

ENVIRONMENTAL PLANNING COMMISSION  
SUMMARY MINUTES  
of the Public Hearing on May 21, 2014

DESCRIPTION	<p>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).</p>
RECOMMENDATION	<ol style="list-style-type: none"> <li>1. Certification of the 2600 Marine Way office project Final Environmental Impact Report (EIR), including a Statement of Overriding Considerations for freeway segment traffic impacts, incorporating the attached findings (see Exhibit 1);</li> <li>2. 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 Zoning District to P Zoning District, incorporating the attached findings (see Exhibit 2); and</li> <li>3. Planned Community Permit for two 1.0 Floor Area Ratio (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, incorporating the attached findings (see Exhibit 3).</li> </ol>

<p>FINAL VOTE</p>	<ol style="list-style-type: none"> <li>1. Certification of the 2600 Marine Way office project Final Environmental Impact Report (EIR), including a Statement of Overriding Considerations for freeway segment traffic impacts, incorporating the attached findings (see Exhibit 1);</li> <li>2. 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 Zoning District to P Zoning District, incorporating the attached findings (see Exhibit 2); and</li> <li>3. Planned Community Permit for two 1.0 Floor Area Ratio (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, incorporating the attached findings (see Exhibit 3).</li> </ol> <p>Motion – M/S: Trontell/Capriles – Passed 7/0</p>
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SUMMARY TEXT

EPC QUESTIONS

Link to Audio -[EPC Questions](#)

Commissioner Scarborough requested clarification of the planned green roofs within the project as accessible to employees and others within the community. The Applicant intends to provide community access as a venue for educational workshops and seminars.

Vice Chair Kamei disclosed that she had met with the Applicant prior to tonight’s meeting. She asked the Applicant to talk more about the numbers from the TDM NTA slide and the measures that Intuit has been making; what percentage of employees are currently utilizing current strategies being provided, and what are the expectations for the future.

The Applicant is achieving a 25% reduction from the standard mode, with 300 employees out of 1750 employees on campus. Plans include working towards a 35% reduction, with up to 800 employees. A transportation coordinator has been hired, with an administration firm hired to handle meetings. The Executive Director is not compensated.

Commissioner Matichak asked for clarification of several points: the net new square footage of 231,000 sq. feet; the fee of \$175,000 for a 7- year development agreement; the impact fee being considered of 10.00 per net new sq. foot for all new development in the North Bayshore area; and funding of Precise Plans and EIRs. Commissioner Matichak is comfortable with the number of parking spaces proposed.

Staff commented that the 7-year fee amount has been negotiated between the City and the developer. The City Council has discretion as to how to use the funds. Staff added that an Applicant must have approval from the City Council for a building permit, and once the Ordinance is adopted, the Applicant has to agree to pay up to a maximum of \$15 per sq. foot. Any subsequent permit obtained would reflect the exact amount assessed. Regarding funding for Precise Plans and EIRs, the City is considering an actual fee for the near future to apply to all projects toward long range planning.

Commissioner Matichak asked Staff to clarify and review the formula used for calculations regarding net new square footage for the Marine Way project as it relates to the impact fee.

Commissioner Fernandez clarified that a double credit is not being given in exchange for community benefit consideration in this project. He confirmed Intuit's commitment to continue their taxpayer assistance program and to provide greater venue accessibility to bring community events to the campus. Regarding the MTMA, he queried whether additional companies have joined, including Microsoft. The Applicant confirmed and said that the overall objective is to have as large a participation as possible.

Commissioner Trontell asked Staff and the Applicant to clarify what corrective actions would even be possible in the event an applicant was unable to reach the

35% trip reduction requirement. Staff provided several options which could be considered to assist and incent companies hitting the 35% target. Staff added that the City is not relying solely on the fees being collected to build into transportation changes over the next number of years to further achieve trip reduction.

Commissioner Capriles disclosed that she has met with the applicant. She questioned whether new Intuit employees have been factored in plans to achieve percentage reduction in peak hour commute traffic. The Applicant confirmed that their intent is to weave various programs and changing dynamics over a long period of time with increased participation in available programs and reduction in trips.

Chair Cox asked the Applicant to comment on a project statement regarding Intuit's office culture with adaptive work spaces and fewer floors; he questioned how that facilitates the work environment. The Applicant indicated that as their employee teams grow and contract, a lower and wider plane of a building gives more flexibility for changing work patterns.

Chair Cox questioned TDM measures; Intuit's plans for branding and individualized marketing; TMA routes and timing; and mitigations that have been recommended due to hazardous materials on the site. Staff believes that, given the history of the area and with site samplings, hazardous materials mitigations can be addressed fully through the demolition and excavation process on this site.

Chair Cox expressed concern about the overriding considerations addressing trip caps on development and the possibility of congestion pricing within this proposal. Staff clarified that traffic on the freeway is a regional issue beyond the City's control.

Commissioner Scarborough asked about the housing impact fee and how many housing units this equates to. Staff responded that there is no exact conversion at this time. Staff commented that the City typically partners with other agencies or non-profits and uses the housing funds as a portion of the capital needed to build a project.

PUBLIC SPEAKERS – None.

Link to Audio –[Public Speakers](#)

EPC DELIBERATION

Link to Audio –[EPC Deliberation](#)

Commissioner Capriles thanked the Applicant for the efforts made over the last 18 months. She supported the project as proposed and noted it as an example for other projects in the City.

Commissioner Scarborough liked the TDM measures and Intuit’s sensitivity to wildlife and native plantings.

Commissioner Trontell echoed comments of Commissioner Capriles regarding appreciation for Intuit’s continued responsiveness to feedback and requests from City/Staff and the EPC. She supported the project and the sense of community that comes through in the things being done by Intuit.

Commissioner Fernandez supported the project as it has continued to evolve. He offered congratulations on achieving a model project for North Bayshore and said this project is an example for the entire Silicon Valley and California.

Commissioner Matchak supported the project, noting that she appreciates the project evolution in response to City input. She expressed two concerns: the amount of parking as not being enough, and community benefits as proposed.

Vice-Chair Kamei supported the project. She appreciated the thoughtful and efficient manner of applicant response to a complete user experience for employees and visitors, regarding parking, ADA accessibility, and community room availability.

Chair Cox expressed appreciation for Intuit as one of the top 5 employers in Mountain View. He acknowledged their great impact on the community in a positive way. He added that this project has set a new high standard for development in the City of Mountain View and the Bay Area.

He expressed concerns about the significant and unavoidable impacts on freeway segments, and was encouraged by Staff/Ms. Williams comments regarding the idea of a future potential funding source for CalTrans projects. He added that Intuit's sensitivity to the North Bayshore area wildlife and natural habitat and willingness to share an area like this provides significant community benefit.

Commissioner Fernandez supported the community benefits as proposed. Commissioner Trontell feels comfortable with the benefits within this proposal as a model project for the City in fulfilling the terms of the General Plan for North Bayshore.

Commissioner Capriles added that the discussion regarding the City's expectations for community benefits is better suited as an agenda item at a future meeting.

VOTE

Link to Audio -[Vote](#)

See page 2.