



# City of Mountain View

CITY HALL  
500 CASTRO STREET

## Agenda

### Environmental Planning Commission

*Commissioners Baird, Capriles, Cox, Kamei, Ramirez, Vice Chair Hehmeyer, Chair Scarboro*

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Wednesday, December 6, 2017

7:00 PM

Council Chambers

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#### 1. CALL TO ORDER

#### 2. ROLL CALL

*Commissioners Baird, Capriles, Cox, Kamei, Ramirez, Vice Chair Hehmeyer and Chair Scarboro*

#### 3. MINUTES APPROVAL - None.

#### 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

##### 5.1 460 NORTH SHORELINE BOULEVARD

Public Hearing for Consideration of Amendments to the P-5 (460 Shoreline Boulevard) Precise Plan; a Planned Community Permit and Development Review Permit to Construct 62 Affordable Units to Replace 12 Existing Affordable Units at an existing affordable housing community (Shorebreeze Apartments), Heritage Tree Removal Permit for the Removal of 22 Heritage Trees, and a Preliminary Parcel Map to Merge Five Existing Lots Into One Lot on a

5.3-Acre Project Site Located at 460 North Shoreline Boulevard.

**Recommendation:** That the Environmental Planning Commission (EPC):

1. Recommend that the City Council adopt an Initial Study/Negative Declaration for the Shorebreeze Apartments Project pursuant to the California Environmental Quality Act (CEQA) (see Exhibit 1).
2. Recommend that the City Council adopt an Environmental Assessment/Finding of No Significant Impacts (EA/FONSI) pursuant to the National Environmental Policy Act (NEPA) (see Exhibit 2).
3. Adopt a Resolution recommending that the City Council approve Amendments to the P-5 (460 Shoreline Boulevard) Precise Plan (see Exhibit 3).
4. Adopt a Resolution recommending that the City Council conditionally approve a Planned Community Permit and a Development Review Permit to construct 62 affordable units to replace 12 of existing affordable units at an existing affordable housing community (Shorebreeze Apartments), and a Heritage Tree Removal Permit for the removal of 22 Heritage trees on a 5.3-acre project site located at 460 North Shoreline Boulevard (see Exhibit 4).
5. Adopt a Resolution recommending that the City Council conditionally approve a Preliminary Parcel Map to merge five existing lots into one lot on a 5.3-acre project site located at 460 North Shoreline Boulevard (see Exhibit 5).

**Attachments:** [Staff Report](#)

[Exhibit 1](#)

[Exhibit 2](#)

[Exhibit 3](#)

[Exhibit 3-A](#)

[Exhibit 3-B](#)

[Exhibit 4](#)

[Exhibit 4-A](#)

[Exhibit 5](#)

[Exhibit 5-A](#)

[Exhibit 5-B](#)

[Exhibit 6](#)

[Exhibit 8](#)

[Exhibit 9](#)

## 6. UNFINISHED BUSINESS

### 6.1 PUBLIC MEETING CALENDAR FOR 2018

**Recommendation:** Approve the EPC Meeting Calendar for 2018.

**Attachments:** [Staff Memo](#)

[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 Wednesday, January 3, 2017, in City Hall, 500 Castro Street. Meeting date, time, and venue are subject to change. Please check online at [www.mountainview.gov](http://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.development@mountainview.gov](mailto:community.development@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/Browse.aspx?startid=29360>; and they are available during each Commission meeting.

## **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 Planning Secretary 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.

## **SPECIAL NOTICE**

- 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.
- It is the policy of the Environmental Planning Commission that all evening meetings of the Commission, including Study Sessions, be adjourned no later than 11:00 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 the normal time 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.
- 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.