



City of Mountain View

Minutes

Environmental Planning Commission

Wednesday, December 4, 2024

7:00 PM

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

This meeting was conducted with a virtual component.

TELECONFERENCE NOTICE:

Commissioner Chris Clark participated in the meeting by teleconference pursuant to the Government Code Section 54953(b) from Hotel JW Marriott Hotel, Business Center. 1331 Pennsylvania Avenue NW, Washington, DC 20004. The teleconference location was accessible to the public and the agenda for the meeting was posted at the location pursuant to Government Code Section 54953(b)(3). Members of the public had the opportunity to address the legislative body at this location.

1. CALL TO ORDER

Chair Dempsey called the meeting of the Environmental Planning Commission to order at 7:01 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 7:02 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 7:03 p.m.

5. STUDY SESSION

5.1 Housing Element Programs 1.4 and 2.6 - Incentives for Affordable Housing on Religious Sites and Other Sites South of the El Camino Real Precise Plan

Principal Planner Diana Pancholi and Advanced Planning Manager Eric Anderson gave an oral staff presentation and responded to questions from the EPC.

Chair Dempsey opened the floor at 7:14 p.m.to public testimony, asking if anyone from the public wished to speak on this item.

There were no public speakers in person or virtually.

Commissioner Clark, Commissioner Yin and Chair Dempsey recused themselves from deliberations due to the proximity of their property to the properties under discussion, which has the potential to be impacted by the Commission's decision on this item.

Commissioner Clark and Commissioner Yin rejoined the deliberations on item 2.6 of the Housing Element Program discussion.

Commissioner Donahue recused himself from program 2.6 discussion due to the proximity of his property to the properties under discussion, which has the potential to be impacted by the Commission's decision on this item.

For Housing Element Program 2.6 (Other Sites South of the El Camino Real Precise Plan), a majority of the Commission indicated support for Approach 2 - Existing Density "Plus" Approach, recognizing their need for protection of existing Grocery stores. Further, the Commission recommended additional site-testing for the properties in the shopping center along Grant Road when crafting the more flexible standards, due to the opportunities and highest densities allowed on these sites.

At 9:48 p.m. the Study Session concluded.

Commissioner Donahue and Chair Dempsey returned to the dais.

6. NEW BUSINESS

6.1 Economic Vitality Strategy Overview

Chair Dempsey announced Item 6.1 will be rescheduled for a future meeting date.

6.2 Environmental Planning Commission Norms

Chair Dempsey introduced the item for discussion.

Community Development Director, Christian Murdock gave an oral staff presentation regarding EPC Norms and recommended that they be adopted by the commission.

Chair Dempsey opened the floor at 9:54 p.m. to public testimony, asking if anyone from the public wished to speak on this item.

There were no public speakers in person or virtually.

Public testimony concluded at 9:54 p.m.

The EPC deliberated on this item.

MOTION - M/S - Yin/Donahue - That the Environmental Planning Commission (EPC) approve the Draft EPC Norms included as Exhibit 1 to the EPC 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

6.3 Environmental Planning Commission Meeting Dates for 2025

Chair Dempsey read the item into the record.

Principal Planner, Diana Pancholi gave an oral statement regarding the EPC meeting calendar for 2025.

Chair Dempsey opened the floor at 9:56 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 9:56 p.m.

The EPC deliberated on this item.

MOTION - M/S - Gutierrez/Cranston - That the Environmental Planning Commission (EPC) approve the EPC Public Meeting Calendar for 2025.

The motion carried with the following vote:

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

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

8. ADJOURNMENT

Chair Dempsey adjourned the meeting at 10:59 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.

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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.