



# City of Mountain View

## Minutes

### Environmental Planning Commission

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Wednesday, October 16, 2024

7:00 PM

Council Chambers, 500 Castro St., Mountain  
View, CA 94041

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**This meeting was conducted with a virtual component.**

#### 1. CALL TO ORDER

Chair Dempsey 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 Paul Donahue, Commissioner Alex Nunez, Commissioner Joyce Yin, Vice Chair Jose Gutierrez and Chair Hank Dempsey

#### 3. MINUTES APPROVAL

##### 3.1 Approve Meeting Minutes

Chair Dempsey introduced the item for discussion.

Chair Dempsey opened the floor at 7:03 p.m. to public testimony, asking if anyone from the public wished to speak on the item.

No members of the public wished to speak.

Public testimony concluded at 7:03 p.m.

MOTION - M/S - Cranston/Nunez - That the Environmental Planning Commission approve the minutes of February 21, 2024 and March 13, 2024.

The motion passed by the following vote:

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

#### 4. ORAL COMMUNICATIONS FROM THE PUBLIC

Chair Dempsey 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:

- Eli Robles, Nor-Cal Carpenters Union Local 405

Public Testimony concluded at 7:07 p.m.

#### 5. STUDY SESSION

### 5.1 Moffett Boulevard Precise Plan Visioning Framework

Senior Planner Aki Snelling and Advanced Planning Manager Eric Anderson gave an oral staff presentation and responded to questions from the Environmental Planning Commission.

Chair Dempsey opened the floor at 7:20 p.m. to public testimony, asking if anyone from the public wished to speak on this item.

SPEAKING FROM THE FLOOR:

- Albert Jeans

SPEAKING VIRTUALLY:

- Bruce England
- James Kusmal
- Alex Brown
- April Webster
- Kevin Ma
- Amil Abraham

Public testimony concluded at 7:38 p.m.

The EPC asked questions of staff and staff responded to the questions.

The EPC deliberated on this item and supported the draft visioning framework.

Additionally, the EPC supported the inclusion of the three properties located at 500 W. Middlefield Road (Willow Park HOA residential condominiums), 555 W. Middlefield Road (AvalonBay Apartment Community) and 500 Moffett Boulevard (Shenandoah Square) within the Precise Plan Study Area boundaries.

The Environmental Planning Commission took a five minute recess.

## 6. PUBLIC HEARING

### 6.1 Residential Development Project at 2645-2655 Fayette Drive (Builder's Remedy)

City Attorney Jennifer Logue, Principal Planner Diana Pancholi and Assistant Community Development Director Amber Blizinski gave an oral staff presentation and responded to questions from the EPC.

Applicants were present and gave a slideshow presentation.

City Attorney Jennifer Logue, Principal Planner Diana Pancholi and Assistant Community Development Director Amber Blizinski responded to questions from the EPC.

Chair Dempsey opened the floor at 10:36 p.m. to public testimony, asking if anyone from the public wished to speak on the item.

SPEAKING FROM THE FLOOR;

- Eli Robles- Nor Cal Carpenters Union Local 405

Public testimony concluded at 10:37 p.m.

The EPC deliberated on this item.

MOTION - M/S - Nunez/Clark - That the EPC recommend that the City Council:

1. Adopt a resolution of the City Council of the City of Mountain View conditionally approving a planned community permit and development review permit to redevelop the project site by removing six dwelling units and a 6,900 square foot commercial building to construct a seven-story, 70-unit condominium development (20% affordable) above a subterranean parking garage, a provisional use permit for a roof deck, and a heritage tree removal permit to remove nine heritage trees on a 0.67 acre project site located at 2645-2655 Fayette Drive, and adopting an addendum to the previously adopted initial study/mitigated negative declaration for the 2645-2655 Fayette Drive residential project, pursuant to the California Environmental Quality Act, to be read in title only, further reading waived (Exhibit 1 to the Staff Report)

2. Adopt a resolution to the City Council of the City of Mountain View conditionally approving a vesting tentative tract map to create a single lot for 70 residential condominium units at 2645-2655 Fayette Drive, to be read in title only, further reading waived (Exhibit 2 to the Staff Report).

with a correction in project condition #42 to require 83 bike parking spaces instead of 89 spaces and remove bullet (b) under condition #108 related to Reach CodeRequirements.

The motion passed by the following vote:

**Yes:** 6 - Commissioner Clark, Commissioner Cranston, Commissioner Donahue, Commissioner Nunez, Vice Chair Gutierrez and Chair Dempsey

**No:** 1 - Commissioner Yin

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

Principal Planner Diana Pancholi announced a reminder for the community workshop for the Biodiversity and Urban Forest plan program which will be held on Thursday, October 17, 2024 from 6-7 p.m. at the Community Center and will also be available virtually.

A second workshop will take place on November 7, 2024 from 6-8 p.m. also to be held at the Community Center.

