



# City of Mountain View

## Minutes

### Environmental Planning Commission

---

Wednesday, November 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. Please contact [city.clerk@mountainview.gov](mailto: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 7:02 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 7:05 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 7:05 p.m.

MOTION - M / S - Hehmeyer/Yin - That the Environmental Planning Commission approve the minutes of August 17, 2022 and October 19, 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 7:06 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 7:06 p.m.

#### 5. PUBLIC HEARING

5.1

Affordable Housing Development at 1265 Montecito Avenue

Senior Planner Edgar Maravilla gave an oral presentation and answered questions.

Marvel Ang, Senior Project Manager, of Charities Housing gave an oral presentation and answered questions.

Kevin Bussett, Architect, of Studio E Architects, gave an oral presentation and answered questions.

Deputy Zoning Administrator Rebecca Shapiro also answered questions.

Chair Cranston opened the floor at 7:43 p.m. to public testimony, asking if anyone from the public wished to speak on this item.

SPEAKING FROM THE FLOOR:

- David Watson, Mountain View YIMBY
- Silja Paymer, GreenSpaces MV

Public testimony concluded at 7:46 p.m.

The EPC deliberated on this item.

MOTION - M / S - Clark/Hehmeyer - That the Environmental Planning Commission Recommend the City Council:

1. Adopt a resolution of the City Council of the City of Mountain View adopting the Initial Study/Negative Declaration for the 1265 Montecito Avenue Residential project pursuant to the California Environmental Quality Act Guidelines, to be read in title only, further reading waived (Exhibit 1 to the EPC Staff Report); and
2. Adopt a resolution of the City Council of the City of Mountain View approving a General Plan Map Amendment from Neighborhood Commercial to High-Density Residential for the property located at 1265 Montecito Avenue, to be read in title only, further reading waived (Exhibit 2 to the EPC Staff Report); and
3. Adopt an ordinance of the City Council of the City of Mountain View approving a Zoning Map Amendment from the CN (Neighborhood Commercial) Zoning District to the R4 (High-Density Residential) Zoning District for the property located at 1265 Montecito Avenue, to be read in title only, further reading waived (Exhibit 3 to the EPC Staff Report); and
4. Adopt a resolution of the City Council of the City of Mountain View approving a Development Review Permit to construct a five-story Affordable Housing Development with 84 affordable rental units and one manager's unit with at-grade parking and a State Density Bonus with a Development Concession and a Heritage Tree Removal Permit to remove six Heritage Trees at 1265 Montecito Avenue, to be read in title only, further reading waived (Exhibit 4 to the EPC Report).

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

**5.2** Downtown Precise Plan Temporary Office Cap

Associate Planner Krisha Penollar gave an oral presentation.

Advanced Planning Manager Eric Anderson and Senior Assistant City Attorney Sandy Lee answered questions.

Chair Cranston opened the floor at 8:27 p.m. to public testimony, asking if anyone from the public wished to speak on this item.

**SPEAKING FROM THE FLOOR:**

- John Frolli
- Connor Morales
- Lund Smith, Smith Development
- Christian Hansen
- Robert Cox, Steering Committee of Livable Mountain View
- Hala Alshahwany

Public testimony concluded at 8:47 p.m.

The EPC deliberated on this item.

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

1. Adopt a resolution of the City Council of the City of Mountain View amending the Downtown Precise Plan to include a Temporary Limit on new office development until December 31, 2024, and finding the Amendment to be Categorically Exempt under Section 15061(b)(3) of the California Environmental Quality Act Guidelines (Exhibit 1 to the EPC Staff Report); with the requested following modifications:
  - Prioritize Phase 2 of the Precise Plan in the Council workplan while the temporary office limit is in effect; and
  - Include a Pipeline Provision with some options for cutoff dates no earlier than the date City Council hearing public notices were sent out;
  - And, although not a formal EPC recommendation, voiced interest in a more lenient cap/standard for additions or modifications to a building.

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

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

Advanced Planning Manager Anderson announced that the Housing Element Update will be on the next EPC agenda. The final EIR will be released at the end of the week.

The EPC will meet on December 7 and possibly on December 14, 2022.

Advanced Planning Manager Anderson will also send out holiday party ideas.

Chair Cranston announced that if anyone is interested in applying, interviews will be held on November 28.

## 7. ADJOURNMENT

Chair Cranston adjourned the meeting at 10:16 p.m.

Respectfully submitted,

Eric Anderson  
Advanced Planning Manager