



Minutes

Environmental Planning Commission

Commissioners Capriles, Cox, Kamei, Ramirez, Scarboro, Vice Chair Baird, Chair Hehmeyer

Wednesday, June 6, 2018

7:00 PM

Council Chambers

1. CALL TO ORDER

Chair Hehmeyer called the Environmental Planning Commission (EPC) meeting to order.

2. ROLL CALL

Present: 6 - Commissioners Capriles, Cox, Kamei, Ramirez, Vice Chair Baird, Chair Hehmeyer

Absent: 1 - Commissioner Scarboro

3. MINUTES APPROVAL

3.1 Approve the Minutes of May 16, 2018

No members of the public wished to speak.

Motion – M/S Rameriz / Cox - Carried 5-0 (Member Scarboro absent) (Member Capriles abstained) – approve the minutes for May 16, 2018.

4. ORAL COMMUNICATIONS FROM THE PUBLIC - None.

5. PUBLIC HEARING

5.1 2580 CALIFORNIA STREET - NORTH OF CALIFORNIA STREET MASTER PLAN

Planner Hodge gave an oral staff report.

The Applicant's Architect, Alex Seidel for Seidel Architects, was present and gave a presentation. Alex Seidel and Planner Hodge responded to questions raised by the EPC, along with Acting Zoning Administrator Williams, Senior Assistant City Attorney Chopra, and Pat Angell representing Ascent Environmental. The applicant's team also responded to questions raised by the EPC, including Dan Deibel representing Greystar, Robin Kim representing RHAA Landscape Architecture, and Deanne Ecklund representing HortScience, Inc. arborists.

SPEAKING FROM THE FLOOR EXPRESSING CONCERNS AND/OR WITH
RECOMMENDATIONS:

- Josue Garcia
- Rebecca Davis
- Sheryl Stark
- Lee Lucca
- Valentin Abrahmson
- Nancy Morimoto

The EPC deliberated this item.

Motion – M/S Ramirez / Capriles - Carried 6-0 (Member Scarboro absent) – That the EPC:

1. Recommend that the City Council adopt an Initial Study of Environmental Significance for the mixed-use project at 2580 and 2590 California Street and 201 San Antonio Circle.
2. Adopt a Resolution Recommending that the City Council Conditionally Approve a Master Plan for the North of California Street Master Plan Area Within the San Antonio Precise Plan on Three Properties Totaling Approximately 8.63 Acres at 2580 and 2590 California Street and 201 San Antonio Circle.
3. Adopt a Resolution Recommending that the City Council Conditionally Approve a Planned Community Permit and Development Review Permit to Construct a 1.85 FAR Mixed-Use Development Consisting of 632 Residential Units and Up to 20,000 Square Feet of Commercial Space with Below-Grade Parking, a Provisional Use Permit for Rooftop Amenities Above the Third Floor, and a Heritage Tree Removal Permit to Remove 78 Heritage Trees on an 8.6-Acre Site Located at 2580 and 2590 California Street and 201 San Antonio Circle, with modifications to preserve additional Heritage trees using a modified streetscape design along San Antonio Circle and explore the potential for relocation of several non-Heritage trees, to encourage discussion with local-hire organizations for construction, and to encourage the provision of on-site BMR units in the project.
4. Adopt a Resolution Recommending that the City Council Conditionally Approve a Lot Line Adjustment to Merge Two Lots Into One Lot Totaling 4.71 Acres at 2580 and 2590 California Street.

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

Chair Hehmeyer gave an oral report.

7. ADJOURNMENT

At 9:32 P.M. Chair Hehmeyer adjourned to the Regular Meeting of Wednesday, June 20, 2018, at City Hall, 500 Castro Street. Meeting date, time, and venue are subject to change. Please check online at www.mountainview.gov as an agenda will be posted the Friday prior to the EPC meeting.

Respectfully submitted,

Stephanie Williams
Acting Current Planning Manager / Zoning Administrator