



# City of Mountain View

CITY HALL  
500 CASTRO STREET

## Agenda

### Environmental Planning Commission

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

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Wednesday, November 7, 2018

7:00 PM

Council Chambers

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#### 1. CALL TO ORDER

#### 2. ROLL CALL

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

#### 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 - 700 EAST MIDDLEFIELD ROAD**

Public Hearing for Consideration of a Zoning Map Amendment from the ML (Limited Industrial) Zoning District to the P (Planned Community) Zoning District, a Planned Community Permit for construction of three, six-story office buildings, two, six-level parking structures and retain three, two-story office buildings resulting in 1.08 million square feet of office at a 28.7-acre campus to replace two existing office buildings and surface parking lots; a Heritage Tree Removal Permit to remove approximately 138 Heritage Trees; a Lot Line Adjustment to merge three parcels into one parcel, and the 700 E Middlefield Road Office Project Final Environmental Impact Report.

**Recommendation:** That the Environmental Planning Commission (EPC) recommend to the City Council approval of the following:

1. Certification of the 700 E Middlefield Road office project Final Environmental Impact Report (EIR), including a Statement of Overriding Considerations for freeway segment traffic impacts (see Exhibit 1 to the EPC Staff Report);
2. Adopt a Resolution Recommending Conditional Approval of the Zoning Map to change the 3 properties located at 700 E Middlefield Road, 800 E Middlefield Road, 1101 Maude Avenue from the ML Zoning District to P Zoning District (see Exhibit 2 to the EPC Staff Report);

3. Adopt a Resolution Recommending Conditional Approval of a Planned Community Permit and Development Review Permit for three, six-story office buildings, two, six-level parking structures, and retain two-story office buildings resulting in 1.08 million square feet of office at a 28.7-acre campus site and a Heritage Tree Removal Permit for the removal of 138 Heritage trees (see Exhibit 3 to the EPC Staff Report); and
4. Adopt a Resolution Recommending Conditional Approval of Vesting Preliminary Parcel Map to merge three lots at 700 E Middlefield Road, 800 E Middlefield Road, 1101 Maude Avenue (Exhibit 4 to the EPC Staff Report).

**Attachments:**

[Staff Report](#)

[Exhibit 1 \(Resolution Final EIR and Statement of Overriding Considerations\)](#)

[Exhibit 2 \(Resolution Amendment to the Zoning Map\)](#)

[Exhibit 3 \(Resolution Planned Community/Heritage Tree Removal Permits\)](#)

[Exhibit 4 \(Resolution Vesting Preliminary Parcel Map\)](#)

[Exhibit 5 \(Plan Set\)](#)

[Exhibit 7 \(TDM Plan\)](#)

[Exhibit 8 \(Interchange Improvement\)](#)

## **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, December 5, 2018, 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.