



City of Mountain View

Agenda

Environmental Planning Commission

Wednesday, November 20, 2024

7:00 PM

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

94041

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 - NONE.

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

5.1 334 San Antonio Road Affordable Housing Project

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

Adopt a Resolution of the City Council of the City of Mountain View Conditionally Approving a Planned Community Permit and Development Review Permit to Redevelop the Project Site By Removing an Existing Service Station to Construct an Eight-Story, 99-Unit, 100% Affordable Rental Housing Development and a Manager Unit Utilizing a State Density Bonus Law on a 0.62-Acre Project Site Located at 334 San Antonio Road, and Finding that the Project is Categorically Exempt Pursuant to

15194 (“Affordable Housing Exemption”) pursuant to the California Environmental Quality Act, to be read in title only, further reading waived (Exhibit 1 to the Staff Report).

Attachments: [Staff Report](#)

[Exhibit 1 - Project Resolution](#)

[Exhibit 2 - Project Plans](#)

[Exhibit 3 - Public Benefit Proposal](#)

[Exhibit 4 - Density Bonus Request](#)

5.2 675-685 E. Middlefield Road Mixed-Use Development Project

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

1. Adopt a Resolution of the City Council of the City of Mountain View Conditionally Approving a Planned Community Permit and Development Review Permit to Redevelop the Project Site by Removing Two Existing Office Buildings and Surface Parking and Constructing a Mixed-Use Development Comprised of 836 Residential Rental Units in Three New Buildings, Including One Seven-Story and Two, Eight-Story Buildings with 2,344 Square Feet of Ground-Floor Neighborhood Commercial Space and a Below-Market-Rate Alternative Mitigation Proposal; a Six-Story, 275,200 Square-Foot Office Building; an 8.5-Level Parking Structure; a 0.52-acre Privately-Owned, Publicly-Accessible Park; and a Heritage Tree Removal Permit to Remove 40 Heritage Trees, all on a 10.58-Acre Project Site at 675-685 E. Middlefield Road; and Adopting an Initial Study of Environmental Significance Compliance Checklist for the 675-685 East Middlefield Road Mixed-Use Project Pursuant to Sections 15162 and 15183 of the California Environmental Quality Act (CEQA) Guidelines, to be Read in Title Only; Further Reading Waived (Exhibit 1 to the EPC Staff Report).

2. Adopt a Resolution of the City Council of the City of Mountain View Conditionally Approving a Vesting Tentative Tract Map to Create Five New Lots, with One Lot Further Subdivided into Six Units for Condominium Purposes at 675-685 E. Middlefield Road, to be Read in Title Only, Further Reading Waived (Exhibit 2 to the Staff Report).

Attachments: [Staff Report](#)
[Exhibit 1 - Draft Project Resolution](#)
[Exhibit 2 - Draft Map Resolution](#)
[Exhibit 3 - Project Plans](#)
[Exhibit 4 - Public Comments](#)
[Exhibit 5 - Design Exceptions Staff Analysis](#)
[Exhibit 6 - Jobs-Housing Linkage Plan](#)
[Exhibit 7 - Transportation Demand Management Plan](#)
[Exhibit 8 - Alternative Mitigation Proposal](#)
[Exhibit 9 - Alternative Mitigation Evaluation](#)
[Exhibit 10 - Initial Study of Environmental Significance \(CEQA\)](#)

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, 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.