



City of Mountain View

Agenda

Environmental Planning Commission

*Commissioners Baird, Cox, Kamei, Matichak, Hehmeyer, Vice
Chair Scarborough, Chair Capriles*

Wednesday, September 7, 2016

7:00 PM

Council Chambers

1. CALL TO ORDER

2. ROLL CALL

3. MINUTES APPROVAL

3.1 Minutes Approval.

Recommendation: That the EPC approve the minutes for August 24, 2106.

Copies of the minutes for the above-noted meeting have been delivered to Commissioners and copies are available at City Hall. If there are no corrections or additions, a motion is in order to approve these minutes.

Attachments: [Draft Minutes for August 24, 2016](#)

4. ORAL COMMUNICATIONS FROM THE PUBLIC

This portion of the meeting is reserved for persons wishing to address the Environmental Planning Commission (EPC) 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 **Tenant Relocation Assistance Ordinance Amendments.**

Recommendation: That the EPC review and make recommendations to the City Council on the draft Tenant Relocation Assistance Ordinance Amendments shown in Exhibit 1A.

Attachments: [Staff Report](#)

[Exhibit 1A](#)

[Exhibit 2](#)

[Exhibit 3](#)

5.2 394 Ortega Avenue.

Recommendation: Public Hearing for Consideration of a Development Review Permit and Planned Community Permit to Construct a Four-Story, 144-Unit apartment Building with Two Levels of Underground Parking to Replace a Single-Family Home and Accessory Structures on a 1.62-Acre Project Site, a Provisional Use Permit for an Outdoor Amenity Space above the Third Floor, a Heritage Tree Removal Permit to Remove 10 Heritage Trees, and a Determination that the Project has Prepared an Initial Study of Environmental Significance, Pursuant to Section 15168 of the California Environmental Quality Act (CEQA).

That the EPC:

1. Recommend that the City Council approve an Initial Study of Environmental Significance for the 394 Ortega Avenue Residential Project, pursuant to Section 15168 of CEQA (Exhibit 1 to the EPC report).
2. Adopt a Resolution Recommending that the City Council Approve a Development Review Permit and Planned Community Permit for a Four-Story, 144-Unit Multi-Family Residential Project with Two Levels of Underground Parking, a Provisional Use Permit for Rooftop Amenities Above the Third Floor, and a Heritage Tree Removal Permit for the Removal of 10 Heritage Trees (Exhibit 2 to the EPC report).

Attachments: [Staff Report](#)

[Exhibit 1](#)

[Exhibit 2](#)

[Exhibit 3](#)

[Exhibit 4](#)

[Exhibit 5](#)

[Exhibit 6](#)

[Exhibit 7](#)

[Exhibit 8](#)

5.3 400 San Antonio Road.

Recommendation: Public Hearing for Consideration of a Planned Community Permit and Development Review Permit to Construct 583 Apartment Units with 11,171 Square Feet of Ground-Floor commercial Space in Two 5-Story Buildings and One 7-Story Building with Two Levels of Underground Parking, Including a 35 Percent State Density Bonus with Development Waivers; a Provisional Use Permit for Rooftop Amenities above the Third Floor; a Heritage Tree Removal Permit to Remove 65 Heritage Trees; and a Preliminary Parcel Map to Merge Five Existing Parcels and Create Two Separate Parcels on an Existing 5.7-Acre Site, and a Determination that the Project Prepared an Initial Study of Environmental Significance Pursuant to Section 15168 of the California Environmental Quality Act (CEQA).

That the EPC:

1. Recommend the City Council approve an Initial Study of Environmental Significance for the 400 San Antonio Road mixed-use development project, pursuant to Section 15168 of the California Environmental Quality Act (CEQA) (Exhibit 1 to the EPC report).
2. Adopt a Resolution Recommending that the City Council Conditionally Approve a Planned Community Permit and Development Review Permit to Construct 583 Apartment Units with 11,171 Square Feet of Ground-Floor Commercial Space in Two 5-Story Buildings and One 7-Story Building with Two Levels of Underground Parking, Including a 35 Percent State Density Bonus with Development Waivers; a Provisional Use Permit for Rooftop Amenities above the Third Floor; and a Heritage Tree Removal Permit for the Removal of 65 Heritage Trees at 400 San Antonio Road (Exhibit 2 to the EPC report).
3. Adopt a Resolution Recommending that the City Council Conditionally Approve a Preliminary Parcel Map to Merge Five Existing Parcels into Two Separate Parcels at 400 San Antonio Road (Exhibit 3 to the EPC report).

Attachments: [Staff Report](#)
[Exhibit 1](#)
[Exhibit 2](#)
[Exhibit 3](#)
[Exhibit 4](#)
[Exhibit 5](#)
[Exhibit 6](#)
[Exhibit 7](#)
[Exhibit 8](#)
[Exhibit 9](#)

5.4 570 Moffett Boulevard.

Recommendation: Public hearing for Consideration of a General Plan Land Use Map Amendment from undesignated Caltrans right-of-way (ROW) to Mixed-Use Corridor, a Zoning Map Amendment from A (Agriculture) and undesignated Caltrans ROW to P (Planned Community), a Planned Community Permit and Development Review Permit for a 255 room hotel, 200,000 square foot office building, and six level above-grade parking structure, a Heritage Tree Removal Permit for the removal of 187 Heritage trees, a Vesting Preliminary Parcel Map for the creation of easements, and an Environmental Impact Report (EIR) for the Moffett Gateway Project located at 750 Moffett Boulevard.

That the EPC:

1. Recommend that the City Council certify the Moffett Gateway Project Environmental Impact Report, Statement of Overriding considerations for a freeway segment traffic impact, and Mitigation Monitoring and Reporting Program;
2. Recommend that the City Council approve a General Plan Land Use Map Amendment for the properties located at 750 Moffett Boulevard from undesignated Caltrans Right-of-Way to Mixed-Use Corridor;
3. Recommend that the City Council approve a Zoning Map Amendment for the properties located at 750 Moffett Boulevard from A (Agriculture) and undesignated Caltrans ROW to P (Planned Community);
4. Recommend that the City Council approve a Planned Community Permit and Development Review Permit for a 255 room hotel, 200,000 square foot office building, and six level, above-grade, parking structure, and a Heritage Tree Removal Permit for the removal of 187 Heritage trees at 750 Moffett Boulevard; and
5. Recommend that the City Council approve a Vesting Preliminary Parcel Map for the creation of easements at 750 Moffett Boulevard.

Attachments: [Staff Report](#)
[Exhibit 1](#)
[Exhibit 2](#)
[Exhibit 3](#)
[Exhibit 4](#)
[Exhibit 5](#)
[Exhibit 6](#)
[Exhibit 7](#)
[Exhibit 8](#)

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

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

7. ADJOURNMENT

Adjourn to the Regular Meeting of Wednesday, September 21, 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.

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.