McGill, Pam

Mayor Hicks and City Council Members:

I appreciate the thoughtful details and rationale provided for the recommended City Code Amendments, most of which I agee with.

In reviewing Attachment 7, "#15 Update Review Authority Table" there are four changes recommended to the Review Authority Table for Code Section 36.44.10. I am asking for one additional change to the review authority.

The Environmental Planning Commission (EPC) should have review authority for Development Agreements to provide additional public review and comment before it goes to the Zoning Administrator and City Council. At present, the EPC has no review authority with Development Agreements.

The Development Agreement developed for the Google North Bayshore \Master clearly demonstrated why this change in City Code is needed. The Development Agreement negotiated between Google and the City of Mountain made some significant changes to what was being proposed in the Precise Plan as well as changes to City policy. Enabling review of the Development Agreement by the EPC would enable Commissioners to provide input and comment on the final draft development agreement and suggest "redline" changes before it is reviewed by the Zoning Administrator. There were significant redline changes before the Development Agreement went to the City Council. Review by the EPC for future Development Agreement would add significant value to the development review process.

I want to make it clear that City staff and the developer need to negotiate a draft and draft final development agreement before it goes to the EPC for review. They should be able to review and comment on the development agreement terms and conditions before it goes to the Zoning Administrator.

Thank you for your consideration.

Cliff Chambers
City of Mountain View