



City of Mountain View

Minutes

Environmental Planning Commission

Wednesday, October 15, 2025

7:00 PM

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

This meeting was conducted with a virtual component.

1. CALL TO ORDER

Chair Gutierrez called the meeting to order at 7:01 p.m.

2. ROLL CALL

Present 7 - Commissioner Bill Cranston, Commissioner Hank Dempsey, Commissioner Paul Donahue, Commissioner Tina Pham, Commissioner Joyce Yin, Vice Chair Alex Nunez and Chair Jose Gutierrez

3. MINUTES APPROVAL

Chair Gutierrez introduced the item for discussion.

Chair Gutierrez opened the floor at 7:02 p.m. to public testimony, asking if anyone from the public wished to speak on the item.

No members of the public wished to speak.

Public testimony concluded at 7:03 p.m.

MOTION - MS - Cranston/Dempsey - That the Environmental Planning Commission approve the minutes of January 15, 2025.

The motion carried by the following vote:

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

Abstain: 1 - Commissioner Pham

4. ORAL COMMUNICATIONS FROM THE PUBLIC

Chair Gutierrez opened the public comment portion of the meeting asking if any members of the public wished to speak on anything not on the agenda.

No members of the public wished to speak.

Chair Gutierrez closed the public comment portion of the meeting.

5. PUBLIC HEARING

5.1 Mixed Use Project at 749 West El Camino Real

Chair Gutierrez read the item into the record.

Commissioner Cranston recused himself due to an existing business relationship with the project applicant, Greystar.

Senior Planner, Margaret Netto and Assistant Community Development Director, Amber Blizinski gave an oral staff presentation and responded to questions from the Environmental Planning Commission.

Applicant was present and gave a presentation and responded to questions from the Environmental Planning Commission.

Chair Gutierrez opened the floor at 8:14 p.m. to public testimony, asking if anyone from the public wished to speak on this item.

SPEAKING IN PERSON:

- Lada Adamic

SPEAKING VIRTUALLY:

- Bruce England
- Robert Cox
- Alejandro Martinez
- John Zervas

Public Testimony concluded at 8:10 p.m.

The Environmental Planning Commission deliberated on this item.

MOTION - M/S - Gutierrez/Nunez - That the Environmental Planning Commission recommend the City Council:

1. Adopt a Resolution of the City Council of the City of Mountain View Certifying the Final Supplemental Environmental Impact Report and Adopting Findings of Fact, a Mitigation Monitoring and Reporting Program, and a Statement of Overriding Considerations for the Mixed-Use Project at 749 West El Camino Real (APNs: 193-02-049 and 193-02-050), 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 Approving a Planned Community Permit and Development Review Permit to Remove an Existing Commercial Bank Building, A Vacant Restaurant Building and Surface Parking Lot and Construct A Mixed-use Development Comprised of 299 Residential Rental Units, Utilizing State Density Bonus Law, in a Six-Story Building with 10,830 square-feet of Ground-floor Neighborhood Commercial Space and At-grade Podium Parking Above Two Levels of Underground Parking; a Two story 8,483 Square-foot Bank Building; a Provisional Use Permit for a Rooftop Deck; A Heritage tree Removal Permit To Remove 28 Heritage Trees; on a 3.05- acre Site at 749 West El Camino Real (APNs:193-02-049 and 193-02-050) and a Supplemental Environmental Impact Report (SEIR) was prepared for the Project Pursuant to Sections 15152 and 15163 of the California Environmental Quality Act, to be read in title only, further reading waived (Exhibit 2 to the EPC Staff Report); and

3. Adopt A Resolution of the City Council of the City of Mountain View Conditionally Approving a Vesting Preliminary Parcel Map to Create One Lot with up to Four Commercial Condominium Units on a 3.05-acre Lot at 749 West El Camino Real (APNs: 193-02-049 and 193-02-050), to be read in title only, further reading waived (Exhibit 3 To the EPC Staff Report).

The motion carried by the following vote:

Commissioner Cranston rejoined the meeting of the Environmental Planning Commission.

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

Abstain: 1 - Commissioner Cranston

6. NEW BUSINESS

6.1 Biodiversity and Urban Forest Plan- Draft

Assistant Community Services Director, Brenda Sylvia gave an oral staff presentation and responded to questions from the Environmental Planning Commission.

Chair Gutierrez opened the floor at 9:24 p.m. to public testimony, asking if anyone from the public wished to speak on this item.

SPEAKING IN PERSON:

- Andrea Wald
- Lada Adamic

SPEAKING VIRTUALLY:

- Shani Kleinhaus
- Bruce England
- Aisha Thiessen
- April Webster
- Tracy Ferea
- Mary Dateo

Public testimony concluded at 9:44 p.m.

The Environmental Planning Commission discussed the item and provided recommendations for further revision of the plan.

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

Principal Planner, Diana Pancholi, announced the cancellation of the November 19, 2025 meeting.

8. ADJOURNMENT

Chair Gutierrez adjourned the meeting at 11:16 p.m.

Respectfully submitted,

Diana Pancholi
Principal Planner

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.

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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.