



City of Mountain View

Agenda

Environmental Planning Commission

Wednesday, October 20, 2021

7:00 PM

Video Conference with No Physical Meeting
Location

This meeting will be conducted in accordance with City of Mountain View City Council Resolution No. 18603 in accordance with Assembly Bill 361. 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 www.MountainView.gov/YouTube and on Comcast Channel 26.

Members of the public wishing to comment on an item may be 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. Emails received after 5:00 p.m. will be entered into the record for the meeting.

2. Provide oral public comments during the meeting:

Online:

Register in advance to access the meeting via Zoom Webinar:

https://mountainview.gov/epc_speakers

You will be asked to enter an email address and a name. Your email address will not be disclosed to the public. After registering, you will receive an email with instructions on how to connect to the meeting.

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: 895 5668 5283

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 called to speak, please limit your comments to the time allotted (up to 3 minutes, at the discretion of the Chair).

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

1. CALL TO ORDER

2. ROLL CALL

3. MINUTES APPROVAL

3.1 Approve Meeting Minutes

Recommendation: Approve the Environmental Planning Commission meeting minutes of May 19, 2021, and September 1, 2021.

Attachments: [May 19, 2021 EPC Minutes](#)
[September 1, 2021 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 Public Hearing for Consideration of a Planned Unit Development Permit, Planned Community Permit, and Development Review Permit to Construct a Five-Story, 91-Unit Residential Condominium Development with One Level of Underground Parking, Including a State Density Bonus Request, Provisional Use Permit for Rooftop Amenities, Heritage Tree Removal Permit for the Removal of Six Heritage Trees, and Vesting Tentative Map to Create 91 Condominium Lots and One Common Lot at 282 East Middlefield Road

Recommendation: That the Environmental Planning Commission (EPC):

1. Recommend the City Council deny a Planned Unit Development Permit, Planned Community Permit, and Development Review Permit to construct a five-story, 91-unit residential condominium development with one level of underground parking, including a State Density Bonus

request, a Provisional Use Permit for rooftop amenities, and a Heritage Tree Removal Permit for the removal of six Heritage trees on a 1.15-acre project site and finding the action to deny the project to be exempt from review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15270 (“Projects Not Approved”) at 282 East Middlefield Road, based on the findings in the attached resolution (Exhibit 1 to the EPC Staff Report).

2. Recommend the City Council deny a Vesting Tentative Map to create 91 condominium lots and one common lot on a 1.15-acre project site and finding the action to deny the project to be exempt from review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15270 (“Projects Not Approved”) at 282 East Middlefield Road, based on the findings in the attached resolution (Exhibit 2 to the EPC Staff Report).

Attachments:

[Staff Report](#)

[Exhibit 1 - Draft Council Resolution](#)

[Exhibit 2 - Draft Council Resolution of a Vesting Tentative Map](#)

[Exhibit 3 - Project Plans](#)

[Exhibit 4 - City's Letter to HCD](#)

[Exhibit 5 - HCD Technical Assistance Letter](#)

[Exhibit 6 - Zoning Administrator Interpretation](#)

[Exhibit 7 - Public Comment and Correspondences](#)

6. STUDY SESSION

6.1 Housing Element Update

Recommendation: That the Environmental Planning Commission provide input to the City Council on initial Housing Element program and policy direction.

Attachments:

[Staff Report](#)

[Exhibit 1 - Letter to ABAG July 2, 2021](#)

[Exhibit 2 - Housing Needs Graphs](#)

[Exhibit 3 - Outreach Summary and Outcomes](#)

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.