



City of Mountain View

Agenda

Environmental Planning Commission

Wednesday, May 18, 2016

7:00 PM

Council Chambers

1. CALL TO ORDER

2. ROLL CALL

EPC Members Baird, Cox, Kamei, Matichak, Hehmeyer, Vice Chair Scarboro, Chair Capriles

3. MINUTES APPROVAL

3.1 Approval of Minutes.

Recommendation: That the EPC approve the Minutes for April 6, 2016.

Attachments: [Minutes for Approval - April 6, 2016](#)

3.2 Approval of Minutes.

Recommendation: That the EPC approve the Minutes for April 20, 2016.

Attachments: [Minutes for Approval - April 20, 2016](#)

4. ORAL COMMUNICATIONS FROM THE PUBLIC

This portion of the meeting is reserved for persons wishing to address the Commission on any matter not on the agenda. Speakers are limited to three minutes. State law prohibits the Commission from acting on non-agenda items.

5. PUBLIC HEARING

5.1 1701 West El Camino Real.

Recommendation: Public Hearing for Consideration of a Planned Community Permit and Development Review Permit to construct a five-story, 67-unit affordable studio apartment development (including one, 1-bedroom manager's unit) and a 25 percent density bonus request with waivers; a Provisional Use Permit for roof-top amenities above the third floor and residential accessory uses utilizing the ground-floor commercial setback; a Heritage Tree Removal Permit to remove three Heritage trees (including two City street trees); and a determination that the project is exempt pursuant to Section 15194 of the CEQA Guidelines (Affordable Housing Exemption).

That the Environmental Planning Commission (EPC) adopt:

1. A Resolution Recommending the City Council Approve a Planned Community Permit and Development Review Permit for a Five-Story, 67-Unit Affordable Studio Apartment Development (Including One, 1-Bedroom Manager's Unit) with One Level of Underground Parking and a 25 Percent Density Bonus Request with Waivers, a Provisional Use Permit for roof-top amenities above the third floor and residential accessory uses utilizing the ground-floor commercial setback, and a Heritage Tree Removal Permit to Remove Three Heritage Trees (including two City street trees) at 1701 - 1707 West El Camino Real.

Attachments: [Staff Report](#)
[Exhibit 1 and Attachment A](#)
[Exhibit 2](#)
[Exhibit 3](#)

6. STUDY SESSION

6.1 North Bayshore Precise Plan Policy Discussion.

Recommendation: The EPC will provide input on several North Bayshore Precise Plan residential policy topics.

Attachments: [Staff Report](#)
[Exhibit 1](#)

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

No action will be taken on any questions raised by the Commission at this time.

8. ADJOURNMENT

Adjourn to the Regular Meeting of June 15, 2016, in City Hall, 500 Castro Street. Meeting date, time, and venue are subject to change. Please check online at www.mountainview.gov as an agenda will be posted the Friday prior to the EPC meeting.

AGENDAS FOR BOARDS, COMMISSIONS, AND COMMITTEES

- The specific location of each meeting is noted on the notice and agenda for each meeting which is posted at least 72 hours in advance of the meeting. Special meetings may be called as necessary by the Commission Chair and noticed at least 24 hours in advance of the meeting.
- Questions and comments regarding the agenda may be directed to the Planning Secretary at (650) 903-6306 or community.dev@mountainview.gov.
- Interested persons may review the agenda and staff reports at the Community Development offices, 500 Castro Street, First Floor; the Friday afternoon before each meeting at 4:30 p.m. or soon thereafter; or online at <http://laserfiche.mountainview.gov/Weblink>; and they are available during each Commission meeting.

SPECIAL NOTICE—Reference: Americans with Disabilities Act, 1990

- Anyone who is planning to attend a meeting who is visually or hearing-impaired or has any disability that needs special assistance should call the Community Development Department at (650) 903-6306 48 hours in advance of the meeting to arrange for assistance. Upon request, in advance, by a person with a disability, agendas and writings distributed during the meeting that are public records will be made available in the appropriate alternative format. Also upon request, in advance, an assistive listening device can be made available for use during the meeting.
- The Board, Commission, or Committee may take action on any matter noticed herein in any manner deemed appropriate by the Board, Commission, or Committee. Their consideration of the matters noticed herein is not limited by the recommendations indicated herein.

SPECIAL NOTICE—Any writings or documents provided to a majority of the Environmental Planning Commission regarding any item on this agenda will be made available for public inspection in the Community Development Department, located at 500 Castro Street, during normal business hours and at the meeting location noted on the agenda during the meeting.

- Anyone who is planning to attend a meeting who is visually or hearing-impaired or has any disability that needs special assistance should call the Community Development Department at (650) 903-6306 48 hours in advance of the meeting to arrange for assistance. Upon request, in advance, by a person with a disability, agendas and writings distributed during the meeting that are public records will be made available in the appropriate alternative format. Also upon request, in advance, an assistive listening device can be made available for use during the meeting.

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ADDRESSING THE BOARD, COMMISSION, OR COMMITTEE

- Interested persons are entitled to speak on any item on the agenda and should make their interest known to the Chair.
- Anyone wishing to address the Board, Commission, or Committee on a nonagenda item may do so during the "Oral Communications" part of the agenda. Speakers are allowed to speak one time on any number of topics for up to three minutes.