



## Minutes

### Environmental Planning Commission

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Wednesday, September 21, 2022

7:00 PM Video Conference with No Physical Meeting Location

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During this declared state of emergency, the meeting was conducted in accordance with California Government Code §54953(e) as authorized by resolution. Please contact [city.clerk@mountainview.gov](mailto:city.clerk@mountainview.gov) to obtain a copy of the applicable resolution. All members of the Environmental Planning Commission participated in the meeting by video conference, with no physical meeting location.

#### 1. CALL TO ORDER

Chair Cranston called the meeting to order at 7:02 p.m.

#### 2. ROLL CALL

**Present** 7 - Commissioner Chris Clark, Commissioner Hank Dempsey, Commissioner Jose Gutierrez, Commissioner Preeti Hehmeyer, Commissioner Alex Nunez, Vice Chair Joyce Yin and Chair Bill Cranston

#### 3. ORAL COMMUNICATIONS FROM THE PUBLIC

Chair Cranston opened the floor at 7:04 p.m. to public testimony, asking if anyone from the public wished to speak on anything not on the agenda. No members of the public wished to speak.

Public testimony concluded at 7:05 p.m.

#### 4. PUBLIC HEARING

##### 4.1 Mixed-Use Development at 334 San Antonio Road

Deputy Zoning Administrator Shapiro gave an oral presentation and answered questions.

Mircea Voskerician, Co-Owner and Applicant for the project, gave an oral presentation and answered questions.

SDG Architects gave an oral presentation and answered questions. Kevin Proctor, of Environmental Foresight, Inc., also answered questions.

Sandra Lee, Senior Assistant City Attorney, and Micaela Hellman-Tincher, Housing and Neighborhood Services Manager, answered questions.

Chair Cranston opened the floor at 8:25 p.m. to public testimony, asking if anyone from the public wished to speak on this item.

SPEAKING FROM THE FLOOR:

- Giovanni Ottolini
- Jane Pod

Public testimony concluded at 8:32 p.m.

The EPC deliberated on this item.

MOTION - M / S - Clark/Gutierrez - That the Environmental Planning Commission (EPC) recommend the City Council:

1. Adopt the Initial Study of the Environmental Significance for the 334 San Antonio Road Mixed-Use Project and determine that the project is consistent with the San Antonio Precise Plan Final Environmental Impact Report and Mountain View 2030 General Plan and Greenhouse Gas Reduction Program Final Environmental Impact Report, pursuant to Sections 15162 and 15183 of the California Environmental Quality Act Guidelines (Exhibit 1 to the EPC Staff Report); and
2. Adopt a Resolution of the City Council of the City of Mountain View approving a Planned Community Permit and Development Review Permit for a new five-story mixed-use development with 62 residential units and 2,000 square feet of ground-floor commercial space above two levels of underground parking, including a 50% State Density Bonus Request with development waivers and concessions; and Provisional Use Permit to allow rooftop amenities above the third floor at 334 San Antonio Road (Exhibit 2 to the EPC Staff Report); and
3. Adopt a resolution of the City Council of the City of Mountain View approving a Vesting Tentative Map for Condominium purposes for 62 residential units and one commercial unit at 334 San Antonio Road (Exhibit 3 to the EPC Staff Report).

The EPC noted the applicant proposed two BMR options, including a new "BMR Option 2". Based on available information, a majority of the EPC recommended the project include BMR Option 2 (submitted just before the EPC hearing) if the information was correct and BMR unit locations were equitably distributed. The EPC also indicated both BMR options had merit and should be considered by Council, with more detailed staff analysis of the new BMR Option 2.

The motion passed by the following vote:

**Yes:** 7 - Commissioner Clark, Commissioner Dempsey, Commissioner Gutierrez, Commissioner Hehmeyer, Commissioner Nunez, Vice Chair Yin and Chair Cranston

## 4.2

### Downtown Precise Plan Update

Senior Planner Edgar Maravilla gave an oral presentation and answered questions.

Elizabeth (Libby) Seifel, Principal of Seifel Consulting Inc., answered questions.

Advanced Planning Manager Eric Anderson also answered questions.

Chair Cranston opened the floor at 9:50 p.m. to public testimony, asking if anyone from the public wished to speak on this item.

SPEAKING FROM THE FLOOR:

- Silja Paymer, GreenSpaces MV

- Robert Cox, Living Mountain View
- Hala Alshahwany

Public testimony concluded at 9:55 p.m.

The EPC deliberated on this item.

MOTION - M / S - Clark/Yin - That the Environmental Planning Commission Recommend the City Council:

1. Adopt the addendum to the 1999 and 2004 Downtown Precise Plan (Precise Plan) Initial Study/Negative Declarations and the Mountain View 2030 General Plan and Greenhouse Gas Reduction Program Final Environmental Impact Report in compliance with the California Environmental Quality Act (CEQA) guidelines, Sections 15162 and 15164 (Exhibit 1 to the Environmental Planning Commission Report); and
2. Adopt a resolution of the City Council of the City of Mountain View amending the Downtown Precise Plan (P-19) to update Design Standards and Guidelines in Areas A, G, and H, and disallow administrative office use in ground floors of Castro Street and side streets of Area H (Exhibit 2 to the Environmental Planning Commission Report).
3. Convert Area H Design Guideline #3 to a standard, requiring that the most activating uses (ie, no lobbies) be located at block corners, specifically for Castro Street in Area H.
4. Prohibit nonconforming admin office uses after a period of vacancy, to be recommended by staff, (eg, a year or two years), unless staff feels that more outreach would be necessary.

The motion passed by the following vote:

**Yes:** 7 - Commissioner Clark, Commissioner Dempsey, Commissioner Gutierrez, Commissioner Hehmeyer, Commissioner Nunez, Vice Chair Yin and Chair Cranston

## **5. COMMISSION/STAFF ANNOUNCEMENTS, UPDATES, REQUESTS, AND COMMITTEE REPORTS**

The Middlefield Park Master Plan will be coming to the EPC.

There are no items for October 5.

The Celebration of Service will be on October 10.

Historic Outreach meeting surveys can be found at [mountainview.gov/historic](https://mountainview.gov/historic) through October 31.

The R3 workshops are ongoing.

Commissioner Hehmeyer mentioned that on October 3, THRIVE will hold a virtual summit regarding climate change in San Mateo County.

Commissioner Gutierrez mentioned that he was invited to the Community Service Agencies Hometown Heroes luncheon.

Chair Cranston mentioned that Council approved the 1020 Terra Bella affordable housing project's funding, and that there was a recent study session regarding affordable housing

funding in general.

## **6. ADJOURNMENT**

Chair Cranston adjourned the meeting at 10:46 p.m.