



City of Mountain View

Minutes

Environmental Planning Commission

Wednesday, November 5,
2025

7:00 PM

Council Chambers and Video Conference, 500
Castro St., Mountain View, CA 94041

This meeting was conducted with a virtual component.

1. CALL TO ORDER

Chair Gutierrez called the meeting to order at 7:00 p.m.

2. ROLL CALL

Present 7 - Commissioner Cranston, Commissioner Dempsey, Commissioner Donahue,
Commissioner Pham, Commissioner Yin, Vice Chair Alex Nunez and Chair Jose
Gutierrez

3. MINUTES APPROVAL

Chair Gutierrez introduced the item for discussion.

Chair Gutierrez opened the floor at 7:02 p.m. to public testimony, asking if anyone from the public wished to speak on the item.

No members of the public wished to speak.

Public testimony concluded at 7:02 p.m.

MOTION - M/S – Cranston/Dempsey

The motion passed by the following vote:

Yes: 6- Commissioner Cranston, Commissioner Donahue, Commissioner Yin,
Commissioner Dempsey, Vice Chair Nunez and Chair Gutierrez

Abstain: 1- Commissioner Pham

4. ORAL COMMUNICATIONS FROM THE PUBLIC

Chair Gutierrez opened the floor at 7:04 p.m. for public testimony, asking if anyone from the public wished to speak on any matter not on the agenda.

SPEAKING IN PERSON:

- None

SPEAKING VIRTUALLY:

- Robert Cox
- Bruce England

Public testimony concluded at 7:09 p.m.

5. PUBLIC HEARING

5.1 Housing Element Program 1.1(g) - Zoning/Precise Plan and General Plan Amendments

Senior Planner, Krisha Penollar and Planning Manager, Eric Anderson, gave an oral staff presentation and responded to questions from the Environmental Planning Commission.

Chair Gutierrez opened the floor at 7:18 p.m. to public testimony, asking if anyone from the public wished to speak on this item.

SPEAKING VIRTUALLY:

- Bruce England
- Zoe Martin

SPEAKING IN PERSON:

- Luis Lin
- Prerna Dillon
- Kristen L
- Anna Duran
- Pradeep Bardia
- Tejash Mistry

Public Testimony concluded at 7:35 p.m.

Due to conflicts of interest, the Commission discussed proposed amendments focused on General Plan amendments at 1702-1704 Miramonte Avenue and 777 Cuesta Drive and Zoning amendments affecting commercial districts and General Plan Mixed-Use Village Center developments. The Commission also considered the Leong/Evandale area and 677-699 Calderon Avenue in their deliberation regarding the General Plan Mixed-Use Village Center development standards in the zoning ordinance amendments.

Commissioner Dempsey recused himself from discussion on this portion of the agenda item due to the proximity of his personal residence to 1702-1704 Miramonte Drive and 777 Cuesta Drive.

The Commission asked questions of staff and staff responded to the questions.

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

1. Recommend the City Council adopt a Resolution of the City Council of the City of Mountain View Adopting a General Plan Amendment to Modify the General Plan Land Use Map to Change the Land Use Designation For the Following Properties to Implement Housing Element Program 1.1(g): 1702 and 1704 Miramonte Avenue and 777 Cuesta Drive from Office to Neighborhood Mixed-Use; as Recommended by the Environmental Planning Commission; on January 24, 2023, the City Council Certified the 2023-2031 Housing Element Update Environmental Impact Report (Adopted by Resolution No. 18755); Pursuant to CEQA Guidelines Sections 15168, 15162, and 15163, None of the Circumstances Necessitating Further CEQA Review are Present, to be read in title only, further reading waived (Exhibit 1 to the EPC Staff Report).
2. Recommend the City Council Adopt An Ordinance of the City Of Mountain View Amending Chapter 36 (Zoning) of the City Code to Implement Subtask (g) of Housing Element Program 1.1, including Updates to Article V (Commercial Zones) to Allow General Plan Mixed-Use Village Center Land Uses in the CO (Commercial-Offices) Zoning District, and to Make Other Clarifying and Conforming Changes, such as Modifying and Reorganizing Standards in Division 23 (General Plan Mixed-Use Village Center Developments) of Article IX (Standards For Specific Land Uses) to be Consistent with the CO Zoning District and the Evandale Precise Plan, as Recommended by the Environmental Planning Commission, to be read in title only, further reading waived (Exhibit 2 to the EPC Staff Report).

