



CITY OF MOUNTAIN VIEW

DRAFT

3.1

**ENVIRONMENTAL PLANNING
COMMISSION**

MINUTES

REGULAR MEETING—WEDNESDAY, NOVEMBER 6, 2013
STUDY SESSION IN THE PLAZA CONFERENCE ROOM
AND RECONVENE TO PUBLIC HEARING
IN THE COUNCIL CHAMBERS AT CITY HALL—500 CASTRO STREET

To listen to audio of these Minutes:

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Please select the Environmental Planning/Zoning tab.

7:00 P.M.—STUDY SESSION

1. CALL TO ORDER

The Study Session was called to order at 7:00 p.m. by Chair Matichak.

2. ROLL CALL

Commissioners Present: Commissioners Capriles, Cox, Fernandez, Kamei, Trontell, Vice Chair Grossman (arrived late), and Chair Matichak.

Commissioners Absent: None.

Staff Present: Planners Hagan and Netto; Planning Manager (Acting) Gilli; and Assistant City Attorney Chopra.

3. STUDY SESSION

3.1 827 NORTH RENGSTORFF AVENUE

Planner Netto gave an oral staff report.

The applicant, Charity Wagner with City Ventures, was present and gave a presentation.

SPEAKING FROM THE FLOOR:

- Aldona Majorek, Mountain View resident

Staff and the applicant answered questions raised by the EPC and public speakers.

The EPC deliberated this item.

PUBLIC HEARING

1. CALL TO ORDER

The Environmental Planning Commission (EPC) meeting was called to order at 7:45 p.m. by Chair Matichak.

2. ROLL CALL

Commissioners Present: Commissioners Capriles, Cox, Fernandez, Kamei, Trontell, Vice Chair Grossman, and Chair Matichak.

Commissioners Absent: None.

Staff Present: Planners Hagan and Shapiro; Planning Manager (Acting) Gilli; and Assistant City Attorney Chopra.

3. MINUTES APPROVAL

3.1 Meeting of September 11, 2013

No members of the public wished to speak.

Motion—M/S Cox/Grossman—Carried 6-0-1; Trontell abstained—Approve the minutes from the September 11, 2013 Environmental Planning Commission meeting, with minor clarifying edits as noted for the record.

3.2 Meeting of October 16, 2013

No members of the public wished to speak.

Motion—M/S Fernandez/Capriles—Carried 7-0—Approve the minutes from the October 16, 2013 Environmental Planning Commission meeting.

4. ORAL COMMUNICATIONS FROM THE PUBLIC—None.

5. PUBLIC HEARINGS

5.1 100 MOFFETT BOULEVARD

Planner Shapiro gave an oral staff report.

The applicant, Nathan Tuttle with Prometheus Real Estate Group, Inc., along with Casey Hildreth, Alta Planning & Design, were present and gave presentations.

SPEAKING FROM THE FLOOR:

- Bruce England, Mountain View resident
- John Scarboro, Mountain View resident
- Patricia Musgrave, Mountain View resident
- Peter Spitzer, Mountain View resident
- Marcia Penn, Mountain View resident
- Anne Mahood, Mountain View resident
- Orville Plum, Mountain View resident
- Carol Moholt, Mountain View resident
- Julie Lovins, Mountain View resident
- Dorothy DeOcampo, Mountain View resident
- Joan MacDonald, Mountain View resident

The EPC deliberated this item.

Motion—M/S Grossman/Fernandez—Carried 4-3; Trontell, Matichak, Cox no—To recommend that the City Council adopt:

1. The Mitigated Negative Declaration for the 100 Moffett Boulevard residential development project.

2. An ordinance to rezone a 2.64-acre property at 100 Moffett Boulevard from the CRA (Commercial-Residential/Arterial) District to the P (Planned Community) District based on the attached P District regulations and findings of approval.
3. A resolution for a Planned Community Permit to construct a two- to four-story, 184-unit apartment project and a Heritage Tree Removal Permit to remove 13 Heritage trees based on the findings and conditions in the attached Findings Report.

