



**ENVIRONMENTAL PLANNING
COMMISSION**

AGENDA

REGULAR MEETING – WEDNESDAY, MAY 21, 2014

7:00 P.M.

CITY HALL – 500 CASTRO STREET
COUNCIL CHAMBERS

1. **CALL TO ORDER**
2. **ROLL CALL** – Commissioners Capriles, Fernandez, Matichak, Trontell, Vice Chair Kamei, and Chair Cox.
3. **MINUTES APPROVAL**
 - 3.1 Approve minutes for the Environmental Planning Commission (EPC) meeting of March 19, 2014.
 - 3.2 Approve minutes for the EPC meeting of April 16, 2014.
 - 3.3 Approve minutes for the EPC meeting of April 23, 2014.
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 nonagenda items.
5. **PUBLIC HEARINGS**
 - 5.1 **2600 MARINE WAY**

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 two office buildings with a floor area ratio (FAR) of 1.0, resulting in approximately 364,000 square feet of office development and two new parking structures, a Heritage Tree Removal Permit for the removal of 40 Heritage trees, and the 2600 Marine Way Office Project Final Environmental Impact Report (EIR).

That the EPC recommend to the City Council approval of the following:

1. Certification of the 2600 Marine Way Office Project EIR, including a Statement of Overriding Consideration for freeway segment traffic impacts;
2. An Amendment to the Zoning Map to change the 10 properties located at 2600/2660/2698 Marine Way, 2591/2599 Garcia Avenue, 2618/2634/2636 Bayshore Parkway, and 2551 to 2601 Casey Avenue from the ML (Limited Industrial) District to the P (Planned Community) District; and
3. A Planned Community Permit for two 1.0 FAR office buildings with approximately 364,000 square feet and two new parking structures and a Heritage Tree Removal Permit for the removal of 40 Heritage trees.

6. STUDY SESSION

6.1 SAN ANTONIO PRECISE PLAN

Study Session to consider the San Antonio Precise Plan Draft Guiding Principles, Development Standards, and Programs.

Recommendation: That the EPC review and comment on draft guiding principles, draft development standards, and draft administrative programs for the San Antonio Precise Plan.

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, June 18, 2014, in City Hall, 500 Castro Street. Meeting date, time, and venue are subject to change. Please check online at 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.dev@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/Neblink*; and they are available during each Commission meeting.
- **SPECIAL NOTICE – Reference: 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 Community Development Department 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.
- 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.
- **SPECIAL NOTICE**—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.