

ENVIRONMENTAL PLANNING COMMISSION
SUMMARY MINUTES
of the Public Hearing on October 1, 2014

DESCRIPTION	<p>NORTHEAST END OF PACIFIC DRIVE (ANTENNA FARM): Public Hearing for Consideration of an Amendment to the Whisman Station Precise Plan, a</p> <p>5.2 Planned Community Permit for a 16-Unit Small-Lot, Single-Family Home Development, and a Heritage Tree Removal Permit for the Removal of Two Heritage Trees.</p>
RECOMMENDATION	<ol style="list-style-type: none"> 1. The Mitigated Negative Declaration for the Antenna Farm - Whisman Villas Residential Project; 2. An Amendment to the Whisman Station Precise Plan to allow low-density, small-lot single-family homes, where medium-density row homes are required, incorporating the attached findings; 3. A Planned Community Permit for 16 small-lot, single-family homes and a Heritage Tree Removal Permit for the removal of two Heritage trees incorporating the attached findings; and 4. A Tentative Subdivision Map for 16 residential lots and four common lots for private streets and open space.

<p style="text-align: center;">FINAL VOTE</p>	<p style="text-align: center;">To recommend to City Council for approval:</p> <ol style="list-style-type: none"> 1. The Mitigated Negative Declaration for the Antenna Farm - Whisman Villas Residential Project; 2. An Amendment to the Whisman Station Precise Plan to allow low-density, small-lot single-family homes, where medium-density row homes are required, incorporating the attached findings; 3. A Planned Community Permit for 16 small-lot, single-family homes and a Heritage Tree Removal Permit for the removal of two Heritage trees incorporating the attached findings; and 4. A Tentative Subdivision Map for 16 residential lots and four common lots for private streets and open space. <p>Motion: M/S: MATICHAK/KAMEI - Passed 6/0 - (TRONTELL absent)</p>
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SUMMARY TEXT

Staff provided background and an overview of the project, including details of the location and surrounding residential and commercial uses. This project is part of the South Whisman Precise Plan area; Staff reviewed previous zoning designations for this location, noting that previous plans for medium density row homes were never completed by a proposed applicant.

The current application proposes a project allowing 16 low-density, small lot single-family homes. Each home would be oriented toward the street. Staff reviewed the proposed two-story height; architectural plans and details; and proposed floor plans. The project proposal has been reviewed by the Development Review Committee and received a recommendation of approval. Staff also recommends that the EPC recommend approval to City Council for consideration later this month.

The Applicant, Signature Management Company was represented by Steve Hicks, who provided additional project background and reviewed most recent project revisions as suggested by the EPC. The Applicant’s goal from the beginning was to design a project

to fit in seamlessly with the existing neighborhood. The Applicant addressed the five aspects which were incorporated as a result of comments from the EPC in a Study Session last year.

The Applicant acknowledged the City Planning Staff for their continued collaboration through the planning process, and he introduced the project architect and engineers, who are available to answer questions from the Commissioners.

EPC QUESTIONS

Link to Audio -[EPC Questions](#)

Commissioner SCARBORO asked about the ramp/walkway on the eastern side of the property to the path. The Applicant noted that the ramp is for handicapped accessibility. In response to another question from Commissioner SCARBORO regarding usable space on the west side for residents, the Applicant noted that the open space within the project is primarily visual open space, and not a walk through open space. He commented on the development annexing with the adjacent Home Owners Association (HOA) to provide additional amenities.

Commissioner SCARBORO commented on the Applicant's efforts to make the project a more sustainable community. The Applicant responded to address the measures included to meet the required building green points to be added as construction develops, including the additional of 96 trees on site.

Commissioner MATICHAK asked the Applicant about project sidewalks and the plans for guest parking. The Applicant stated that sidewalks are located on one side of the interior loop street and down Street B to connect with the pedestrian/bike trail. He noted that guest parking is planned along Street A, with no parking time limits anticipated at this time. Additionally, the California Station Home Owners Association should translate well to this neighborhood for consistency.

Chair COX asked about parking and signage; Staff noted that signs could be incorporated and managed by the HOA with maximum parking time limits. Chair COX commented on the guidelines for the project, with standards that are more tailored for this area. The Applicant noted that access to the trail will be limited to Street B and Pacific Drive.

PUBLIC SPEAKERS

[Link to Audio -Public Speakers](#)

Two Mountain View residents and property neighbors spoke in support of this project as proposed. Both residents commented on the location of the project with positive support, noting that the City needs more housing and this project helps to address that need. There was a suggestion that City Staff consider an evaluation of the development review process to move development applications through the process as quickly as possible to create more housing. This project took 2 years for the 16 lot application to work through the City's approval process.

EPC DELIBERATION

[Link to Audio -EPC Deliberation](#)

Commissioner SCARBORO expressed overall support for this project; it meets the requirements for the Precise Plan area with single-family housing. He appreciates the bike storage and the use of the existing HOA to share residential amenities, resources and services. He added that he feels it is somewhat troublesome that single family houses are within a one minute walk of the light rail station, however he supports the project overall.

Commissioner FERNANDEZ spoke in support of the proposed project. He expressed appreciation for the improvements which were made in response to feedback from the EPC. He added that he feels this could be a missed opportunity with a location adjacent to light rail, not following high-density or medium-density, however the project as proposed is a great addition.

Vice Chair KAMAI supported the project. She spoke favorably of the location near light rail with a bike/ pedestrian path; she expressed appreciation that the Applicant followed the five recommendations from the EPC provided in a previous Study Session.

Commissioner CAPRILES supported the project and is eager to get the project moving. She expressed appreciation for the HOA sharing resources and services, and the overall plans in the City to support bike/pedestrian and public transit with safe passage for the project residents.

Commissioner MATICHAK supported the project, and expressed appreciation for the changes made with the EPC input. She commented that this is a really good project providing ownership housing, and she liked the new site plan and guest parking location. She would have preferred sidewalks everywhere; however she was supportive of the project as proposed.

Chair COX supported the project as proposed. He appreciated the increased compatibility with the existing neighborhood; the variety of housing stock and ownership as single-family homes; and the shared HOA resources. He also expressed support of the noise disclosure which project homeowners will need to sign.

VOTE

Link to Audio -[Vote](#)

See page 1 for voting record.