EPC Motion/Recommendation:

1. Study alternative paseo paving material to balance City maintenance concerns and objectives for an attractive material to distinguish special bicycle improvement.
 2. Applicant to work with staff to provide affordable rental housing units in the project equivalent to the fee in an amount agreeable to Council.
6. **UNFINISHED BUSINESS**—None.
7. **NEW BUSINESS**—None.
8. **COMMISSION/STAFF ANNOUNCEMENTS, QUESTIONS, AND COMMITTEE REPORTS**

Planning Manager (Acting) Gilli gave an oral report.

9. ADJOURNMENT

Chair Matchak adjourned the meeting at 11:00 p.m. to the next Regular Meeting of Wednesday, November 20, 2013, in the Plaza Conference Room, 500 Castro Street.

Respectfully submitted,

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Peter Gilli
Planning Manager (Acting)

PG/LS/2/CDD
892-11-06-13mn-E

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3.2

**ENVIRONMENTAL PLANNING
COMMISSION**

MINUTES

**SPECIAL MEETING—WEDNESDAY, JANUARY 22, 2014
STUDY SESSION IN THE COUNCIL CHAMBERS
CITY HALL—500 CASTRO STREET**

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Please select the Environmental Planning / Zoning tab.

7:00 P.M.—STUDY SESSION (HELD IN THE COUNCIL CHAMBERS)

1. CALL TO ORDER

The Study Session was called to order at 7:00 p.m. by Chair Grossman.

2. ROLL CALL

Commissioners Present: Commissioners Capriles, Fernandez, Kamei, Matichak, Trontell, Vice Chair Cox, and Chair Grossman.

Commissioners Absent: None.

Staff Present: Planners Anderson, Shapiro, and Hagan, Principal Planner Alkire, and Assistant City Attorney Chopra.

3. MINUTES APPROVAL

3.1 Meeting of December 4, 2013

SPEAKING FROM THE FLOOR:

No members of the public wished to speak.

4. ORAL COMMUNICATIONS FROM THE PUBLIC—None.

5. STUDY SESSION

5.1 SAN ANTONIO PRECISE PLAN

Planner Shapiro gave an oral staff report.

The lead Precise Plan consultant, Bruce Brubaker for The Planning Center | DCE, was present for questions.

SPEAKING FROM THE FLOOR:

- Julie B. Lovins, Mountain View resident
- Lucas Ramirez, Mountain View resident
- Jim Neal, Mountain View resident
- Charles Bransi, Mountain View resident
- Nancy Morimoto, Mountain View resident
- Janet Per Lee, Mountain View resident
- Serge Bonte, Mountain View resident
- Maureen Kawahata, Palo Alto resident
- Don Bahl, Mountain View resident and business owner
- David Pilling, Mountain View resident
- Cherie Walkowiak, Mountain View resident
- Wendee Crofoot, Mountain View resident
- Janet Lafleur, Mountain View resident
- Matt Pear, Mountain View resident

The EPC deliberated this item.

5.2 EL CAMINO REAL PRECISE PLAN

Planner Anderson gave an oral staff report.

The consultants, Aaron Welch for Raimi and Associates, Rick Williams for Van Meter Williams Pollack, and Sujata Srivastava for Strategic Economics, were present and answered questions from the Commission.

SPEAKING FROM THE FLOOR:

- Colin Heyre, representing Silicon Valley Bicycle Coalition
- Cherie Walkowiak, Mountain View resident
- Julie B. Lovins, Mountain View resident
- Serge Bonte, Mountain View resident

The EPC deliberated this item.

6. UNFINISHED BUSINESS

6.1 ECHO II STUDY

The EPC heard final conclusions from the Grand Boulevard Initiative's ECHO II (Economic and Housing Opportunities Phase 2) study.

No members of the public wished to speak.

The EPC deliberated this item.

7. NEW BUSINESS—None.

8. COMMISSION/STAFF ANNOUNCEMENTS, QUESTIONS, AND COMMITTEE REPORTS—None.

Principal Planner Alkire gave an oral staff report.