The motion passed by the following vote:

Yes: 6 - Commissioner Cranston, Commissioner Donahue, Commissioner Pham, Commissioner Yin,
Vice Chair Nunez and Chair Gutierrez

Recused 1- Commissioner Dempsey

Commissioner Dempsey rejoined the commission to discuss the remaining amendments.

The Commission asked questions of staff and staff responded to the questions.

MOTION - M/S – Cranston/Pham - That the Environmental Planning Commission:

1. Recommend the City Council adopt a Resolution of the City Council of the City of Mountain View Adopting a General Plan Amendment to Update the Downtown Mixed-Use Land Use Designation in the Land Use and Design Chapter and Modify the General Plan Land Use Map to Change the Land Use Designation For the Following Properties to Implement Housing Element Program 1.1(g): (1) 830, 835, 850, 859, 870, 889, and 897 Leong Drive and 3 and 55 Fairchild Drive from Neighborhood Commercial to General Mixed-Use; (2) 677-699 Calderon Avenue from Neighborhood Commercial to Neighborhood Mixed-Use; and (3) 1949 Grant Road from Low-Density Residential to Medium-High Density Residential, as Recommended by the Environmental Planning Commission; on January 24, 2023, the City Council Certified the 2023-2031 Housing Element Update Environmental Impact Report (Adopted by Resolution No. 18755); Pursuant to CEQA Guidelines Sections 15168, 15162, and 15163, None of the Circumstances Necessitating Further CEQA Review are Present, to be read in title only, further reading waived (Exhibit 1 to the EPC Staff Report).
2. Recommend the City Council Adopt An Ordinance of the City Of Mountain View Amending Chapter 36 (Zoning) of the City Code Requiring Avigation Easements Pursuant to the Moffett Federal Airfield Comprehensive Land Use Plan, as Recommended by the Environmental Planning Commission, to be read in title only, further reading waived (Exhibit 2 to the EPC Staff Report).
3. Recommend the City Council adopt a Resolution of the City Council of the City of Mountain View Amending the P(32) Evandale Precise Plan to Implement Housing Element Program 1.1(g) and Make Other Clarifying Changes, as Recommended by the Environmental Planning Commission, to be read in title only, further reading waived (Exhibit 3 to the EPC Staff Report).
4. Recommend the City Council adopt a Resolution of the City Council of the City of Mountain View Amending the P(26) Grant-Martens Precise Plan to Implement the Housing Element Program 1.1(g) and Make Other Clarifying Changes, as Recommended by the Environmental Planning Commission, to be read in title only, further reading waived (Exhibit 4 to the EPC Staff Report).
5. Recommend the City Council adopt a Resolution of the City Council of the City of Mountain View Amending the P(18) Evelyn Avenue Corridor Precise Plan to Implement the Housing Element Program 1.1(g) and Make Other Clarifying Changes, as Recommended by the Environmental Planning Commission, 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 Cranston, Commissioner Dempsey, Commissioner Donahue, Commissioner Pham, Commissioner Yin, Vice Chair Nunez and Chair Gutierrez

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

Principal Planner, Diana Pancholi, made an announcement that the next EPC meeting, scheduled for November 19, 2025, will be cancelled, the next EPC meeting will be scheduled for December 3, 2025, and lastly provided an update on the EPC Candidate interviews conducted on October 21, 2025.

Commissioner Cranston requested that Staff bring an update on SB 79 and its impacts on some of the larger efforts underway in the City, such as the Downtown Precise Plan update and Moffett Boulevard Precise Plan.

7. ADJOURNMENT

Chair Gutierrez adjourned the meeting at 9:20 p.m.

