



# City of Mountain View

**DRAFT**

## Minutes

### Environmental Planning Commission

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Wednesday, October 21, 2020

7:00 PM Video Conference with No Physical Meeting Location

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

#### 1. CALL TO ORDER

Chair Cox called the meeting of the Environmental Planning Commission (EPC) to order at 7:01 p.m.

#### 2. ROLL CALL

**Present** 6 - Commissioner Margaret Capriles, Commissioner Preeti Hehmeyer, Commissioner Kammy Lo, Commissioner Allie Schmiesing, Vice Chair Bill Cranston and Chair Robert Cox

**Absent** 1 - Commissioner Joyce Yin

#### 3. MINUTES APPROVAL

Chair Cox opened the floor at 7:04 p.m for public testimony asking if anyone from the public wished to speak. No members of the public wished to speak.

Public testimony concluded at 7:05 p.m.

The EPC considered the minutes in one motion.

Motion - M/S Hehmeyer / Lo - That the Environmental Planning Commission approve the Minutes of October 12, 2019, September 2, 2020, and September 16, 2020.

That the motion passed on the following vote:

**Yes:** 6 - Commissioner Capriles, Commissioner Hehmeyer, Commissioner Lo, Commissioner Schmiesing, Vice Chair Cranston and Chair Cox

**Absent:** 1 - Commissioner Yin

#### 4. ORAL COMMUNICATIONS FROM THE PUBLIC

Chair Cox opened the floor at 7:07 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 7:07 p.m.

#### 5. PUBLIC HEARING

**5.1 Office Project at 465 Fairchild Drive/600 Ellis Street and 636 Ellis Street**

Senior Planner Netto gave an oral presentation and answered questions raised by the EPC.

Tim Steele, Senior Vice President of Real Estate Development for The Sobrato Organization, gave an oral presentation.

Thomas Yee, Chairman of the Board/Principal of Studios Architecture, gave an oral presentation and answered questions raised by the EPC.

James Stockham, Senior Architect of The Guzzardo Partnership Inc., gave an oral presentation and answered questions raised by the EPC.

Renee Gunn, Senior Civil Engineer and Stephanie Williams, Planning Manager/Zoning Administrator, answered questions raised by the EPC.

Chair Cox opened the floor at 8:13 p.m. to public testimony, asking if anyone from the public wished to speak on this item.

SPEAKING FROM THE FLOOR:

- Bruce England, Mountain View Coalition for Sustainable Planning

Public testimony concluded at 8:15 p.m.

The EPC deliberated on this item.

Motion - M/S Capriles / Schmiesing - That the Environmental Planning Commission:

1. Adopt a Resolution Recommending the City Council Approve The Initial Study of Environmental Significance for the 600 Ellis Street Project, pursuant to Section 15168 of the California Environmental Quality Act (CEQA) (Exhibit 1 to the EPC Staff Report); and
2. Adopt a Resolution Recommending the City Council Approve a Planned Community Permit and Development Review Permit for a New 259,095 square foot, six-story office building and eight-level parking structure; 80,000 square feet of Transfer of Development Rights from 2535 California Street, 506 Showers Drive, and 350 Showers Drive to 600 Ellis Street in relation to the Los Altos School District TDR Program; and Heritage Tree Removal Permit to remove 23 heritage trees located at 600 Ellis Street, to be read in title only, further reading waived (Exhibit 2 to the EPC Staff Report).

The motion passed by the following vote:

**Yes:** 6 - Commissioner Capriles, Commissioner Hehmeyer, Commissioner Lo, Commissioner Schmiesing, Vice Chair Cranston and Chair Cox

**Absent:** 1 - Commissioner Yin

**5.2 44-Unit Condominium Project at 2645-2655 Fayette Drive**

Principal Planner Anderson gave an oral presentation and responded to questions raised by the EPC.

Emeric McDonald, Managing Director of Octane Fayette LLC, gave an oral presentation and responded to questions raised by the EPC.

Maren Moegel, Studio Director of Studio T-SQ, Inc., gave an oral presentation and responded to questions raised by the EPC.

Renee Gunn, Senior Civil Engineer, Nicole Wright, Assistant City Attorney, and Stephanie Williams, Planning Manager/Zoning Administrator, of the City of Mountain View, responded to questions raised by the EPC.

Nick Samuelson, Principal Landscape Architect, of The Guzzardo Partnership, responded to questions raised by the EPC.

Chair Cox opened the floor at 9:33 p.m. to public testimony, asking if anyone from the public wished to speak on this item.

**SPEAKING FROM THE FLOOR**

- Bruce England, Mountain View Coalition for Sustainable Planning

Public testimony concluded at 9:37 p.m.

The EPC deliberated on the item.

**MOTION - M / S - Commissioner Schmiesing / Commissioner Hehmeyer - That the Environmental Planning Commission:**

1. Recommend the City Council approve an Initial Study/Mitigated Negative Declaration and Mitigation Monitoring or Reporting Program for the 2645-2655 Fayette Drive Residential Project pursuant to the California Environmental Quality Act (Exhibit 1 to the Staff Report).
2. Adopt a Resolution Recommending the City Council Approve a Zoning Map Amendment for the Properties Located at 2645 and 2655 Fayette Drive from the R3-D (Multi-Family) Zoning District to the P-40 (San Antonio) Precise Plan, to be read in title only, further reading waived (Exhibit 2 to the Staff Report).
3. Adopt a Resolution Recommending the City Council Approve Amendments to the P-40 (San Antonio) Precise Plan, to be read in title only, further reading waived (Exhibit 3 to the Staff Report).
4. Adopt a Resolution Recommending the City Council Approve a Planned Community Permit, Development Review Permit and Provisional Use Permit for a Six-Story, 44-Unit Condominium Project with a State Density Bonus and a Heritage Tree Removal Permit for the Removal of eight Heritage Trees at 2645 and 2655 Fayette Drive, to be read in title only, further reading waived (Exhibit 4 to the Staff Report).
5. Adopt a Resolution Recommending the City Council Approve a Vesting Tentative Map to Create 44 Condominiums and One Common Lot at 2645 and 2655 Fayette Drive, to be read in title only, further reading waived (Exhibit 5 to the Staff Report).

The motion passed by the following vote:

**Yes:** 5 - Commissioner Capriles, Commissioner Hehmeyer, Commissioner Lo,  
Commissioner Schmiesing and Chair Cox

**Absent:** 1 - Commissioner Yin

**Abstain:** 1 - Vice Chair Cranston

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

Principal Planner Eric Anderson announced that the EPC meeting for November 4, 2020 is canceled.

December 2, 2020 will be the EPC retreat.

Vice Chair Cranston requested the Green Streets Symposium recording.

Commissioner Lo talked about the Canopy Webinar.

Chair Cox provided updates. He spoke at the Senior Advisory Committee meeting. There will be a virtual meeting of The Mountain View Historical Association. The Old Mountain View Neighborhood Association City Council forum is online.

## **7. ADJOURNMENT**

Chair Cox adjourned the meeting at 10:28 p.m.

Respectfully submitted,

Eric Anderson, Principal Planner