



# City of Mountain View

## Minutes

### Environmental Planning Commission

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Wednesday, February 19, 2025

7:00 PM

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

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**This meeting was conducted with a virtual component.**

#### **1. CALL TO ORDER**

Chair Gutierrez called the meeting to order at 7:02 p.m.

#### **2. ROLL CALL**

**Present** 6 - Commissioner Bill Cranston, Commissioner Paul Donahue, Commissioner Joyce Yin, Commissioner Hank Dempsey, Vice Chair Alex Nunez and Chair Jose Gutierrez

#### **3. MINUTES APPROVAL - NONE.**

#### **4. ORAL COMMUNICATIONS FROM THE PUBLIC**

Chair Gutierrez opened the floor at 7:04 p.m. to public testimony, asking if any members of the public wished to speak on any non-agenda items.

No members of the public wished to speak.

Public testimony concluded at 7:05 p.m.

#### **5. STUDY SESSION**

##### **5.1 R3 Zoning District Update-Increased Densities**

Advanced Planning Manager, Eric Anderson and Assistant Community Development Department Director, Amber Blizinski gave an oral staff report and responded to questions from the Environmental Planning Commission.

Chair Gutierrez opened the floor at 7:17 p.m. to public testimony, asking if anyone from the public wished to speak on this item.

SPEAKING IN PERSON:

- Glen Bates

SPEAKING VIRTUALLY:

- Ann Paulson
- Robert Cox
- Tony Rath
- Alexander Brown
- David Watson

Public testimony concluded at 7:30 p.m.

Due to conflicts of interest, the Commission discussed Question 3 (regarding the R2 Zoning District) before Questions 1 and 2.

Commissioner Donahue recused himself from deliberations on modifications to the proposed criteria and density for upzoning R2 properties as it pertains to properties along Hans Avenue, 249 to 269 Pamela Drive and 1147 to 1271 Phyllis Avenue due to the proximity of his property to these properties, which have the potential to be impacted by the Commission's decision on this item.

The Commission asked questions of staff and staff responded to the questions. The Commission discussed this item and, by unanimous consensus, supported the recommended modifications to the proposed criteria and density for upzoning R2 properties as they pertain to properties along Hans Avenue, Pamela Drive and Phyllis Avenue.

Commissioner Donahue rejoined the Commission for discussion of the remaining properties.

Commissioner Yin recused herself from deliberations on modifications to the proposed criteria and density for upzoning R2 properties as it pertains to properties on Rincon Street, Valencia Avenue, Creek Way, 1130 to 1150 Miramonte Avenue, Starr Way and 1404 to 1440 Miramonte Avenue due to the proximity of her property to these sites, which have the potential to be impacted by the Commission's decision on this item.

The Commission asked questions of staff and staff responded to the questions. The Commission discussed this item and, by majority consensus (Nunez no) supported the recommended modifications to the proposed criteria and density for upzoning R2-zoned properties - as they pertain to Rincon Street, Valencia Avenue, Creek Way, 1130-1150 Miramonte Avenue, Starr Way and 1404-1440 Miramonte Avenue.

Commissioner Yin rejoined the Commission for discussion of the remaining properties.

Commissioner Dempsey recused himself from deliberations on modifications to the proposed criteria and density for upzoning R2 properties along Plaza Court and 814-844 Cuesta Drive due to the proximity of his property to these properties, which have the potential to be impacted by the Commission's decision on this item.

The Commission discussed this item and, by unanimous consensus, supported the recommended modifications to the proposed criteria and density for upzoning R2 properties, as they pertain to properties along Plaza Court and 814 to 844 Cuesta Drive.

Commissioner Dempsey rejoined the Commission for discussion of the remaining properties.

The Commission asked questions of staff and staff responded to the questions. The Commission discussed this item and supported by unanimous consensus, the recommended modifications to the proposed criteria and density for upzoning remaining R2 properties. The Commission also recommended, by majority consensus (Yin no), that the areas between Central Expressway and Central Avenue on either side of Moffett Boulevard should also be considered for upzoning to R3-A.

The Commission discussed the remaining items, Questions 1 and 2.

For question 1, the Commission recommended, by majority consensus (Nunez no) increasing densities within the 14 change areas for the study, and only those areas. For Question 2, the Commission recommended, by unanimous consensus, using Option 2A, increasing densities to four stories/R3-D1 in areas other than Del Medio South (such as Option 1, the six-story/R3-D2 option) would be appropriate to avoid downsizing. Lastly, the Commission, by unanimous consensus, expressed support for the transition areas and to study an approach that could use density standards and/or other zoning districts to reduce the

effect of density bonus waivers in these transition areas.

Chair Gutierrez concluded deliberation at 8:55 p.m.

## **6. NEW BUSINESS**

### **6.1 Housing Element Annual Progress Report (2023-2031)**

Assistant Planner, Madelyn Faul and Advanced Planning Manager Eric Anderson gave an oral staff presentation and responded to question from the Environmental Planning Commission.

Chair Gutierrez opened the floor at 10:39 p.m. to public testimony, asking if anyone from the public wished to speak on this item.

There were no public speakers in person or virtually.

The Commission deliberated on this item.

MOTION - M/S - Nunez/Cranston - To recommend the City Council accept the 2024 Annual Progress Report on the 2023-2031 Housing Element.

The motion carried with the following vote:

**Yes:** 6 - Commissioner Cranston, Commissioner Donahue, Commissioner Yin, Commissioner Dempsey, Vice Chair Nunez and Chair Gutierrez

### **6.2 2024 General Plan Annual Report**

Associate Planner, Vinson Kwan and Advanced Planning Manager, Eric Anderson gave an oral staff presentation and answered questions from the Environmental Planning Commission.

Chair Gutierrez opened the floor at 11:18 p.m. to public testimony, asking if anyone from the public wished to speak on this item.

There were no in person speakers.

VIRTUAL SPEAKERS:

- Alexander Brown

Chair Gutierrez facilitated the EPC deliberation.

MOTION: M/S - Cranston/Nunez - To recommend that the City Council consider the 2024 General Plan Annual Progress Report.

The motion carried with the following vote:

**Yes:** 6 - Commissioner Cranston, Commissioner Donahue, Commissioner Yin, Commissioner Dempsey, Vice Chair Nunez and Chair Gutierrez

## **7. COMMISSION/STAFF ANNOUNCEMENTS, UPDATES, REQUESTS, AND COMMITTEE REPORTS**

Principal Planner, Diana Pancholi announced that City Council held a special session to interview candidates for the vacant Environmental Planning Commission seat.

## 8. ADJOURNMENT

Chair Gutierrez adjourned the meeting at 11:35 p.m.

Respectfully submitted,

Diana Pancholi

### 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.

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**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.