



City of Mountain View

Agenda

Environmental Planning Commission

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

Wednesday, September 5, 2018

7:00 PM

Council Chambers

1. CALL TO ORDER

2. ROLL CALL

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

3. MINUTES APPROVAL

3.1 Approval of Minutes.

Recommendation: That the Environmental Planning Commission (EPC) approve the minutes for June 20, 2018.

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.

Attachments: [Minutes for Approval \(June 20, 2018\)](#)

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 Gatekeeper Process Update and Minor Code Amendments.

The Environmental Planning Commission will consider and make a recommendation to the City Council on amendments to Chapter 36 (Zoning Ordinance) of the City Code related to an update to the Gatekeeper process and noticing requirements.

Recommendation: That the Environmental Planning Commission (EPC) recommend that the City Council approve Zoning Text Amendments to Chapter 36 (Zoning Ordinance) of the City Code related to an update to the Gatekeeper process and noticing requirements (see Exhibit 1—Resolution for Approval of Zoning Text Amendments).

- Attachments:** [Staff Report](#)
[Exhibit 1 \(Resolution for Approval of Zoning Text Amendments\)](#)
[Exhibit 1 - Attachment A \(Zoning Text Amendment - Gatekeeper Process\)](#)
[Exhibit 1 - Attachment B \(Zoning Text Amendment – Noticing Requirements\)](#)
[Exhibit 4 \(Summary of Draft Amendments\)](#)

5.2 Cannabis Regulations.

The Environmental Planning Commission will consider and make a recommendation to the City Council on amendments to Chapter 36 of the City Code and certain Precise Plans for adoption of commercial cannabis regulations.

Recommendation: That the Environmental Planning Commission (EPC) recommend to the City Council:

1. Adopt a Resolution Recommending that the City Council Approve Zoning Text Amendments of Article V, Division 2, Article VI, Divisions 2 and 3, Article VII, Sec. 36.22.10, Article IX, Divisions 11 and 21, and Article XVII (Chapter 36 of the City Code) to Establish Cannabis Regulations (Exhibit 1); and
2. Adopt a Resolution Recommending that the City Council Approve Precise Plan Amendments to the P-19 (Downtown) Precise Plan, P-27 (Grant-Phyllis) Precise Plan, P-38 (El Camino Real) Precise Plan, P-39 (North Bayshore) Precise Plan, and P-40 (San Antonio) Precise Plan to Designate and Regulate Cannabis Businesses as a Land Use (Exhibit 2).

- Attachments:** [Staff Report](#)
[Exhibit 1 \(Draft Reso—Ch 36 Amendments\)](#)
[Exhibit 2 \(Draft Reso—Precise Plan\)](#)
[Exhibit 3 \(Draft Ordinance—Chapter 9 Amendments\)](#)
[Exhibit 4 \(Draft Plng. Submittal Check\)](#)
[Exhibit 5 \(Zoning Map-School and Child Care Locations\)](#)
[Exhibit 6 \(Recommended Cannabis Locations\)](#)

6. NEW BUSINESS

6.1 Los Altos School District (LASD)-San Antonio School Site.

Recommendation: That the Environmental Planning Commission (EPC) review and accept the Staff Report providing analysis and recommendations on LASD's potential acquisition of an approximately 9.57-acre parcel within San Antonio Center for school purposes, and direct staff to forward the attached memo summarizing this analysis and recommendations to LASD.

- Attachments:** [Staff Report](#)
[Exhibit 1 \(Letter from LASD, Dated July 30, 2018\)](#)
[Exhibit 2 \(Summary of Enclosed Feedback to LASD\)](#)

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, September 26, 2018, 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.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.