



City of Mountain View

Minutes

Environmental Planning Commission

Wednesday, February 4, 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 6 - Commissioner Bill Cranston, Commissioner Hank Dempsey, Commissioner Tina Pham,
Commissioner Shwetha Subramanian, Vice Chair Paul Donahue and Chair Alex Nunez

Absent 1 - Commissioner Jose Gutierrez

3. MINUTES APPROVAL

3.1 Approve the Environmental Planning Commission Meeting Minutes of October 1, 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 7:03 p.m.

MOTION - MS - Dempsey/ Donahue - To approve the Environmental Planning Commission Meeting Minutes of October 1, 2025. The motion carried by the following vote:

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

Abstain: 1 - 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 Rowhouse Project at 515-545 North Whisman Road

Chair Nunez read the item into the record.

Senior Planner Sam Hughes and Planning Manager Eric Anderson gave an oral staff presentation.

Applicant's representative Brian Griggs and Project Architect Jonathan Boriak gave an oral presentation.

Senior Planner Sam Hughes, Planning Manager Eric Anderson, Senior Assistant Attorney Celena Chen, Housing Director Wayne Chen, Senior Civil Engineer Renee Gunn, Applicant's representative Brian Griggs and Project Architect Jonathan Boriak responded to questions from the Environmental Planning Commission.

Chair Nunez 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:

- Alex Andrade

SPEAKING VIRTUALLY:

- Stephanie Chen

Public Testimony concluded at 8:33 p.m.

MOTION - MS - Cranston/ Nunez - To: That the Environmental Planning Commission recommend the City Council:

1. Adopt a Resolution of the City Council of the City of Mountain View Conditionally Approving a Planned Community Permit, Development Review Permit, and Provisional Use Permit to Construct 195 Three-Story Attached Rowhouses, Utilizing State Density Bonus Law; and a Heritage Tree Removal Permit to Remove 139 Heritage Trees, All on a 10-Acre Site Located at 515-545 North Whisman Road (APN 160-54-002 and 160-54-003); and Finding the Project to be Statutorily Exempt from Review Under the California Environmental Quality Act Pursuant to Public Resources Code Section 21080.66, to be read in title only, further reading waived (Attachment 1 to the EPC Staff Report), with the staff proposed modifications to Attachment 1. Exhibit A, Conditions of Approval 5, 14, 24, 34, 41, 47, 59, 103, 106, 118, 119, 135, 146, 157, 158 and 159.

2. Adopt a Resolution of the City Council of the City of Mountain View Conditionally Approving a Vesting Tentative Map to Create 30 Residential Lots with 195 Condominium Units and 26 Common Lots on a 10-Acre Site at 515-545 North Whisman Road (APN 160-54-002 and 160-54-003), to be read in title only, further reading waived (Attachment 2 to the EPC Staff Report), with the staff proposed modifications to Attachment 2. Exhibit A, Conditions of Approval 1 and 22.

The motion carried by the following vote:

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

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

Community Development Director Christian Murdock provided an update to the Commission on City Council direction from January 27, 2026 Council meeting on two legislative items related to SB 79 and AB 130.

Principal Planner Diana Pancholi informed the Commission that the next EPC meeting will be held on

February 18th.

7. ADJOURNMENT

Chair Nunez adjourned the meeting at 9:01 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 Frankli 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 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 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 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.