



City of Mountain View

Agenda

Environmental Planning Commission

Wednesday, March 18, 2020

7:00 PM

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

This meeting will be conducted in accordance with State of California Executive Order N-25-20, dated March 12, 2020. Any or all members of the Environmental Planning Commission may participate in this meeting by teleconference.

In consideration of the Novel Coronavirus (COVID-19), members of the public are encouraged to submit public comment on agenda items in advance of the meeting to epc@mountainview.gov or to the Community Development Department Planning Division at the address listed on the agenda. While members of the public may attend this public meeting in person, in-person attendance is discouraged in accordance with direction from the County Public Health Officer. Per this direction, it is prohibited to have a gathering of more than 100 persons and specific risk mitigations, including social distancing, are required for gatherings between 35 and 100 persons. Seating within the Council Chambers will be limited and additional viewing areas will be available. This meeting will be broadcast live at mountainview.legistar.com, on YouTube at MountainView.gov/YouTube and on Comcast Channel 26.

Attendees are expected to comply with directions from City staff with regard to seating arrangements and other social distancing measures. Individuals with respiratory issues will be prohibited from attending and those who are at higher risk for serious illness should not attend.

1. CALL TO ORDER

2. ROLL CALL

3. MINUTES APPROVAL

3.1 Approve Meeting Minutes

Recommendation: Approve the Environmental Planning Commission meeting minutes of February 19, 2020.

Attachments: [February 19, 2020, EPC Minutes](#)

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 allowed to speak on any topic for up to three minutes during this section. If there appears to be a large number of speakers, speaking time may be reduced to no less than 1.5 minutes. State law prohibits the Commission from acting on nonagenda items.

5. PUBLIC HEARING

5.1 1001 North Shoreline Boulevard Residential Development

Recommendation: That the Environmental Planning Commission:

1. Adopt a Resolution Recommending that the City Council Certify the Residences @ Shoreline Gateway Project Final Environmental Impact Report (EIR) and Mitigation Monitoring or Reporting Program, to be read in title only, further reading waived (Exhibit 1 to the EPC Staff Report).
2. Adopt a Resolution Recommending that the City Council Approve an Amendment to the General Plan Land Use Map for a Property Located at 1001 North Shoreline Boulevard from General Industrial to Mixed-Use Center and Related General Plan Text Amendments, to be read in title only, further reading waived (Exhibit 2 to the EPC Staff Report).
3. Adopt a Resolution Recommending that the City Council Approve a Zoning Map Amendment for the Properties Located at 1001 North Shoreline Boulevard from the ML (Limited Industrial) and MM (General Industrial) Zoning Districts to the P (Planned Community) Zoning District, to be read in title only, further reading waived (Exhibit 3 to the EPC Staff Report).
4. Adopt a Resolution Recommending that the City Council Approve a Planned Community Permit and Development Review Permit to Construct a Seven-Story, 203-Unit Apartment Building with Two Levels of Podium Parking and 3,000 Square Feet of Ground-Floor Commercial Space, Seven-story, 100-Condominium-Unit Residential Building with Two Levels of Podium Parking, and a Six-Level Office Parking Structure Project, and a Heritage Tree Removal Permit for the Removal of 23 Heritage Trees on a 7.81-Acre Site Located at 1001 North Shoreline Boulevard, to be read in title only, further reading waived (Exhibit 4 to the EPC Staff Report).

5. Adopt a Resolution Recommending that the City Council Approve a Vesting Tentative Map to Create Four Lots of which Three Are for Condominium Purposes, and a Common Lot at 1001 North Shoreline Boulevard, to be read in title only, further reading waived (Exhibit 5 to the EPC Staff Report).

Attachments:

- [Staff Report](#)
- [Exhibit 1 - EIR Resolution](#)
- [Exhibit 2 - GP Amendment Resolution](#)
- [Exhibit 3 - Zoning Map Amendment Resolution.pdf](#)
- [Exhibit 4 - Planned Community Permit Resolution](#)
- [Exhibit 5 - Map Resolution](#)
- [Exhibit 9 - Project Plans](#)
- [Exhibit 10 - Parking Justification](#)
- [Exhibit 11 - Project TDM Program](#)
- [Exhibit 12 - BMR Proposal](#)
- [Exhibit 13 - Retail Demand Study](#)
- [Exhibit 14 - Project Request and Community Benefit Memo](#)

5.2 Tenant Relocation Assistance Ordinance Modifications

Recommendation: That the Environmental Planning Commission (EPC) Adopt a Resolution Recommending the City Council Adopt an Ordinance Amending Article XIII of Chapter 36 of the Mountain View City Code Related to Tenant Relocation Assistance, to include the following modifications:

1. Increase the income eligibility for TRAO, adjusted by household size, by an additional \$5,000.
2. Increase the amount of additional relocation assistance for special-circumstance households from \$3,000 to \$5,000.
3. Require enhanced assistance by a relocation agency in searching for replacement housing.
4. Require County recording of Notice of Ellis Act/TRAO Requirements.

Attachments:

- [Staff Report](#)
- [Exhibit 1 - Draft Resolution](#)

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

No action will be taken on any questions raised by the Commission at this time.

7. ADJOURNMENT

NOTICE TO THE PUBLIC:

The agenda and staff reports may be viewed at the Community Development Department, 500 Castro Street, First Floor the Friday afternoon before each meeting at 4:30 p.m. or as soon thereafter as possible, online at mountainview.legistar.com and during each Commission meeting.

Questions and comments regarding the agenda may be directed to the Planning Secretary at (650) 903-6306 or community.development@mountainview.gov.

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, 500 Castro Street, First Floor during normal business hours and at the meeting location during the meeting.

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 Secretary at (650) 903-6306. Notification of 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. (28 CFR 35.160 (b) (1))

ADDRESSING THE COMMISSION:

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 Commission on a nonagenda item may do so during the Oral Communications portion of the agenda. Speakers are allowed to speak one time on any number of topics for up to three minutes.

An individual speaker shall have up to 3 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 Commission by majority vote.

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.