



# City of Mountain View

## Minutes

### Environmental Planning Commission

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Wednesday, May 3, 2023

7:00 PM

Council Chambers and Video Conference, 500  
Castro Street, Mountain View, CA 94041

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This meeting was conducted with a virtual component.

#### 1. CALL TO ORDER

Chair Yin called the meeting of the Environmental Planning Commission to order at 7:00 p.m.

#### 2. ROLL CALL

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

#### 3. MINUTES APPROVAL

Chair Yin introduced the item for discussion.

Chair Yin opened the floor at 7:01 p.m. to public testimony, asking if anyone from the public wished to speak on this item.

No members of the public wishes to speak.

Public testimony concluded at 7:01 p.m.

MOTION - MS - Cranston/ Dempsey - That the Environmental Planning Commission approve the minutes of April 19, 2023.

The motion passed by the following vote:

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

#### 4. ORAL COMMUNICATIONS FROM THE PUBLIC

Chair Yin opened the floor at 7:02 p.m. to public testimony, asking if anyone from the public wished to speak on this item.

No members of the public wished to speak.

Public testimony concluded at 7:03 p.m.

#### 5. PUBLIC HEARING

##### 5.1 Google North Bayshore Master Plan

Principal Planner Pancholi gave an oral staff report.

Applicant Michael Tymoff for Google, Inc. gave an oral presentation.

Principal Planner Pancholi and applicant Michael Tymoff answered questions from the commission.

Chair Yin opened the floor at 7:36 p.m. to public testimony, asking if anyone from the public wished to speak on this item.

**SPEAKING FROM THE FLOOR:**

- Cliff Chambers, Mountain View Coalition for Sustainable Planning
- Rebecca Procompton, Local Union 405
- Juan Venegas, NorCal Carpenters
- Doug Chesstiro, NorCal Carpenters
- Ayinde Rudolph, Superintendent Whisman School District
- Shani Kleinhaus, Santa Clara Audobon Society and Loma Prieta Chapter of the Sierra Club
- (Virtual) Matthew Reed, Silicon Valley at Home
- (Virtual) Phillip Cosby, St. Athanasius Catholic Church Mountain View
- (Virtual) Bruce England, Mountain View Coalition for Sustainable Planning, Green Spaces Mountain View
- (Virtual) Edie Keating

**MOTION - M/S - Clark/Dempsey - That the Environmental Planning Commission:**

1. Recommend the City Council adopt a Resolution of the City Council of the City of Mountain View Certifying the North Bayshore Master Plan Subsequent Environmental Impact Report, Adopting California Environmental Quality Act Findings Related to Environmental Impacts, Mitigation Measures, and Alternatives, and Adopting a Statement of Overriding Considerations, Mitigation Measures, and a Mitigation Monitoring and Reporting Program (Exhibit 1 to the EPC Staff Report).
  
2. Recommend the City Council adopt a Resolution of the City Council of the City of Mountain View Approving a Master Plan to Construct Up to 7,000 Residential Units, 3.11 Million Square Feet of Office (including 1.3 Million Square Feet of Bonus Floor Area as Net New Office), Approximately 14.8 Acres of Dedicated Public Park Land, Approximately 11.3 Acres of Privately Owned, Publicly Accessible Open Space, 233,990 Square Feet of Ground-Floor Retail, 55,000 Square Feet of Community Space, an Optional Private District Utilities System, and District Parking Garages all on an Approximately 153-Acre Site Generally Located North of U.S. 101 Bounded by Charleston Road to the North, Stevens Creek to the East, Space Park Way to the South, and Huff Avenue to the West, on Portions of the Gateway Master Plan Area Located at the Northwest Corner of Shoreline Boulevard and the U.S. 101 Northbound On-Ramp, and Six Parcels Between San Antonio Road and Marine Way in the P(39) (North Bayshore) Precise Plan, and on a Portion of the Shoreline Amphitheatre Parcel North of Amphitheatre Parkway, Outside the North Bayshore Precise Plan Area (Exhibit 2 to the EPC Staff Report).
  
3. Recommend the City Council adopt a Resolution of the City Council of the City of Mountain View Approving a Vesting Tentative Map to Create 58 New Parcels, Including 27 Parcels for Residential Buildings with up to 7,000 Residential Condominium Units, 360 Commercial Condominium Units, and 526 Vertical Subdivision Lots in a 153-Acre Master Plan Area Generally Located North of U.S. 101 Bounded by Charleston Road to the North, Stevens Creek to the East, Space Park Way to the South, and Huff Avenue to the West, on Portions of the Gateway Master Plan Area Located at the Northwest Corner of Shoreline Boulevard and the U.S. 101 Northbound On-Ramp, and Six Parcels Between San Antonio Road and Marine Way in the P(39) (North Bayshore) Precise Plan, and on a Portion of the Shoreline Amphitheatre Parcel North of Amphitheatre Parkway, Outside the North Bayshore Precise Plan Area (Exhibit 3 to the EPC Staff Report).
  
4. Recommend that staff assess and provide, if feasible, the value of the 5% inclusionary units for consideration by the Council.

The motion passed by the following vote:

- Yes:** 6 - Commissioner Clark, Commissioner Cranston, Commissioner Hehmeyer, Commissioner Nunez, Vice Chair Dempsey and Chair Yin
- No:** 1 - Commissioner Gutierrez

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

Advanced Planning Manager Eric Anderson announced the following:

The next EPC meeting will include an overview of the development review process, CEQA and a retreat-style conversation regarding the role of the EPC.

Recent Council meetings provided direction on the 2023-2025 work plan, discussion regarding the Gatekeeper process, and review of the Castro Street Pedestrian Mall update.

Upcoming Council items that the EPC may be interested in include the Displacement Response Strategy, 189 N. Bernardo Avenue project and a North Bayshore Bonus FAR allocation at 1808 N. Shoreline.

Commissioner Hehmeyer asked a clarifying question regarding the EPC meeting schedule, answered by Advanced Planning Manager Eric Anderson.

## **7. ADJOURNMENT**

Chair Yin adjourned the meeting at 10:48 p.m.

Respectfully submitted,

Eric Anderson  
Advanced Planning Manager  
Approved on 10/04/2023