Community Development Director, Christian Murdock announced that construction to remodel the front counter of the Community Development Department will start on October 28, 2024 and continue for twelve weeks. Services will be available to the public at the Public Works counter for the duration of construction.

## 8. ADJOURNMENT

Chair Dempsey adjourned the meeting at 11:07 p.m.

Respectfully submitted,

Diana Pancholi  
Principal Planner

NOTICE TO THE PUBLIC:

The agenda, reports, and any writings or documents provided to a majority of the Environmental Planning Commission regarding any item on this agenda are posted at <https://mountainview.legistar.com> under the meeting details for the date of this meeting. The agenda may also be viewed at City Hall, 500 Castro Street, the City Clerk's Office, 500 Castro Street, Third Floor and at the Mountain View Library, 585 Franklin Street, beginning at 4:30 p.m., or as soon thereafter as possible, prior to Wednesday Environmental Planning Commission meetings. Printed copies of the agenda, reports, and any writings or documents already provided to a majority of the Commission regarding any item on this agenda may be requested at the Community Development Department during normal business hours.

The Environmental Planning Commission may consider and act on items listed on the agenda in any order and thus those interested in an item listed on the agenda are advised to be present throughout the meeting.

It is the policy of the Environmental Planning Commission that all evening meetings of the Commission, including Study Sessions, be adjourned no later than 10:00 p.m., which time is referred to as the normal time of adjournment. No new item of business shall be taken up by the Commission after 10:00 p.m. unless the Commission has determined by majority vote to set aside this policy. In the event it appears that the entire agenda cannot be completed by the normal time of adjournment, the Commission may take up and act upon the more pressing agenda items. All agenda items not considered at the meeting shall be on the agenda of the next regular, special, or adjourned regular meeting unless the Commission directs otherwise.

Pursuant to the Americans with Disabilities Act (ADA), if you need special assistance in this meeting, please contact the Planning Board Clerk at (650) 903-6306 or by email at [epc@mountainview.gov](mailto:epc@mountainview.gov) 48 hours prior to the meeting so the City can make reasonable arrangements to ensure accessibility to this meeting. (28 CFR 35.160 (b) (1)). If you have a hearing or speech disability, please use the California Relay System at 711, TDD 650-967-0158 or 800-735-2929.

The City of Mountain View does not discriminate on the basis of race, color, religion, national origin, sex, disability, age, source of income, gender, gender expression or identity, or any other State or Federal protected class in any of its policies, procedures or practices. This nondiscrimination policy covers admission and access to, or treatment or employment in, the City of Mountain View programs and activities. For inquiries regarding the nondiscrimination policy, please contact the City's Section 504 Coordinator at [laurel.james@mountainview.gov](mailto:laurel.james@mountainview.gov) or 650-903-6397.

Computer-generated captioning of the Environmental Planning Commission meeting is unedited and should neither be relied upon for complete accuracy nor used as a verbatim transcript.

ADDRESSING THE COMMISSION:

Email comments to [epc@mountainview.gov](mailto:epc@mountainview.gov) by 5:00 p.m. on the meeting date. Emails will be received directly by the Environmental Planning Commission. Please identify the Agenda item number in the subject line of your email. Requests to show an audio or video presentation during an Environmental Planning Commission meeting should be directed to [epc@mountainview.gov](mailto:epc@mountainview.gov) by 4:30 p.m. on the meeting date.

Anyone wishing to address the Commission in person must complete a yellow speaker card indicating the name you would like to be called by when it is your turn to speak and the item number on which you wish to speak. Please complete one yellow speaker card for each item on which you wish to speak. Virtual and in-person speakers will be called in order as determined by the Chair or their designee.

An individual speaker shall have up to three minutes to address the Commission. For any agenda item or for Oral Communications on nonagenda items, if there appears to be a large number of speakers, the Chair may reduce speaking time to no less than 1.5 minutes per speaker unless there is an objection from the Commission by majority vote.

If requested in advance of the public input portion of the agenda item to the Chair or dais staff, a speaker who represents five or more members of the public in attendance who complete cards but elect not to speak may have up to 10 minutes to address the Commission, if the Chair determines that such extension will reduce the total number of speakers who planned to speak.

An applicant and/or appellant for a zone change, precise plan or quasi-judicial hearing shall have up to 10 minutes to address the Commission and, with the consent of the Commission, two minutes of rebuttal at the conclusion of all public speakers.

The presiding officer may remove or cause the removal of any individual(s) for disrupting a meeting in accordance with California Government Code section 54957.95, as may be amended from time to time. In accordance with California Government Code section 54957.9, as may be amended from time to time, the Commission may order a meeting room cleared and continue in session in the event a meeting is willfully interrupted by a group or groups of persons so as to render the orderly conduct of the meeting impossible, and order cannot be restored by the removal of individuals who are disrupting the meeting.

Pursuant to Government Code Section 54954.3(b)(1), at least twice the allotted speaking time will be provided to a member of the public who utilizes a translator.