



# City of Mountain View

CITY HALL  
500 CASTRO STREET

## Agenda

### Environmental Planning Commission

*Commissioners Baird, Capriles, Cox, Kamei, Ramirez, Vice Chair Hehmeyer, Chair Scarboro*

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Wednesday, November 15, 2017

7:00 PM

Council Chambers

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#### 1. CALL TO ORDER

#### 2. ROLL CALL

#### 3. MINUTES APPROVAL

##### Environmental Planning Commission (EPC) Minutes for Approval.

**Recommendation:** That the EPC approve the minutes for:

Item 3.1 - September 6, 2017

Item 3.2 - October 18, 2017

Item 3.3 - November 1, 2017

Copies of the minutes for the above-noted meetings have been delivered to the Commissioners and copies are available at City Hall. If there are no corrections or additions a motion is in order to approve these minutes.

**Attachments:** [Minutes for Approval - September 6, 2017.pdf](#)  
[Minutes for Approval - October 18, 2017.pdf](#)  
[Minutes for Approval - November 1, 2017.pdf](#)

#### 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 limited to three minutes. State law prohibits the Commission from acting on non-agenda items.*

#### 5. PUBLIC HEARING

##### Item 5.1 - 460 North Shoreline Boulevard.

\*\*\*\*\*CONTINUED TO DECEMBER 6, 2017 EPC HEARING\*\*\*\*\*

Request for a Precise Plan Amendment to the P-5 (460 N. Shoreline Boulevard) Precise Plan to allow modifications to the development standards; a Planned Community Permit and Development Review Permit to replace 12 existing affordable units with 62 new affordable units, and a Heritage Tree Removal Permit for the removal of 22 Heritage trees, and a

Preliminary Parcel Map to merge five lots into two lots on a 5.3 acre project site; and a determination that the project has prepared an Initial Study/Negative Declaration pursuant to CEQA Guidelines and an Environmental Assessment/Finding of No Significant Impacts pursuant to NEPA Guidelines. This project is located on the west side of North Shoreline Boulevard between Montecito Avenue and Wright Avenue in the P-5 (460 N. Shoreline Boulevard) Precise Plan.

**Recommendation:** \*\*\*\*\*CONTINUED TO DECEMBER 6, 2017 EPC HEARING\*\*\*\*\*

**Item 5.2 - North Bayshore Precise Plan.**

Public Hearing for Consideration of a City-initiated Amended North Bayshore Precise Plan, General Plan Amendments, Zoning Map Amendments, North Bayshore Precise Plan Final Environmental Impact Report, and North Bayshore Precise Plan Affordable Housing Guidelines.

**Recommendation:** That the Environmental Planning Commission (EPC) approve the following:

1. A resolution recommending that the City Council certify the North Bayshore Precise Plan Subsequent Environmental Impact Report (SEIR) and adopt CEQA findings, including statement of overriding considerations, mitigation measures, and a Mitigation Monitoring and Reporting Program;
2. A resolution recommending that the City Council amend the City of Mountain View 2030 General Plan Land Use Map for North Bayshore Mixed-Use and High-Intensity Office boundaries and related General Plan text;
3. A resolution recommending the City Council approve a Zoning Map amendment for parcels located in the North Bayshore Precise Plan area from MM-40 (General Industrial); P-33 L'Avenida South Precise Plan; and P-34 North Bayshore Precise Plan to P-39 North Bayshore Precise Plan and PF (Public Facilities);
4. A resolution recommending that the City Council amend the North Bayshore Precise Plan; and
5. A resolution recommending that the City Council adopt the Affordable Housing Administrative Guidelines for the North Bayshore Precise Plan.

**Attachments:**      [Staff Report](#)  
                              [Exhibit 1](#)  
                              [Exhibit 1 - Attachment A](#)  
                              [Exhibit 1 - Attachment B](#)  
                              [Exhibit 1 - Attachment C](#)  
                              [Exhibit 2](#)  
                              [Exhibit 2 - Attachment A](#)  
                              [Exhibit 3](#)  
                              [Exhibit 3 - Attachment A](#)  
                              [Exhibit 4](#)  
                              [Exhibit 4 - Attachment A](#)  
                              [Exhibit 5](#)  
                              [Exhibit 5 - Attachment A](#)  
                              [Exhibit 6](#)

## **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**

*Adjourn to the Regular Meeting of Wednesday, December 6, 2017, in City Hall, 500 Castro Street. Meeting date, time, and venue are subject to change. Please check online at [www.mountainview.gov](http://www.mountainview.gov) as an agenda will be posted the Friday prior to the EPC meeting.*

## **AGENDAS FOR BOARDS, COMMISSIONS, AND COMMITTEES**

- The specific location of each meeting is noted on the notice and agenda for each meeting which is posted at least 72 hours in advance of the meeting. Special meetings may be called as necessary by the Commission Chair and noticed at least 24 hours in advance of the meeting.
- Questions and comments regarding the agenda may be directed to the Planning Secretary at (650) 903-6306 or [community.development@mountainview.gov](mailto:community.development@mountainview.gov).
- Interested persons may review the agenda and staff reports at the Community Development offices, 500 Castro Street, First Floor; the Friday afternoon before each meeting at 4:30 p.m. or soon thereafter; or online at <http://laserfiche.mountainview.gov/WebLink/Browse.aspx?startid=29360>; and they are available during each Commission meeting.

## **AMERICANS WITH DISABILITIES ACT, 1990**

- Anyone who is planning to attend a meeting who is visually or hearing-impaired or has any disability that needs special assistance should call the Planning Secretary at (650) 903-6306 48 hours in advance of the meeting to arrange for assistance. Upon request, in advance, by a person with a disability, agendas and writings distributed during the meeting that are public records will be made available in the appropriate alternative format. Also upon request, in advance, an assistive listening device can be made available for use during the meeting.

## **SPECIAL NOTICE**

- The Board, Commission, or Committee may take action on any matter noticed herein in any manner deemed appropriate by the Board, Commission, or Committee. Their consideration of the matters noticed herein is not limited by the recommendations indicated herein.
- It is the policy of the Environmental Planning Commission that all evening meetings of the Commission, including Study Sessions, be adjourned no later than 11:00 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 the normal time 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.
- Any writings or documents provided to a majority of the Environmental Planning Commission regarding any item on this agenda will be made available for public inspection in the Community Development Department, located at 500 Castro Street, during normal business hours and at the meeting location noted on the agenda during the meeting.

## **ADDRESSING THE BOARD, COMMISSION, OR COMMITTEE**

- 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 Board, Commission, or Committee on a nonagenda item may do so during the "Oral Communications" part of the agenda. Speakers are allowed to speak one time on any number of topics for up to three minutes.