City of Mountain View

Agenda

Environmental Planning Commission

Wednesday, October 7, 2026 **7:00 PM** **Council Chambers and Video Conference, 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.
To speak during an item, click the "Raise Hand" feature in Zoom or dial *9 if participating by phone. When the Chair calls your name, press *6 to unmute if you are joining by phone.
The City is piloting the use of an AI translation service. To access translation services during the meeting, visit https://attend.wordly.ai/join/LQNR-4809 and select your preferred language. Please note that the City of Mountain View cannot guarantee the accuracy of translated text or interpretations.

Esta reunión se lleva a cabo con un componente virtual. Quienes deseen dirigirse a la Comisión de Planificación Medioambiental de manera virtual pueden unirse a la reunión en https://mountainview.zoom.us/j/85300705240, o llamando al (669) 900-9128 e ingresando el ID del seminario web: 853 0070 5240.
Para comentar durante un punto de la agenda, utilice la función "Raise Hand" (levantar la mano) en Zoom o marque *9 si participa por teléfono. Cuando la persona encargada mencione su nombre, presione *6 para activar el micrófono si se ha conectado por teléfono.
La Ciudad está probando un servicio de traducción basado en inteligencia artificial. Para acceder a los servicios de traducción durante la reunión, visite https://attend.wordly.ai/join/LQNR-4809 y seleccione el idioma de su preferencia. Tenga en cuenta que la Ciudad de Mountain View no puede garantizar la exactitud del texto traducido ni de las interpretaciones.
Se ofrecen servicios de interpretación presencial en español y en chino, previa solicitud. También es posible traducir los materiales de la reunión si se solicita con antelación. Las solicitudes de interpretación o traducción deben presentarse a más tardar a las 5:00 p. m., dos días hábiles antes de la reunión, llamando al (650) 903-6608 o enviando un correo electrónico a mep@mountainview.gov.
In-person interpretation services are available in Spanish and Chinese upon advance request. Meeting materials may also be translated upon advance request. Requests for interpretation or translation must be submitted no later than 5:00 p.m. two business days before the meeting by phone at (650) 903-6608 or by email at mep@mountainview.gov.

本次会议将提供线上参与方式。任何希望通过线上方式向环境规划委员会发言的人士，均可访问以下链接加入会议： https://mountainview.zoom.us/j/85300705240，或拨打 (669) 900-9128 并输入会议 ID：853 0070 5240。
如需在会议议程中发言，请点击 Zoom 中的“举手(Raise Hand)”功能，或者如果您通过电话参会，请拨打 *9。当主席叫到您的名字时，如果您是通过电话参会，请按 *6 取消静音。
市府正在试用人工智能翻译服务。如需在会议期间使用翻译服务，请访问 https://attend.wordly.ai/join/LQNR-4809 并选择您所需的语言。请注意，山景城市府无法保证翻译文本或口译的准确性。
如有需要，可提前申请西班牙语和中文的现场口译服务。会议材料也可提前申请翻译。口译或笔译请求必须在会议召开前两个工作日的下午 5:00 之前通过电话 (650) 903-6608 或电子邮件 mep@mountainview.gov 提交。

1. CALL TO ORDER

2. ROLL CALL

3. MINUTES APPROVAL

3.1 Approve the Environmental Planning Commission Meeting Minutes of June 17, 2026, and August 19, 2026.

Recommendation: Approve meeting minutes of June 17, 2026, and August 19, 2026.

Attachments: EPC Minutes 06.17.2026
EPC Minutes 08.19.2026

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 All Electric Construction Zoning Program Amendments

Recommendation: That the Environmental Planning Commission recommend the City Council adopt an Ordinance of the City of Mountain View Amending Chapter 36 (Zoning) of the Mountain View City Code to Allow Exceptions to Development Standards in the R1 and R2 Zoning Districts for Single-Family and Duplex Dwelling Units that Voluntarily Pursue All-Electric Construction for New Dwelling Units and Additions to Existing Dwelling Units; to Make Other Modifications, Clarifications, and Technical Corrections to Improve Clarity or Consistency of the Code; and Finding that the Amendments are Exempt from Review Under the California Environmental Quality Act, as Recommended by the Environmental Planning Commission, to be read in title only, further reading waived (Attachment 1 to the Staff Report).

Attachments: Staff Report
ATT 1 - Draft Ordinance Amending Chapter 36 (Zoning) of the City Code
ATT 2 - City of Sunnyvale Green Building Program Requirements
ATT 3 - Current Exceptions to Development Standards in the R1 and R2 Districts

5.2 R3 Zoning District Update - Recommendation for Adoption of R3 and R4 Zoning Amendments, Precise Plan Amendments, General Plan Amendment, and Other Related Actions

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

1. Adopt a Resolution of the City Council of the City of Mountain View Certifying the Final Environmental Impact Report and Adopting Findings of Fact, a Mitigation Monitoring and Reporting Program, and a Statement of Overriding Considerations for the R3 Zoning District Update Project (Attachment 1 to the EPC Staff Report).

