



City of Mountain View

Minutes

Environmental Planning Commission

Wednesday, January 21, 2026

7:00 PM

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

This meeting was conducted with a virtual component.

1. CALL TO ORDER

Chair Nunez called the meeting to order at 7:00 p.m.

2. ROLL CALL

Present 7 - Commissioner Bill Cranston, Commissioner Hank Dempsey, Commissioner Jose Gutierrez, Commissioner Tina Pham, Commissioner Shwetha Subramanian, Vice Chair Paul Donahue and Chair Alex Nunez

3. MINUTES APPROVAL

3.1 Approve the Environmental Planning Commission Meeting Minutes of December 3, 2025

Chair Nunez introduced the item for discussion.

Chair Nunez opened the floor at 7:02 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 7:02 p.m.

MOTION - M/S - Donahue/Dempsey - That the Environmental Planning Commission approve the minutes of December 3, 2025.

The motion carried with the following vote:

Yes: 5 - Commissioner Cranston, Commissioner Dempsey, Commissioner Gutierrez, Vice Chair Donahue and Chair Nunez

Abstain: 2 - Commissioner Pham and Commissioner Subramanian

4. ORAL COMMUNICATIONS FROM THE PUBLIC

Chair Nunez opened the public comment portion of the meeting asking if any members of the public wished to speak on anything not on the agenda.

No members of the public wished to speak.

Chair Nunez closed the public comment portion of the meeting.

5. PUBLIC HEARING

5.1 Small-Business Streamlining and Other Minor Zoning Code Updates

Commissioner Gutierrez joined the meeting.

Assistant Planner Madelyn Faul and Assistant Community Development Director, Lindsay Hagan gave an oral staff presentation and responded to questions from the Environmental Planning Commission.

Chair Nunez opened the floor at 7:46 to public testimony, asking if anyone from the public wished to speak on this item.

SPEAKING FROM THE FLOOR:

- Tim Vago, Rengstorff Center

SPEAKING VIRTUALLY:

- Peter Katz, Mountain View Chamber of Commerce

Public Testimony concluded at 7:50 p.m.

The Environmental Planning Commission deliberated on this item.

MOTION: Gutierrez/Donahue - That the Environmental Planning Commission:

Recommend the City Council Adopt an Ordinance of the City of Mountain View Amending Chapter 36 (Zoning) of the Mountain View City Code to Implement the Economic Vitality Strategy by Streamlining Permit Processes for Certain Active, Small Footprint Land Uses, Remove Change of Use Permit Requirements, and Reduce Minimum Parking Standards for Retail and Personal Service Uses; To Make Other Modifications, Clarifications, and Technical Corrections Throughout the Chapter to Align Land Uses in the Residential, Commercial, and Industrial Zones with Parking Standards and Definitions to Improve Consistency and Clarity; and To Modernize Definitions and Land Uses to Align with Current Business Trends; and Finding That the Amendments are Exempt from Review Under the California Environmental Quality Act, as Recommended by the Environmental Planning Commission, to be read in title only, further reading waived (Attachment 1 to the Staff Report).

The motion passed by the following vote:

Yes: 6 - Commissioner Dempsey, Commissioner Gutierrez, Commissioner Pham, Commissioner Subramanian, Vice Chair Donahue and Chair Nunez

No: 1 - Commissioner Cranston

5.2 Mixed-Use Residential Project at 490 East Middlefield Road

Senior Planner Jeffery Tsumura and Principal Planner Diana Pancholi gave an oral staff presentation.

Applicant was present and gave an oral presentation.

Staff responded to questions from the Environmental Planning Commission.

Chair Nunez opened the floor at 9:31 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 9:32 p.m.

MOTION: M/S - Donahue/Subramanian

The motion passed by the following vote:

Yes: 6 - Commissioner Cranston, Commissioner Dempsey, Commissioner Pham, Commissioner Subramanian, Vice Chair Donahue and Chair Nunez

No: 1 - Commissioner Gutierrez

6. NEW BUSINESS

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

8. ADJOURNMENT

Chair Nunez adjourned the meeting at 10:03 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.

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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.