



City of Mountain View

Agenda

Environmental Planning Commission

Wednesday, August 17, 2022

7:00 PM

Video Conference with No Physical Meeting Location

During this declared state of emergency, the meeting will be conducted in accordance with California Government Code §54953(e) as authorized by resolution of the Environmental Planning Commission. Please contact city.clerk@mountainview.gov to obtain a copy of the applicable resolution. All members of the Environmental Planning Commission will participate in the meeting by video conference, with no physical meeting location.

Members of the public wishing to observe the meeting live may do so at <https://mountainview.legistar.com>, on YouTube at [YouTube.com/MountainViewGov](https://www.youtube.com/MountainViewGov) and on Comcast Channel 26.

Members of the public wishing to comment on an item may do so in the following ways:

1. Email comments to epc@mountainview.gov by 5:00 p.m. on the meeting date. Emails will be forwarded to the Environmental Planning Commission. Please identify the Agenda Item number in the subject line of your email.

2. Provide oral public comments during the meeting:

Online:

You may join the Zoom Webinar using this link: <https://mountainview.zoom.us/j/85300705240>

You may be asked to enter an email address and a name. Your email address will not be disclosed to the public.

When the Chair announces the item on which you wish to speak, click the “raise hand” feature in Zoom. Speakers will be notified of their turn shortly before they are called on to speak.

By phone:

Dial: (669) 900-9128 and enter Webinar ID: 853 0070 5240

When the Chair announces the item on which you wish to speak, dial *9. Phone participants will be called on by the last two digits of their phone number. When the Chair calls your name to provide public comment, if you are participating via phone, please press *6 to unmute yourself.

For instructions on using the "raise hand" feature in Zoom, visit https://mountainview.gov/raise_hand.

When called to speak, please limit your comments to the time allotted (up to three minutes, at the discretion of the Chair).

1. CALL TO ORDER

2. ROLL CALL

3. MINUTES APPROVAL

3.1 Approve Meeting Minutes

Recommendation: Approve the Environmental Planning Commission meeting minutes of August 3, 2022.

Attachments: [August 3, 2022 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

5.1 870 East El Camino Real Residential Project

Recommendation: That the Environmental Planning Commission Recommend the City Council:

1. Adopt the Initial Study of Environmental Significance for the 870 East El Camino Real Residential Project and determine that the Project is consistent with the El Camino Real Precise Plan Final Environmental Impact Report and Mountain View 2030 General Plan and Greenhouse Gas Reduction Program Final Environmental Impact Report, pursuant to Sections 15162 and 15183 of the California Environmental Quality Act Guidelines (Exhibit 1 to the EPC Staff Report); and
2. Adopt a Resolution of the City Council of the City of Mountain View Approving a Planned Community Permit and Development Review Permit to Construct Two, Six-Story Apartment Buildings Comprised of 233 units and a Two-Level Underground Parking Garage, with a Density Bonus, Concession and Waivers Under State Density Bonus Law, and to Make Site and Façade Improvements to Existing Buildings; a

Provisional Use Permit to Allow Rooftop Amenities Above the Third-Floor; and a Heritage Tree Removal Permit to Remove 15 Heritage Trees and Relocate One Heritage Tree; All on a 9.14-Acre Site Located at 870 East El Camino Real, to be read in title only, further reading waived (Exhibit 2 to the EPC Staff Report).

Attachments:

[Staff Report](#)

[Exhibit 1 - Initial Study of Environmental Significance](#)

[Exhibit 2 - Resolution Recommending Approval of Project](#)

[Exhibit 3 - Project Plans](#)

[Exhibit 4 - Density Bonus Request Letter](#)

[Exhibit 5 - Tenant Relocation Comparison Table](#)

6. NEW BUSINESS

6.1 Resolution Authorizing Virtual Meetings Pursuant to Assembly Bill 361

Recommendation:

Adopt a Resolution of the Environmental Planning Commission of the City of Mountain View Authorizing Virtual Meetings Pursuant to AB 361 and Making Required Findings, to be read in title only, further reading waived (Exhibit 1 to the Environmental Planning Commission Staff Report).

Attachments:

[Staff Report](#)

[Exhibit 1 - Resolution](#)

6.2 Environmental Planning Commission Work Plan Fiscal Year 2022-2023

Recommendation:

Review the Status of the EPC Work Plan for Fiscal Year 2022-2023

Attachments:

[Staff Memo](#)

[Exhibit 1 - June 8, 2021 Council Report](#)

[Exhibit 2 - Adopted EPC Fiscal Years 2021-22 and 2022-23 Work Plan](#)

[Exhibit 3 - EPC Work Plan Fiscal Year 2022-23](#)

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:

Please contact Planning staff with any questions regarding this agenda at (650) 903-6306 or community.development@mountainview.gov.

The agenda and staff reports may be viewed online at mountainview.legistar.com.

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.