2. Adopt a Resolution of the City Council of the City of Mountain View Adopting General Plan Amendments to Modify Residential General Plan Designations and the General Plan Land Use Map Consistent with the R3 Zoning District Update Project, as Recommended by the Environmental Planning Commission (Attachment 2 to the EPC Staff Report).

3. Adopt an Ordinance of the City of Mountain View Amending Chapter 36 (Zoning) of the Mountain View City Code to Update the R3 and R4 Zoning Districts and Related Sections, Update Nonconforming Standards, Add Streamside Review Standards and Standards Implementing State Laws, and Make Other Clean-Up Amendments, as Recommended by the Environmental Planning Commission (Attachment 3 to the EPC Staff Report).

4. Adopt an Ordinance of the City of Mountain View Approving a Zoning Map Amendment to Apply the R4 Zoning District in 14 Change Areas and Nearby Rowhouse and Condominium Sites, the R3-A Zoning District in High-Opportunity and Transit-Oriented Areas Previously Zoned R2, the R3-B Zoning District in Areas Consistent with the Previous Medium-Density Residential General Plan Designation, the R3-C Zoning District in Areas Consistent with the Previous Medium-High Density Residential General Plan Designation, and Other Modifications Consistent with the R3 Zoning District Update and General Plan Amendments, as Recommended by the Environmental Planning Commission (Attachment 4 to the EPC Staff Report).

5. Adopt a Resolution of the City Council of the City of Mountain View Amending the San Ramon Precise Plan, P(6), Consistent with the R3 Zoning District Update Project, as Recommended by the Environmental Planning Commission (Attachment 5 to the EPC Staff Report).

6. Adopt a Resolution of the City Council of the City of Mountain View Amending the Villa-Mariposa Area Precise Plan, P(17), Consistent with the R3 Zoning District Update Project, as Recommended by the Environmental Planning Commission (Attachment 6 to the EPC Staff Report).

7. Adopt a Resolution of the City Council of the City of Mountain View Amending the Grant-Martens Precise Plan, P(26), Consistent with the R3 Zoning District Update Project, as Recommended by the Environmental Planning Commission (Attachment 7

to the EPC Staff Report).

8. Adopt a Resolution of the City Council of the City of Mountain View Amending the Evandale Precise Plan, P(32), Consistent with the R3 Zoning District Update Project, as Recommended by the Environmental Planning Commission (Attachment 8 to the EPC Staff Report).

9. Adopt a Resolution of the City Council of the City of Mountain View Amending the South Whisman Precise Plan, P(37), Consistent with the R3 Zoning District Update Project, as Recommended by the Environmental Planning Commission (Attachment 9 to the EPC Staff Report).

10. Adopt a Resolution of the City Council of the City of Mountain View Amending the El Camino Real Precise Plan, P(38), Consistent with the R3 Zoning District Update Project, as Recommended by the Environmental Planning Commission (Attachment 10 to the EPC Staff Report).

11. Adopt a Resolution of the City Council of the City of Mountain View Amending the San Antonio Precise Plan, P(40), Consistent with the R3 Zoning District Update Project, as Recommended by the Environmental Planning Commission (Attachment 11 to the EPC Staff Report).

12. Adopt a Resolution of the City Council of the City of Mountain View Repealing the 460 North Shoreline Boulevard Precise Plan, P(5), the California-Ortega Precise Plan, P(13), the 2100 California Street Precise Plan, P(14), the Mora-Ortega Precise Plan, P(31), and the R4 Multi-Family Standards, as Recommended by the Environmental Planning Commission (Attachment 12 to the EPC Staff Report).

Attachments:
Staff Report
ATT 1 - Resolution Certifying EIR
ATT 2 - Resolution Amending General Plan
ATT 3 - Ordinance Amending City Code
ATT 4 - Ordinance Amending Zoning Map
ATT 5 - Resolution Amending San Ramon Precise Plan
ATT 6 - Resolution Amending Villa-Mariposa Area Precise Plan
ATT 7 - Resolution Amending Grant-Martens Precise Plan
ATT 8 - Resolution Amending Evandale Precise Plan
ATT 9 - Resolution Amending South Whisman Precise Plan
ATT 10 - Resolution Amending El Camino Real Precise Plan
ATT 11 - Resolution Amending San Antonio Precise Plan
ATT 12 - Resolution Repealing Plans
ATT 13 - R3 Zoning District Update Project Chronology
ATT 14 - Public Comment
ATT 15 - Changes from Previous Draft R3 Standards
Att 16 - Sites with Greater than Maximum Density

6. COMMISSION/STAFF ANNOUNCEMENTS, UPDATES, 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.