Respectfully submitted,

Diana Pancholi
Principal Planner

NOTICE TO THE PUBLIC:

The agenda, reports, and any writings or documents provided to a majority of the Environmental Planning Commission regarding any item on this agenda are posted at <https://mountainview.legistar.com> under the meeting details for the date of this meeting. The agenda may also be viewed at City Hall, 500 Castro Street, the City Clerk's Office, 500 Castro Street, Third Floor and at the Mountain View Library, 585 Franklin Street, beginning at 4:30 p.m., or as soon thereafter as possible, prior to Wednesday Environmental Planning Commission meetings. Printed copies of the agenda, reports, and any writings or documents already provided to a majority of the Commission regarding any item on this agenda may be requested at the Community Development Department during normal business hours.

The Environmental Planning Commission may consider and act on items listed on the agenda in any order and thus those interested in an item listed on the agenda are advised to be present throughout the meeting.

It is the policy of the Environmental Planning Commission that all evening meetings of the Commission, including Study Sessions, be adjourned no later than 10:00 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 10:00 p.m. 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.

Pursuant to the Americans with Disabilities Act (ADA), if you need special assistance in this meeting, please contact the Planning Board Clerk at (650) 903-6306 or by email at epc@mountainview.gov 48 hours prior to the meeting so the City can make reasonable arrangements to ensure accessibility to this meeting. (28 CFR 35.160 (b) (1)). If you have a hearing or speech disability, please use the California Relay System at 711, TDD 650-967-0158 or 800-735-2929.

The City of Mountain View does not discriminate on the basis of race, color, religion, national origin, sex, disability, age, source of income, gender, gender expression or identity, or any other State or Federal protected class in any of its policies, procedures or practices. This nondiscrimination policy covers admission and access to, or treatment or employment in, the City of Mountain View programs and activities. For inquiries regarding the nondiscrimination policy, please contact the City's Section 504 Coordinator at laurel.james@mountainview.gov or 650-903-6397.

Computer-generated captioning of the Environmental Planning Commission meeting is unedited and should neither be relied upon for complete accuracy nor used as a verbatim transcript.

ADDRESSING THE COMMISSION:

Email comments to epc@mountainview.gov by 5:00 p.m. on the meeting date. Emails will be received directly by the Environmental Planning Commission. Please identify the Agenda item number in the subject line of your email. Requests to show an audio or video presentation during an Environmental Planning Commission meeting should be directed to epc@mountainview.gov by 4:30 p.m. on the meeting date.

Anyone wishing to address the Commission in person must complete a yellow speaker card indicating the name you would like to be called by when it is your turn to speak and the item number on which you wish to speak. Please complete one yellow speaker card for each item on which you wish to speak. Virtual and in-person speakers will be called in order as determined by the Chair or their designee.

An individual speaker shall have up to three minutes to address the Commission. For any agenda item or for Oral Communications on nonagenda items, if there appears to be a large number of speakers, the Chair may reduce speaking time to no less than 1.5 minutes per speaker unless there is an objection from the Commission by majority vote.

If requested in advance of the public input portion of the agenda item to the Chair or dais staff, a speaker who represents five or more members of the public in attendance who complete cards but elect not to speak may have up to 10 minutes to address the Commission, if the Chair determines that such extension will reduce the total number of speakers who planned to speak.

An applicant and/or appellant for a zone change, precise plan or quasi-judicial hearing shall have up to 10 minutes to address the Commission and, with the consent of the Commission, two minutes of rebuttal at the conclusion of all public speakers.

The presiding officer may remove or cause the removal of any individual(s) for disrupting a meeting in accordance with California Government Code section 54957.95, as may be amended from time to time. In accordance with California Government Code section 54957.9, as may be amended from time to time, the Commission may order a meeting room cleared and continue in session in the event a meeting is willfully interrupted by a group or groups of persons so as to render the orderly conduct of the meeting impossible, and order cannot be restored by the removal of individuals who are disrupting the meeting.

Pursuant to Government Code Section 54954.3(b)(1), at least twice the allotted speaking time will be provided to a member of the public who utilizes a translator.