



# City of Mountain View

CITY HALL  
500 CASTRO STREET

## Agenda

### Environmental Planning Commission

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

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Wednesday, June 6, 2018

7:00 PM

Council Chambers

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#### 1. CALL TO ORDER

#### 2. ROLL CALL

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

#### 3. MINUTES APPROVAL

##### **APPROVAL OF MINUTES**

**Recommendation:** That the Environmental Planning Commission (EPC) approve the minutes for May 16, 2018.

Copies of the minutes for the above-noted meeting has been delivered to 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 May 16, 2018 for EPC Review](#)

#### 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

##### **2580 CALIFORNIA STREET - NORTH OF CALIFORNIA STREET MASTER PLAN**

Public Hearing for Consideration of a Master Plan for the North of California Street Master Plan Area; a Planned Community Permit and Development Review Permit to Construct a 1.85 FAR Mixed-Use Development Consisting of 632 Residential Units and up to 20,000 Square Feet of Commercial Space with Below-Grade Parking, a Provisional Use Permit for Rooftop Amenities Above the Third Floor, a Heritage Tree Removal Permit to Remove 78 Heritage Trees, and a Lot Line Adjustment to Merge Two Lots into a Single Lot, on an 8.63-Acre Project Site Located at 2580 and 2590 California Street and 201 San Antonio Circle.

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

1. Recommend that the City Council adopt an Initial Study of Environmental Significance for the mixed-use project at 2580 and 2590 California Street and 201 San Antonio Circle.
2. Adopt a Resolution Recommending that the City Council Conditionally Approve a Master Plan for the North of California Street Master Plan Area Within the San Antonio Precise Plan on Three Properties Totaling Approximately 8.63 Acres at 2580 and 2590 California Street and 201 San Antonio Circle.
3. Adopt a Resolution Recommending that the City Council Conditionally Approve a Planned Community Permit and Development Review Permit to Construct a 1.85 FAR Mixed-Use Development Consisting of 632 Residential Units and Up to 20,000 Square Feet of Commercial Space with Below-Grade Parking, a Provisional Use Permit for Rooftop Amenities Above the Third Floor, and a Heritage Tree Removal Permit to Remove 78 Heritage Trees on an 8.6-Acre Site Located at 2580 and 2590 California Street and 201 San Antonio Circle.
4. Adopt a Resolution Recommending that the City Council Conditionally Approve a Lot Line Adjustment to Merge Two Lots Into One Lot Totaling 4.71 Acres at 2580 and 2590 California Street.

**Attachments:**

[Item 5.1 Staff Report](#)  
[Exhibit 1 \(Initial Study\)](#)  
[Exhibit 2 \(Resolution for Master Plan\)](#)  
[Exhibit 3 \(Resolution for Project\)](#)  
[Exhibit 4 \(Resolution for LLA\)](#)  
[Exhibit 5 \(Master Plan\)](#)  
[Exhibit 6 \(Project Plans Section 1 of 4\)](#)  
[Exhibit 6 \(Project Plans Section 2 of 4\)](#)  
[Exhibit 6 \(Project Plans Section 3 of 4\)](#)  
[Exhibit 6 \(Project Plans Section 4 of 4\)](#)  
[Exhibit 7 \(Developer Letter\)](#)  
[Exhibit 8 \(Public Comments\)](#)

## **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, June 20, 2018, 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.

### **SPECIAL NOTICE—Reference: 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.