



# City of Mountain View

## Agenda

### Environmental Planning Commission

Wednesday, January 21, 2026

7:00 PM

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

Spanish or Chinese interpretation via Zoom and translation of meeting materials are available at no cost upon request. Please contact the City by 5:00 p.m. at least two business days prior to the day of the scheduled meeting by phone at (650) 903-6608 or by email at [mep@mountainview.gov](mailto:mep@mountainview.gov).

Interpretación por medio de Zoom y traducción de los materiales de la reunión estarán disponibles sin costo alguno con solicitud previa. Favor de comunicarse con la Ciudad antes de las 5:00 p. m. al menos dos días hábiles antes de la reunión agendada al (650) 903-6608 o por correo electrónico a [mep@mountainview.gov](mailto:mep@mountainview.gov).

如有需要，可通过 Zoom 获取中文翻译版，会议材料翻译版免费提供。请至少在会议预定日期前两个工作日下午 5:00 前发送电子邮件至 [mep@mountainview.gov](mailto:mep@mountainview.gov) 联系市政府。

**This meeting is being conducted with a virtual component. Anyone wishing to address the Environmental Planning Commission virtually may join the meeting at: <https://mountainview.zoom.us/j/85300705240>, or by dialing (669) 900-9128 and entering Webinar ID: 853 0070 5240.**

**When the Chair announces the item on which you wish to speak, click on the “raise hand” feature in Zoom or dial \*9 on your phone. When the Chair calls your name to provide public comment, if you are participating via phone, please press \*6 to unmute yourself.**

#### 1. CALL TO ORDER

#### 2. ROLL CALL

#### 3. MINUTES APPROVAL

##### 3.1 Approve the Environmental Planning Commission Meeting Minutes of December 3, 2025

**Recommendation:** To approve the Environmental Planning Commission Meeting Minutes of December 3, 2025.

**Attachments:** [December 3, 2025 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 Small-Business Streamlining and Other Minor Zoning Code Updates

Recommendation: That the Environmental Planning Commission:

1. Recommend the City Council Adopt an Ordinance of the City of Mountain View Amending Chapter 36 (Zoning) of the Mountain View City Code to Implement the Economic Vitality Strategy by Streamlining Permit Processes for Certain Active, Small Footprint Land Uses, Remove Change of Use Permit Requirements, and Reduce Minimum Parking Standards for Retail and Personal Service Uses; To Make Other Modifications, Clarifications, and Technical Corrections Throughout the Chapter to Align Land Uses in the Residential, Commercial, and Industrial Zones with Parking Standards and Definitions to Improve Consistency and Clarity; and To Modernize Definitions and Land Uses to Align with Current Business Trends; and Finding That the Amendments are Exempt from Review Under the California Environmental Quality Act, as Recommended by the Environmental Planning Commission, to be read in title only, further reading waived (Attachment 1 to the Staff Report).

Attachments: [Staff Report](#)

[ATT 1 - Draft Ordinance Amending Chapter 36 \(Zoning\) of the City Code](#)

[ATT 2 - Maps of Commercial Zoning Districts](#)

[ATT 3 - Summary Table of Proposed Amendments by Topic](#)

[ATT 4 - Summary Table of Permit Requirement Modifications](#)

### 5.2 Mixed-Use Residential Project at 490 East Middlefield Road

Recommendation: Adopt a Resolution of the City Council of the City of Mountain View Approving a Planned Community Permit and Development Review Permit to Construct an Eight-Story, Mixed-Use Building with 460 Apartment Units, Utilizing State Density Bonus Law, and Approximately 9,371 Square Feet of Ground Floor Commercial, Replacing an Existing Office Building, a Heritage Tree Removal Permit to Remove 29 Heritage Trees on a 2.86-Acre Site Located at 490 East Middlefield Road (APN: 160-53-004); and Finding the Project to be Statutorily Exempt from the California Environmental Quality Act (CEQA) Pursuant to Public Resources Code Section 21080.66, to be read in title only, further reading waived (Attachment 1 to the EPC staff report).

Attachments: [Staff Report](#)

[ATT 1 - Draft Project Resolution](#)

[ATT 2 - Project Plans \(Part 1\)](#)

[ATT 2 - Project Plans \(Part 2\)](#)

[ATT 3 - Arborist Report](#)

[ATT 4 - Density Bonus Request Letter - final](#)

[ATT 5 - AB 130 CEQA Exemption Peer Review Letter](#)

[ATT 6 - Transportation Demand Management \(TDM\) Plan](#)

[ATT 7 - Community Benefit Contribution Letter](#)

## 6. NEW BUSINESS

## 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

### 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](mailto: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](mailto: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](mailto: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](mailto: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.