



City of Mountain View

Minutes

Environmental Planning Commission

Wednesday, March 2, 2022

7:00 PM Video Conference with No Physical Meeting Location

During this declared state of emergency, the meeting was conducted in accordance with California Government Code §54953(e) as authorized by resolution of the City Council. Please contact 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 7:01 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. MINUTES APPROVAL

Chair Cranston introduced the item for discussion.

Chair Cranston opened the floor at 7:03 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.

MOTION - M / S - Gutierrez / Hehmeyer - That the Environmental Planning Commission approve the minutes of February 16, 2022.

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. 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.

SPEAKING FROM THE FLOOR:

- Guadalupe

Public testimony concluded at 7:07 p.m.

5. PUBLIC HEARING

5.1

**Amendments to the Tenant Relocation Assistance Ordinance to
Extend Tenant Relocation Assistance and First Right of Return to
Mobile Home Tenants**

Rent Stabilization Program Manager Anky van Deursen gave an oral presentation and responded to questions raised by the EPC.

Senior Assistant City Attorney Sandra Lee responded to questions raised by the EPC.

Chair Cranston opened the floor at 7:29 p.m. for public testimony asking if anyone from the public wished to speak on this item.

SPEAKING FROM THE FLOOR:

- Anna Marie
- Beelia
- Alex Brown
- Guadalupe

Public testimony concluded at 7:42 p.m.

The EPC deliberated on this item.

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

1. Adopt an ordinance amending Article XIII of Chapter 36 of the Mountain View City Code related to Tenant Relocation Assistance, to provide tenant relocation assistance benefits and a first right to return to mobile home tenants who rent a mobile home in a Mountain View mobile home park; and
2. Find the ordinance to be exempt from the California Environmental Quality Act under CEQA Guidelines Section 15061(B)(3) (Exhibit 1 to the EPC Staff Report).

The motion carried by the following vote:

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

6. STUDY SESSION

6.1

189 North Bernardo Avenue Project

Senior Planner Clarissa Burke gave an oral presentation and responded to questions raised by the EPC.

Steve Lynch, Director of Planning and Entitlements for Sand Hill Property Company gave an oral presentation and responded to questions raised by the EPC.

Kenneth Rodrigues, Founder and President, and Rachana Ramesh, Architectural Designer, for Kenneth Rodrigues & Partners, responded to questions raised by the EPC.

Gary Laymon, Principal for The Guzzardo Partnership, Inc. responded to questions raised by the EPC.

Deputy Zoning Administrator Rebecca Shapiro responded to questions raised by the EPC.

Chair Cranston opened the floor at 8:06 p.m. for 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 and Greenspaces MV

Public testimony concluded at 8:09 p.m.

The EPC deliberated and provided input to City staff on the project.

7. NEW BUSINESS

7.1

Annual Housing Element Progress Report (2015-2023 Housing Element)

Senior Planner Ellen Yau gave an oral presentation and responded to questions raised by the EPC.

Advanced Planning Manager Eric Anderson and Senior Assistant City Attorney Sandra Lee responded to questions raised by the EPC.

Chair Cranston opened the floor at 9:40 p.m. for 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 9:40 p.m.

The EPC discussed the item.

MOTION - M / S Clark / Gutierrez - That the Environmental Planning Commission recommend the City Council accept the 2021 Housing Element Annual Progress report, with a correction to a typo concerning the number of units in 1100 La Avenida on Table A of Exhibit 2. By consensus, the EPC also requested a future item to discuss constraints to affordable unit development.

The Motion carried by the following vote:

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

7.2

2021 General Plan Annual Progress Report

Associate Planner Brittany Whitehill gave an oral presentation.

Advanced Planning Manager Eric Anderson and Assistant City Attorney Sandra Lee answered questions from the EPC.

Chair Cranston opened the floor at 10:08 p.m. asking if anyone from the public wished to speak on this item.

No members of the public wished to speak.

Public testimony concluded at 10:09 p.m.

The EPC deliberated on this item.

MOTION - M / S Clark / Gutierrez - That the Environmental Planning Commission recommend the City Council accept the 2021 General Plan Annual Progress Report. By consensus, the EPC also expressed interest in providing input on the General Plan policies and programs still to be implemented, and acknowledged the opportunity to do so through their role in recommending future actions as part of the Housing Element Update process and the City Council biannual goal-setting process.

The Motion carried by the following vote:

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

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

Commissioner Clark reiterated the request he made during the Housing Element item that staff include in the EPC report for the next Housing Element meeting a prompt or question for EPC to discuss policy-related matters to help in implementation of the Housing Element.

Advanced Planning Manager Anderson announced upcoming agenda topics.

The next EPC meeting will be on March 23, 2022, instead of March 16, 2022.

The Planning Commissioners Academy is March 16 through March 18.

Chair Cranston inquired about the 555 West Middlefield Avenue project.

9. ADJOURNMENT

Chair Cranston adjourned the meeting at 10:58 p.m.

Respectfully submitted,

Eric Anderson
Advanced Planning Manager