



# City of Mountain View

## Agenda

### Environmental Planning Commission

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Wednesday, December 2, 2020

7:00 PM

Video Conference with No Physical Meeting  
Location

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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 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](http://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](mailto: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](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: 955 6637 0488

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 Chair).

For instructions on using the "raise hand" feature in Zoom, visit [https://mountainview.gov/raise\\_hand](https://mountainview.gov/raise_hand).

**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 General Plan Text and Map Amendments and Precise Plan and Zoning Map Amendments**

Recommendation: 1. Adopt a Resolution of the Environmental Planning Commission of the City of Mountain View Recommending the City Council Approve General Plan Text Amendments Related to Densities and Intensities and Street Typologies; and General Plan Land Use Map Amendments at 1141 West El Camino Real, 841 San Veron Avenue, 173 Santa Clara Avenue, and 2254 Wyandotte Street to be Consistent with the Zoning Map, to be read in title only, further reading waived (Exhibit 1 to the EPC Staff Report).

2. Adopt a Resolution of the Environmental Planning Commission of the City of Mountain View Recommending the City Council Approve Zoning Map Amendments at 250 East Dana Street, 300 Moorpark Way, 709 Vaquero Drive, and 2254 Wyandotte Street to be Consistent with the General Plan Land Use Map, to be read in title only, further reading waived (Exhibit 2 to the EPC Staff Report).

3. Adopt a Resolution of the Environmental Planning Commission of the City of Mountain View Recommending the City Council Approve Amendments to the P-38 (El Camino Real) Precise Plan to Modify the Character Area from Medium-Intensity Residential Land Use Only to Medium-Intensity Corridor at 615 South Rengstorff Avenue to be Consistent with the General Plan Land Use Map, to be read in title only, further reading waived (Exhibit 3 to the EPC Staff Report).

**Attachments:**     [Staff Report](#)  
                          [Exhibit 1 - General Plan Resolution](#)  
                          [Exhibit 2 - Zoning Map Resolution](#)  
                          [Exhibit 3 - Precise Plan Resolution](#)  
                          [Exhibit 4 - List of Amendments](#)  
                          [Exhibit 5 - CEQA Exemption](#)

**5.2**     Proposed Environmental Planning Commission Meeting Dates for 2021

**Recommendation:**   Approve the EPC Public Meeting Calendar for 2021.

**Attachments:**     [Staff Memo](#)  
                          [Exhibit 1 - EPC 2021 Calendar](#)

**6. STUDY SESSION**

**6.1**     Environmental Planning Commission Retreat

**Recommendation:**   1. Receive an overview of recent State legislation related to planning and housing.

2. Discuss general Commission-related topics, such as procedures and goals for the Commission and city planning and development process.

**Attachments:**     [Staff Memo](#)  
                          [Exhibit 1 - EPC Handbook](#)  
                          [Exhibit 2 - Council Goals](#)

**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:**

Please contact Planning staff with any questions regarding this agenda at (650) 903-6306 or [community.development@mountainview.gov](mailto:community.development@mountainview.gov).

The agenda and staff reports may be viewed online at [mountainview.legistar.com](http://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 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.