



# City of Mountain View

## Minutes

### Environmental Planning Commission

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Wednesday, October 1, 2025

7:00 PM

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

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

#### 1. CALL TO ORDER

Vice Chair Nunez called the meeting to order at 7:01 p.m.

#### 2. ROLL CALL

**Present** 6 - Commissioner Bill Cranston, Commissioner Hank Dempsey, Commissioner Paul Donahue, Commissioner Tina Pham, Commissioner Joyce Yin and Vice Chair Alex Nunez

**Absent** 1 - Chair Jose Gutierrez

#### 3. MINUTES APPROVAL

Vice Chair Nunez introduced the item for discussion.

Vice 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 7:03 p.m.

**MOTION - M/S - Cranston/Yin - That the Environmental Planning Commission approve the minutes of December 4, 2024.**

The motion carried with the following vote:

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

#### 4. ORAL COMMUNICATIONS FROM THE PUBLIC

Vice 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.

Vice Chair Nunez closed the public comment portion of the meeting.

#### 5. NEW BUSINESS

##### 5.1 Historic Preservation Ordinance and Historic Register Update

Vice Chair Nunez read the item into the record.

Senior Planner, Ela Kerachian and Planning Manager, Eric Anderson gave an oral staff presentation and

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responded to questions from the Environmental Planning Commission.

Vice Chair Nunez opened the public comment portion of the meeting asking if any members of the public wished to speak on this item.

**SPEAKING VIRTUALLY:**

- Louise Katz
- Robert Cox
- Kenneth Tsukahara
- Nancy Adele Stuhr

Planning Manager Eric Anderson, Community Development Director Christian Murdock, Assistant Community Development Director Amber Blizinski, and Christina Dikas from Page & Turnbull responded to questions from the Environmental Planning Commission.

The Environmental Planning Commission discussed the eligibility criteria for properties to be included on the Historic Register.

Commissioner Donahue recused himself for discussion regarding whether 1181 Bonita Avenue should be included on the Historic Register, due to the proximity of his residence to the site.

The Environmental Planning Commission discussed 1181 Bonita Avenue site.

Commissioner Donahue rejoined the Environmental Planning Commission to discuss the remaining items.

The Environmental Planning Commission discussed the remaining items.

**MOTION - MS - Dempsey/ Yin - To recommend to the City Council to:**

- Include in the draft ordinance the staff recommended eligibility criteria for the Mountain View Register of Historic Resources;
- Include all eligible sites (except 1181 Bonita Avenue, which is included in a separate vote) in the Mountain View Register of Historic Resources;
- Include in the draft ordinance the staff recommended program for ineligible properties that are currently on the Register, except to require a four-year period in which the property owner must submit an application to improve the site's eligibility and a total of seven years to complete the work, and to identify more proactive measures and incentives for Downtown properties;
- Include in the draft ordinance the staff recommended nomination, listing and delisting process, except to also ensure that properties may not be delisted due to owner negligence; and
- Include in the draft ordinance the staff recommended development review process for historic resources, except to also consider how interior floor area changes may also result in major changes to the character of historic resources, such as along Castro Street.

The motion carried by the following vote:

**Yes:** 6- Commissioner Cranston, Commissioner Dempsey, Commissioner Donahue, Commissioner Pham, Commissioner Yin and Vice Chair Nunez.

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**MOTION:** Nunez/Cranston - To recommend the City Council to include 1181 Bonita Avenue in the Mountain View Register of Historic resources.

The motion carried with the following vote:

**Yes:** 5 - Commissioner Cranston, Commissioner Dempsey, Commissioner Pham, Commissioner Yin and Vice Chair Nunez

Abstain - Commissioner Donahue

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

### **7. ADJOURNMENT**

Vice Chair Nunez adjourned the meeting at 11:00 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.

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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.