



# City of Mountain View

## Agenda

### Environmental Planning Commission

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

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Wednesday, June 19, 2019

7:00 PM

Council Chambers, City Hall, Mountain View

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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 - 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. STUDY SESSION

##### 5.1 - PUBLIC DRAFT EAST WHISMAN PRECISE PLAN AND EIR

**Recommendation:** That the Environmental Planning Commission provide input to the City Council on the East Whisman Precise Plan Public Draft and Draft EIR.

**Attachments:** [Staff Report](#)  
[Exhibit 1 - Previous meetings](#)  
[Exhibit 4 - Detailed BPAC and EPC Comments](#)  
[Exhibit 5 - Property Owner Developer Letter](#)  
[Exhibit 6 - Map of Transportation Deficiencies](#)  
[Exhibit 7 - South Plan Area Business Licenses](#)

## 5.2 - 335-415 EAST MIDDLEFIELD ROAD

Study Session to Discuss a Request for a General Plan Amendment from High Intensity Office to Mixed Use Character Center (Medium and High Intensity), Zoning Map Amendment from ML (Limited Industrial) to the East Whisman Precise Plan, Use of 10,000 square feet of TDRs from the LASD, a Planned Community Permit and Development Review Permit to construct 464 new housing units with structured parking and subsequent subdivision, and a new 0.4 acre park to be dedicated to the City, and a Heritage Tree Removal Permit to remove Heritage Trees on a 6.0 acre project site. This property is located on the south side of East Middlefield Road between Ellis Street and North Whisman Road in the ML (Limited Industrial) district.

**Recommendation:** That the Environmental Planning Commission provide input on the proposed project.

**Attachments:** [Staff Report](#)  
[Exhibit 4 - Project Plans](#)

## 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, Septemeber 4, 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**

- 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.