



## MINUTES

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SPECIAL MEETING – THURSDAY, NOVEMBER 13, 2014  
COUNCIL CHAMBERS AT CITY HALL – 500 CASTRO STREET

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### REGULAR SESSION (PUBLIC HEARINGS) (HELD IN THE COUNCIL CHAMBERS)

#### 1. CALL TO ORDER

The Environmental Planning Commission (EPC) meeting was called to order at 7:00 p.m. by Chair Cox.

#### 2. ROLL CALL

**Commissioners Present:** Commissioners Capriles, Fernandez, Matichak, Scarboro, Trontell, Vice Chair Kamei (arrived late), and Chair Cox.

**Commissioners Absent:** None.

**Staff Present:** Planners Cramblet, Anderson; Principal Planner Alkire; Senior Deputy City Attorney Wright; and Assistant Community Development Director/Planning Manager Blount.

#### 3. MINUTES APPROVAL

##### 3.1 Meeting of September 3, 2014

No members of the public wished to speak.

**Motion – M/S** Scarboro/Matichak – Carried 6-0-1; Trontell abstain – Approve the minutes from the September 3, 2014 EPC meeting, with minor clarifying edits as noted for the record.

### 3.2 Meeting of September 17, 2014

No members of the public wished to speak.

**Motion**—M/S Scarboro/Matichak—Carried 7-0—Approve the minutes from the September 17, 2014 EPC meeting, with minor clarifying edits as noted for the record.

### 3.3 Meeting of October 1, 2014

No members of the public wished to speak.

**Motion**—M/S Scarboro/Matichak—Carried 6-0-1; Trontell abstain—Approve the minutes from the October 1, 2014 EPC meeting.

## 4. ORAL COMMUNICATIONS FROM THE PUBLIC

- Linda Curtis, Mountain View resident, stated that in general, throughout the City, the residents look to the EPC as a liaison to ascertain their needs and protect the integrity of their lifestyle in the neighborhood so they don't have buildings towering over them and as such she wants the EPC to advocate for them with Council and be involved in any project of .5 or more FAR because the EPC serves the public very well to survey their needs and what the public desires.
- Larry Voytilla, Mountain View resident, agrees with the previous public speaker that with general building proposals the EPC should stay involved because they are the best as far as the liaison to the City Council and if there are any building proposals that are close by each other in general, and they are at all hitting around the same time, can the proposals be looked at together to see what can be shared and what may be a detriment of both proposals there at the same time.
- Bill Cranston, Mountain View resident, asked the EPC to watch the Council discussion on the San Antonio Precise Plan where some Council members discussed the favorable idea in their minds of the additional 200,000 square feet of office space that was put into the San Antonio Precise Plan and that they remove a corresponding amount of office space from the North Bayshore Precise Plan. Mr. Cranston stated the EPC has an opportunity between now and when the North Bayshore Precise Plan is considered and he encourages them to look at that

Council discussion and consider a net neutral change in the amount of office space proposed by reducing the North Bayshore Precise Plan office space.

## 5. PUBLIC HEARINGS

### 5.1 EL CAMINO REAL PRECISE PLAN

Planner Anderson gave an oral staff report.

Staff answered questions raised by the EPC.

SPEAKING FROM THE FLOOR:

- Julie Lovins, Mountain View resident
- Larry Voytilla, Mountain View resident
- Linda Curtis, Mountain View resident
- Louise Katz, Mountain View resident
- Uri Pachter, representing Green Belt Alliance
- Bill Cranston, Mountain View resident
- Serge Bonte, Mountain View resident
- Bill Maston, local architect
- Ken Ow-Wing, Mountain View property owner

Staff answered questions raised by the EPC and public speakers.

The EPC deliberated this item.

**Motion**—M/S Capriles/Fernandez—Carried 7-0—Recommend that the City Council approve the following:

1. Certification of the El Camino Real Precise Plan final Environmental Impact Report (EIR), including a Mitigation Monitoring and Reporting Program (MMRP);
2. Amendment to the Zoning Map to change the properties located in the El Camino Real Precise Plan area from CRA (Commercial/Residential-Arterial), R3 (Multiple-Family Residential), P(10) Ortega-El Camino Real Precise Plan, P(15) Clark-Marich Precise Plan, P(16) El Monte-El Camino Precise Plan, P(36) Americana Center Precise Plan, and P (Planned Community) to P(38) El Camino Real Precise Plan;

3. Adoption of the El Camino Real Precise Plan as amended by exhibits to the staff report and with additional modifications:

Precise Plan Modifications:

- Apply balcony restriction to all residential interfaces.
  - Consider architectural design and building/site orientation on design of balconies.
  - Include a clear connection to General Plan definition of *Village Centers*.
  - Add parks to “suggested routes to schools” guidelines.
  - Modify guideline for transitions from parking to bicycle lanes to imply more certainty.
4. Adoption of an ordinance amending Chapter 36 of the City Code to create a new Village Center Floating District; and
  5. Adoption of a Public Benefits contribution value of \$20 per square foot on building area over 1.35 floor area ratio, not including ground-floor commercial provided in excess of amount required as described in the El Camino Real Precise Plan.

6. **COMMISSION/STAFF ANNOUNCEMENTS, UPDATES, REQUESTS, AND COMMITTEE REPORTS**

Assistant Community Development Director/Planning Manager Blount gave an oral staff report.

7. **ADJOURNMENT**

Chair Cox adjourned the meeting at 10:43 p.m. to the next Special Meeting of Monday, November 17, 2014, in the Community Room, City of Mountain View Library, 585 Franklin Street.

Respectfully submitted,

Terry Blount  
Assistant Community Development  
Director/Planning Manager

TB/LS/3/CDD  
892-11-13-14mn-E

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