9. ADJOURNMENT

Chair Grossman adjourned the meeting at 12:43 a.m. to the next Special Meeting of Wednesday, February 12, 2014, in the Council Chambers, 500 Castro Street.

Respectfully submitted,

Terry Blount
Assistant Community Development
Director/Planning Manager

TB/LS/3/CDD/892-01-22-14mn-E-1



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3.3

**ENVIRONMENTAL PLANNING
COMMISSION**

MINUTES

**SPECIAL MEETING—WEDNESDAY, FEBRUARY 12, 2014
REGULAR SESSION IN THE COUNCIL CHAMBERS
AT CITY HALL—500 CASTRO STREET**

To listen to audio of these Minutes:

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Please select the Environmental Planning/Zoning tab.

7:00 P.M. REGULAR SESSION (PUBLIC HEARINGS) (HELD IN THE COUNCIL CHAMBERS)

1. CALL TO ORDER

The Environmental Planning Commission (EPC) meeting was called to order at 7:00 p.m. by Vice Chair Cox.

2. ROLL CALL

Commissioners Present: Commissioners Capriles, Fernandez, Matichak, Trontell, Vice Chair Cox, and Chair Grossman (arrived 7:09 p.m.).

Commissioners Absent: Commissioner Kamei.

Staff Present: Planners Hagan and Plambaeck, Assistant Community Development Director/Planning Manager Blount, and Assistant City Attorney Chopra.

3. MINUTES APPROVAL

3.1 Meeting of January 8, 2014

No members of the public wished to speak.

Motion—M/S Fernandez/Trontell—Carried 5-0-2; Kamei, Grossman absent—Approve the minutes from the January 8, 2014 Environmental

Planning Commission meeting, with minor clarifying edits as noted for the record.

4. **ORAL COMMUNICATIONS FROM THE PUBLIC**

- Aldona Majorek, Mountain View resident, stated creeks and other barriers for cars in the developing network of trails for bicycles and pedestrians are very important and there should be more trails for pedestrians and bicycles.

5. **PUBLIC HEARINGS**

Chair Grossman arrived and began to chair the meeting.

5.1 **1616 EL CAMINO REAL WEST**

Planner Plambaeck gave an oral staff report.

The applicant and representatives, Jon Moss, Prometheus; Doug Oliver, T Square Architects; and Judy Fenerty, David J. Powers and Associates, were present and gave a presentation.

SPEAKING FROM THE FLOOR:

- Jack Hallman, Mountain View property owner
- Aldona Majorek, Mountain View resident
- Jim Neal, Mountain View resident
- John Scarboro, Mountain View resident

The EPC and the applicant answered questions raised by the public speakers.

The EPC deliberated this item.

Motion—M/S Capriles/Trontell—Carried 4-2-1; Matichak, Cox no, Kamei absent—The EPC recommend that the City Council adopt: the Mitigated Negative Declaration for the 1616 El Camino Real West residential development project; an ordinance to amend the P District at 1720-1730 El Camino Real West to include the 0.99-acre property at 1616 El Camino Real West from CRA District to P District based on the attached P District regulations (Exhibit 1—P District Standards) and findings of approval (Exhibit 2—Findings of Approval); and a resolution for a Planned Community Permit to construct a four-story, 66-unit apartment project and a

Heritage Tree Removal Permit to remove two Heritage trees and findings of approval (Exhibit 3—Draft Findings Report).

6. **UNFINISHED BUSINESS**—None.
7. **NEW BUSINESS**—None.
8. **COMMISSION/STAFF ANNOUNCEMENTS, UPDATES, REQUESTS, AND COMMITTEE REPORTS**

Assistant Community Development Director/Planning Manager Blount gave an oral staff report.

9. **ADJOURNMENT**

Chair Grossman adjourned the meeting at 9:17 p.m. to the next Regular Meeting of Wednesday, March 5, 2014, in the Council Chambers, 500 Castro Street.

Respectfully submitted,

Terry Blount
Assistant Community Development
Director/Planning Manager

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TB/LS/3/CDD
892-02-12-14mn-E