



City of Mountain View

Minutes

Environmental Planning Commission

Wednesday, March 22, 2023

7:00 PM

Council Chambers/Video Conference
500 Castro St., Mountain View, CA 94041

SPECIAL MEETING

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 7:01 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 - NONE.

4. ORAL COMMUNICATIONS FROM THE PUBLIC

Chair Yin opened the floor at 7:01 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 7:02 p.m.

5. PUBLIC HEARING

5.1

189 North Bernardo Avenue Office Project

Associate Planner Brittany Whitehill and Principal Planner Diana Pancholi gave an oral presentation and responded to questions raised by the EPC.

Applicants Ken Rodriguez (KRP Architects), Gary Laymon (Gutierrez Partnership Landscape Architecture) and Steve Lynch (Sandhill Properties) gave an oral presentation.

Staff and Applicants responded to questions raised by the EPC.

Chair Yin opened the floor at 7:42 p.m. to public testimony, asking if anyone from the public wished to speak on this item.

SPEAKING FROM THE FLOOR:

- Silja Paymer, Green Spaces, Mt. View

Public Testimony concluded at 7:43 p.m.

The EPC deliberated on this item.

MOTION - MS - Clark/Nunez - That the Environmental Planning Commission recommend the City Council adopt the Initial Study of Environmental Significance for the 189 North Bernardo Avenue Office Project and determine that the project is consistent with the East Whisman 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, at 189 North Bernardo Avenue (Exhibit 1 to the EPC Staff Report) and Adopt a Resolution of the City Council of the City of Mountain View Approving a Planned Community Permit and Development Review Permit to Construct a Four-Story, 82,865 Square Foot Office Building, a Parking Structure with Four Levels Above-Grade and Two Levels Below, and Minor Building Modifications to an Existing Two-Story Office Building to Remain On-Site; a Transfer of Development Rights of 28,000 Square Feet from 2535 California Street, 506 Showers Drive, and 350 Showers Drive to the Project Site in Relation to the Los Altos School District Transfer of Development Rights Program; and a Heritage Tree Removal Permit to Remove 61 Heritage Trees, All on a 3.8-Acre Site Located at 189 North Bernardo Avenue, to be read in title only, further reading waived (Exhibit 2 to the EPC Staff Report).

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

6. NEW BUSINESS

6.1

Advisory Body Input on the Fiscal Years 2023-24 and 2024-25 Council Work Plan Potential Projects

Principal Management Analyst Laurel James gave an oral presentation and responded to questions raised by the EPC.

Chair Yin opened the floor at 8:15 p.m. to public testimony, asking if anyone from the public wished to speak on this item.

SPEAKING FROM THE FLOOR:

- Silja Paymer, Green Spaces, Mt. View

Public Testimony concluded at 8:17 p.m.

The EPC discussed and deliberated on this item and recommended the following 11 items from the work plan to the City Council:

- 1 - Develop a comprehensive Homelessness Response Strategy
- 7 - Review and propose revisions to the R3 Zone standards that consider form-based zoning, incentivizing stacked flats and updated row house guidelines
- 9 - Begin development of a Moffett Boulevard Precise Plan
- 10 - Implement Displacement Response Strategy actions
- 13 - Develop comprehensive updates to the Downtown Precise Plan
- 14 - Review and update the Gatekeeper process

- 22 - Expand the Safe Routes to School Program
- 26 - Develop a Citywide Decarbonization Plan (transitioning from SAP-4)
- 34 - Implement strategies for a vibrant downtown, including the Castro Pedestrian Mall
- 35 - Begin implementation of the Economic Vitality Strategic Plan (multiple projects)
- 39 - Implement an online permitting system

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

Advanced Planning Manager Eric Anderson announced:

- There will be no EPC meeting the first Wednesday in April in observance of Passover.
- The next EPC meeting on 04/19 will discuss code amendments for Castro Street PedMall.
- Informed commission that City Council approved the Terra Bella Public Storage Affordable Housing Project.
- The upcoming City Council meeting on 04/11 will discuss the 2023-2031 Housing Element Adoption and there will also be a City Council resolution for a grant application to help fund the Downtown Precise Plan Update.

8. ADJOURNMENT

Chair Yin adjourned the meeting at 8:55 p.m.

Respectfully Submitted,

Eric Anderson
Advanced Planning Manager