mountain  
View, CA 94041

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**This meeting was conducted with a virtual component.**

#### 1. CALL TO ORDER

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

#### 2. ROLL CALL

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

#### 3. MINUTES APPROVAL - NONE.

#### 4. ORAL COMMUNICATIONS FROM THE PUBLIC

Chair Dempsey opened the floor at 7:04 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 7:05 p.m.

The EPC took a five-minute recess.

The EPC resumed with Commissioner Clark announcing his remote participation in the meeting.

#### 5. PUBLIC HEARING

##### 5.1 334 San Antonio Road Affordable Housing Project

The EPC disclosed visits to the project site and meetings with the applicants.

Senior Planner Jeffrey Tsumura and Principal Planner Diana Pancholi gave an oral staff presentation and responded to questions from the EPC.

Applicant was present and gave a presentation.

Chair Dempsey opened the floor at 8:13 p.m. to public testimony, asking if anyone from the public wished to speak on this item.

SPEAKING VIRTUALLY:

- Matt Rashid

Public testimony concluded at 8:16 p.m.

The EPC deliberated on this item.

MOTION - M/S - Nunez/Gutierrez - That the Environmental Planning Commission:

Adopt a Resolution of the City Council of the City of Mountain View Conditionally Approving a Planned Community Permit and Development Review Permit to Redevelop the Project Site By Removing an Existing Service Station to Construct an Eight-Story, 99-Unit, 100% Affordable Rental Housing Development and a Manager Unit Utilizing a State Density Bonus Law on a 0.62-Acre Project Site Located at 334 San Antonio Road, and Finding that the Project is Categorically Exempt Pursuant to 15194 ("Affordable Housing Exemption") pursuant to the California Environmental Quality Act, to be read in title only, further reading waived (Exhibit 1 to the Staff Report).

The motion passed by the following vote:

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

## 5.2 675-685 E. Middlefield Road Mixed-Use Development Project

EPC members made disclosures regarding project site visits, emails and meetings with the applicant.

Senior Planner Phillip Brennan and Deputy Zoning Administrator Rebecca Shapiro made an oral staff presentation and responded to questions from the EPC.

Applicant was present and gave a presentation and responded to questions from the EPC.

Chair Dempsey opened the floor at 10:23 p.m. to public testimony, asking if anyone from the public wished to speak on this item.

SPEAKING FROM THE FLOOR:

- Frank Calisca
- Bill Lambert

SPEAKING VIRTUALLY:

- Bruce England
- Judy
- Dr. Tracey Ferea

Public testimony concluded at 10:34 p.m.

The EPC deliberated on this item.

MOTION - M/S - Cranston/Gutierrez - That the Environmental Planning Commission recommend the City Council:

1. Adopt a Resolution of the City Council of the City of Mountain View Conditionally Approving a Planned Community Permit and Development Review Permit to Redevelop the Project Site by Removing Two Existing Office Buildings and Surface Parking and Constructing a Mixed-Use Development Comprised of 836 Residential Rental Units in Three New Buildings, Including One Seven-Story and Two, Eight-Story Buildings with 2,344 Square Feet of Ground-Floor Neighborhood Commercial Space and a Below-Market-Rate Alternative Mitigation Proposal; a Six-Story, 275,200 Square-Foot Office Building; an 8.5-Level Parking

Structure; a 0.52-acre Privately-Owned, Publicly-Accessible Park; and a Heritage Tree Removal Permit to Remove 40 Heritage Trees, all on a 10.58-Acre Project Site at 675-685 E. Middlefield Road; and Adopting an Initial Study of Environmental Significance Compliance Checklist for the 675-685 East Middlefield Road Mixed-Use Project Pursuant to Sections 15162 and 15183 of the California Environmental Quality Act (CEQA) Guidelines, to be Read in Title Only; Further Reading Waived (Exhibit 1 to the EPC Staff Report).

and

2. Adopt a Resolution of the City Council of the City of Mountain View Conditionally Approving a Vesting Tentative Tract Map to Create Five New Lots, with One Lot Further Subdivided into Six Units for Condominium Purposes at 675-685 E. Middlefield Road, to be Read in Title Only, Further Reading Waived (Exhibit 2 to the Staff Report).

EPC also recommended:

- Staff work with the applicant to review the applicant-requested modifications to Condition of Approval Nos. 110 and 111, to study options to further modify the request to include terms with an annual escalation factor to the \$12 million supplemental funding for the requested extended (delayed) payment timing proposed, to ensure it provides the same relative value as the current funding amount at the time of payment. This will be discussed further in the BMR Analysis section and Fiscal Impact section below.

- The applicant (Prometheus) work with its office partner to consider a shared parking agreement to allow residents of the stand-alone BMR building to have access to the adjacent office parking garage spaces outside of normal office operational hours, to provide additional parking opportunities for those residents.

- The applicant to explore opportunities for residents of the BMR building to have shared access to certain market rate amenities (ex. courtyard pools and fitness rooms).

The motion passed by the following vote:

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

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

Chair Dempsey congratulated Commissioner Clark on his election win to City Council.

Chair Dempsey announced the next EPC meeting to be held on December 04, 2024.

## **7. ADJOURNMENT**

Chair Dempsey adjourned the meeting at 11:29 p.m.

Respectfully submitted,

Diana Pancholi  
Principal Planner