



City of Mountain View

Agenda

Environmental Planning Commission

Wednesday, September 2, 2020

7:00 PM

Video Conference with No Physical Meeting
Location

This meeting will be conducted in accordance with State of California Executive Order N-29-20, dated March 17, 2020. All members of the Environmental Planning Commission (EPC) will participate in the meeting by video conference, with no physical meeting location.

Members of the public wishing to observe the meeting live may do so at <https://mountainview.legistar.com>, on YouTube at www.MountainView.gov/YouTube and on Comcast Channel 26.

Members of the public wishing to comment on an item on the agenda may do so in the following ways:

1. Email comments to epc@mountainview.gov by 5:00 p.m. on the meeting date. Emails will be forwarded to the Environmental Planning Commission. Please identify the Agenda Item number in the subject line of your email. Emails received after 5:00 p.m. will be entered into the record for the meeting.

2. Provide oral public comments during the meeting:

Online:

Register in advance to access the meeting via Zoom Webinar:

https://mountainview.gov/epc_speakers

You will be asked to enter an email address and a name. Your email address will not be disclosed to the public. After registering, you will receive an email with instructions on how to connect to the meeting.

When the Chair announces the item on which you wish to speak, click the "raise hand" feature in Zoom. Speakers will be notified of their turn shortly before they are called on to speak.

By phone:

Dial: (669) 900-9128 and enter Webinar ID: 915 9321 0250

*When the Chair announces the item on which you wish to speak, dial *9. Phone*

participants will be called on by the last two digits of their phone number.

When called to speak, please limit your comments to the time allotted (up to 3 minutes, at the discretion of the Mayor).

For instructions on using the "raise hand" feature in Zoom, visit https://mountainview.gov/raise_hand.

1. CALL TO ORDER

2. ROLL CALL

3. MINUTES APPROVAL

3.1 Approve Meeting Minutes

Recommendation: Approve the Environmental Planning Commission meeting minutes of April 15, 2020, May 6, 2020, May 20, 2020, and June 3, 2020.

Attachments: [Draft EPC Minutes for April 15, 2020](#)
[Draft EPC Minutes for May 6, 2020](#)
[Draft EPC Minutes for May 20, 2020](#)
[Draft EPC Minutes for June 3, 2020](#)

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. NEW BUSINESS

5.1 One-Year Planning Permit Extensions Due to the COVID-19 Emergency

Recommendation: That the Environmental Planning Commission review information contained within the report.

Attachments: [Staff Report](#)

6. PUBLIC HEARING

6.1 2300 W El Camino Real

Recommendation: That the Environmental Planning Commission:
Adopt a Resolution Recommending that the City Council Conditionally Approve a Planned Community Permit and a Development Review Permit to construct a new four-story, 75,358 square foot, 153- room hotel, replacing an existing 71-room hotel; a Provisional Use Permit to allow a hotel use and a parking reduction; and a Heritage Tree Removal Permit to allow removal of a tree on a 0.97 acre site located at 2300 West El Camino Real (Exhibit 1 to the EPC Staff Report).

Attachments: [Staff Report](#)
[Exhibit 1 Project Resolution](#)
[Exhibit 2 EPC Report dated May 3, 2017](#)
[Exhibit 3 City Council Report dated June 6, 2017](#)
[Exhibit 4 Project Plans](#)

7. STUDY SESSION

7.1 Plan Bay Area/Regional Housing Needs Allocation

Recommendation: That the Environmental Planning Commission review information contained within the report.

Attachments: [EPC Staff report](#)
[Exhibit 1 PBA strategies](#)
[Exhibit 2 FY 2019-20-21 Council Goals](#)
[Exhibit 3 Council Memo](#)
[Exhibit 4 Cities Assoc Comment Letter](#)
[Exhibit 5 RHNA Statutory Objectives](#)
[Exhibit 6 Item 5a 2 Appendix 6: Performance Evaluation](#)

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

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

9. ADJOURNMENT

NOTICE TO THE PUBLIC:

Please contact Planning staff with any questions regarding this agenda at (650) 903-6306 or planning.division@mountainview.gov.

The agenda and staff reports may be viewed online at mountainview.legistar.com.

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 Planning Staff 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.