



City of Mountain View

Agenda

Environmental Planning Commission

Commissioners Capriles, Cranston, Hehmeyer, Lo, Yin, Vice Chair Cox and Chair Baird

Wednesday, December 4, 2019

7:00 PM

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

1. CALL TO ORDER

2. ROLL CALL

3. MINUTES APPROVAL-None.

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 Public Hearing for Consideration of a General Plan Map Amendment from General Industrial to Medium-Density Residential, Zoning Map Amendment from R3-2sd (Multiple-Family Residential) and MM-40 (General Industrial) to R3-2 (Multiple-Family Residential), Planned Unit Development Permit and Development Review Permit to Construct a Nine-Unit Rowhouse Development, Heritage Tree Removal Permit to Remove Six Heritage Trees; Tentative Map for Nine Residential Condominium Units; and an Initial Study and Mitigated Negative Declaration for the Sierra Vista Rowhouse Project located at 851 and 853 Sierra Vista Avenue**

Recommendation: Recommendation that the Environmental Planning Commission (EPC):

1. Recommend that the City Council adopt an Initial Study, Draft Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the Sierra Vista Rowhouse project in accordance with the California Environmental Quality Act (Exhibit 1 to the Staff Report).

2. Adopt a Resolution Recommending that the City Council Approve a General Plan Map Amendment for properties located at 851 and 853 Sierra Vista Avenue from General Industrial to Medium-Density Residential, to be read in title only, further reading waived (see Exhibit 2 to the Staff Report).

3. Adopt a Resolution Recommending that the City Council Approve a Zoning Map Amendment for the properties located at 851 and 853 Sierra Vista Avenue from R3-2sd (Multiple-Family Residential Special Design) district and MM-40 (General Industrial) district to R3-2 (Multiple-Family Residential) district, to be read in title only, further reading waived (see Exhibit 3 to the Staff Report).

4. Adopt a Resolution Recommending that the City Council Conditionally Approve a Planned Unit Development and Development Review Permit to construct a 9-unit rowhouse development, and a Heritage Tree Removal Permit to remove 6 Heritage trees, to be read in title only, further reading waived (see Exhibit 4 to the Staff Report).

5. Adopt a Resolution Recommending that the City Council Conditionally Approve a Tentative Map for 9 residential condominium units located at 851 and 853 Sierra Vista Avenue, to be read in title only, further reading waived (see Exhibit 5 to the Staff Report).

Attachments:

[Staff Report](#)

[Exhibit 1 - Initial Study](#)

[Exhibit 2 - Resolution for General Plan Amendment](#)

[Exhibit 3 - Resolution for Zoning Map Amendment](#)

[Exhibit 4 - Project Resolution](#)

[Exhibit 5 - Resolution for Map](#)

[Exhibit 6 - Project Plans](#)

RECONVENE IN THE PLAZA CONFERENCE ROOM (IMMEDIATELY FOLLOWING ITEM 5.1)

6. NEW BUSINESS

6.1 Proposed Environmental Planning Commission Meeting Dates for 2020

Recommendation: Approve the EPC Public Meeting Calendar for 2020.

Attachments:

[Staff Memo](#)

[Exhibit 1 - 2020 Draft EPC Meeting Calendar](#)

6.2 Hercules Walking Tour De-brief

Recommendation: Commissioners to discuss their experience reviewing form-based design standards on the walking tour.

Attachments: [Staff Memo](#)

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

No action will be taken on any questions raised by the Commission at this time.

8. ADJOURNMENT

NOTICE TO THE PUBLIC:

The agenda and staff reports may be viewed at the Community Development Department, 500 Castro Street, First Floor the Friday afternoon before each meeting at 4:30 p.m. or as soon thereafter as possible, online at <http://laserfiche.mountainview.gov/Weblink/Browse.aspx?startid=29360> and during each Commission meeting.

Questions and comments regarding the agenda may be directed to the Planning Secretary at (650) 903-6306 or community.development@mountainview.gov.

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, 500 Castro Street, First Floor during normal business hours and at the meeting location during the meeting.

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 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 11:00 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 Secretary at (650) 903-6306. Notification of 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. (28 CFR 35.160 (b) (1))

ADDRESSING THE COMMISSION:

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 Commission on a nonagenda item may do so during the Oral Communications portion of the agenda. Speakers are allowed to speak one time on any number of topics for up to three minutes.

An individual speaker shall have up to 3 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 Commission by majority vote.

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.