



# City of Mountain View

## Agenda

### Environmental Planning Commission

*Commissioners Capriles, Cranston, Hehmeyer, Lo, Yin, Vice Chair Cox and Chair Baird*

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Monday, April 29, 2019

7:00 PM

Council Chambers, City Hall

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#### 1. CALL TO ORDER

#### 2. ROLL CALL

*Commissioners Capriles, Cranston, Hehmeyer, Lo, Yin, Vice Chair Cox, Chair Baird*

#### 3. MINUTES APPROVAL

*Approval of Minutes.*

*Approve the Minutes for April 3, 2019.*

*Copies of the minutes for the above noted meetings 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.*

#### 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

##### **ITEM 5.1 - 777 WEST MIDDLEFIELD ROAD**

Public Hearing for a Consideration of General Plan Amendment from Medium-Density Residential to High-Density Residential, Zoning Map Amendment from R3-2 (Multiple-Family Residential) to P (Planned Community), a Planned Community Permit and Development Review Permit for 716 New Apartment Units; a Heritage Tree Removal Permit for the Removal of 127 Heritage Trees on a 9.84-Acre Site; a Preliminary Parcel Map to Create Two Parcels; and an Environmental Impact Report (EIR) for the 777 West Middlefield Road Residential Project.

- Recommendation:** That the Environmental Planning Commission (EPC) adopt :
1. A Resolution Recommending that the City Council Approve the 777 West Middlefield Road Residential Project Final Environmental Impact Report, CEQA Findings, and Mitigation Monitoring and Reporting Program (see Exhibit 1);
  2. A Resolution Recommending that the City Council Approve a General Plan Map Amendment for the Properties Located at 777 West Middlefield Road from Medium-Density Residential to High-Density Residential (see Exhibit 2);
  3. A Resolution Recommending that the City Council Approve a Zoning Map Amendment for the Properties Located at 777 West Middlefield Road from R3-2 (Multiple-Family Residential) District to P (Planned Community) District (see Exhibit 3);
  4. A Resolution Recommending that the City Council Conditionally Approve a Planned Community Permit and Development Review Permit to Construct a 716-Unit Apartment Project and a Heritage Tree Removal Permit to Remove 127 Heritage Trees at 777 West Middlefield Road (see Exhibit 4); and
  5. A Resolution Recommending that the City Council Conditionally Approve a Vesting Preliminary Parcel Map to Subdivide One Lot into Two Lots Located at 777 West Middlefield Road to Create Two Lots (see Exhibit 5).

**Attachments:**

- [Staff Report](#)
- [Exhibit 1 - Environmental Impact Report \(EIR\) Resolution](#)
- [Exhibit 2 - General Plan Amendment \(GPA\) Resolution](#)
- [Exhibit 3 - Zoning Map Amendment \(ZMA\) Resolution](#)
- [Exhibit 4 - Project Resolution](#)
- [Exhibit 5 - Subdivision Map Resolution](#)
- [Exhibit 10 - Project Plans](#)
- [Exhibit 11 - Project TDM Plan](#)
- [Exhibit 12 - Park Fee Credit Request](#)

## 6. STUDY SESSION

### **ITEM 6.1 - BELOW MARKET HOUSING DRAFT MODIFICATIONS**

**Recommendation:** The EPC will provide input on draft modifications to the City's Below Market Rate housing program as directed by the City Council, including establishing a 15 percent affordable housing requirement for for-sale housing, modification of the in-lieu fee methodology and amounts, incorporating opportunities for moderate-income housing, and other program elements.

**Attachments:** [Staff Report](#)  
[Exhibit 1 Draft Administrative Guidelines](#)  
[Exhibit 2 Council Staff Report \(2-27-2019\)](#)  
[Exhibit 3 Administrative Guidelines \(1-26-1999\)](#)  
[Exhibit 4 Community Meeting Notes \(3-21-2019\)](#)

## 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, May 15, 2019, 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 (FONT 3)**

- 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.