



# City of Mountain View

## Minutes

### Environmental Planning Commission

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Wednesday, January 7, 2026

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

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

#### 2. ROLL CALL

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

#### 3. MINUTES APPROVAL - NONE

#### 4. ORAL COMMUNICATIONS FROM THE PUBLIC

Chair Gutierrez opened the floor at 7:01 to public testimony, 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 Gutierrez closed the public comment portion of the meeting.

#### 5. STUDY SESSION

##### 5.1 R3 Zoning District Update - Development Standards and Strategies

Chair Gutierrez read the item into the record.

Planning Manager, Eric Anderson gave an oral staff presentation.

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

SPEAKING VIRTUALLY:

- James Kuszmaul
- Leslie Friedman
- Isaac Stone
- Robert Cox
- Hala Alshawany
- Daniel Hulse
- Alex Brown
- Matthew Marting
- Manuel Salazar

IN PERSON:

- David Watson

Planning Manager Eric Anderson, Community Development Director Christian Murdock, Assistant Community Development Director Amber Blizinski and Cecilia Kim, Planning Manager at Opticos Design Inc., responded to questions from the Environmental Planning Commission.

Commissioner Donahue recused himself from discussion regarding the R3- A Subdistrict and the Residential -12 and Residential - 20 general plan land use designations due to the proximity of these designations to his residence.

Commissioner Dempsey recused himself from discussion on Residential -12 general plan land use designation due to the proximity of this designation to his residence.

The Environmental Planning Commission deliberated on the Residential -12 general plan land use designation. By consensus, the Commission supported the staff recommendation for the Residential-12 general plan land use designation.

Commissioner Dempsey returned to the meeting.

The Environmental Planning Commission deliberated on R3-A Sub-district & Residential- 20 plan designation. By consensus, the Commission supported the staff recommendation for the R3-A Sub-district & Residential-20 general plan designation.

Commissioner Donahue returned to the meeting.

The Environmental Planning Commission deliberated the remaining items. By consensus, the Commission recommended the staff recommendation to the City Council, with the following exceptions:

- Allow commercial uses in more areas beyond the R3-D sub-district, except in the R3-A Sub-district.
- Do not recommend the staff-recommended incentive for lot consolidation and evaluate more potential incentives that are more encouraging and less punitive.

## **6 NEW BUSINESS**

### **6.1 EPC Chair and Vice Chair Elections**

Commissioner Cranston nominated Vice Chair Nunez to be the Environmental Planning Commission Chair.

Vice Chair Nunez accepted.

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

No members of the public wished to speak.

Chair Gutierrez closed the public comment portion of the meeting.

Roll call vote was taken for the Chair position.

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

Chair Gutierrez opened nominations for Vice Chair.

Commissioner Cranston nominated Commissioner Donahue.

Commissioner Donahue accepted.

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

No members of the public wished to speak.

Chair Gutierrez closed the public comment portion of the meeting.

Roll call vote was taken for Vice Chair.

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

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

Principal Planner Diana Pancholi thanked Chair Gutierrez for his role as Chair.

Community Development Director Christian Murdock thanked Vice Chair Nunez for his role as Vice Chair.

Chair Gutierrez announced the next meeting to be held on February 21, 2026.

**8 ADJOURNMENT**

Chair Gutierrez adjourned the meeting at 10:51 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](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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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.