

MINUTES

SPECIAL MEETING – MONDAY, NOVEMBER 17, 2014
CITY OF MOUNTAIN VIEW PUBLIC LIBRARY – 585 FRANKLIN STREET
COMMUNITY ROOM

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DRAFT NOTE – PROBLEM WITH KMTV VIDEO/AUDIO TAPE

REGULAR SESSION (PUBLIC HEARINGS)

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, Matichak, Scarboro, Vice Chair Kamei, and Chair Cox.

Commissioners Absent: Commissioners Fernandez and Trontell.

Staff Present: Planners Pancholi and Shapiro; Principal Planner Alkire; Assistant Community Development Director/Planning Manager Blount; and Senior Deputy City Attorney Wright.

3. **MINUTES APPROVAL** – None.

4. **ORAL COMMUNICATIONS FROM THE PUBLIC** – None.

5. PUBLIC HEARING

5.1 SAN ANTONIO PRECISE PLAN

Planner Shapiro gave an oral staff report.

Staff answered questions raised by the EPC.

SPEAKING FROM THE FLOOR:

- William Cranston, Mountain View resident
- Meghan Ede, Mountain View resident
- Cliff Chambers, Mountain View resident
- Lenny Siegel, Mountain View resident
- Robin Iluai, Mountain View resident
- Steve Rasmussen, representing the Milk Pail Market
- Serge Bonte, Mountain View resident
- Sangeeth Peruri, Los Altos resident (2015 Los Altos School Board)
- Nancy Morimoto, Mountain View resident
- Don Bahl, Mountain View resident

The EPC deliberated this item.

Motion— M/S Capriles/Kamei—Carried 5-0-2; Fernandez, Trontell absent—Recommend that the City Council approve:

1. Certification of the San Antonio Precise Plan Final Environmental Impact Report, including a Mitigation Monitoring and Reporting Program (MMRP), and incorporating the attached findings (Exhibit 1);
2. Amendment to the General Plan Land Use Map to change the properties west of San Antonio Road, as shown in Exhibit 2, from General Mixed Use to Mixed-Use Corridor, incorporating the attached findings;
3. Amendment to the Zoning Map to change the San Antonio Precise Plan Area, as shown in Exhibit 3, from CRA (Commercial/Residential-Arterial) District, P (Planned Community) District, P(8) San Antonio Station Precise Plan, P(9) San Antonio Center Precise Plan, P(11) California Street-Showers Drive Precise Plan, and P(12) 394 Ortega Avenue Precise Plan to P(40) San Antonio Precise Plan, incorporating the attached findings;

4. Adoption of the Precise Plan Amendments to the P(8) San Antonio Station Precise Plan to remove the properties rezoned as part of the San Antonio Precise Plan, as shown in Exhibit 4, incorporating the attached findings;
5. Adoption of the San Antonio Precise Plan (Exhibit 5), as amended by Exhibits 6, 7, and 8, incorporating the attached findings (Exhibit 9); and
6. Adoption of a public benefits value of \$20 per square foot on building area over Base floor area ratio (FAR) in each subarea, except for a value range of \$10 to \$20 per square foot on building area over Base FAR in the East San Antonio Center Master Plan Area, as described in the San Antonio Precise Plan.

Including additional recommended changes as mentioned below:

- Office Development Cap: An area-wide maximum of 400,000 square feet of net new office development is allowed. Any office development beyond this cap will require an amendment to this Plan. There is no cap on housing development in the Plan Area.
- Solar Exposure: Design windows and sunshading features, such as overhangs and louvers, to maximize daylighting and minimize solar gain.
- Tier 1 Development: New construction consistent with the Tier 1 FAR and height standards in each subarea and on use-restricted parcels, including development project, any proposed exceptions, flexible FAR allocation, and the composition of a proposal's community benefits may be approved by the City Council following review and recommendation by the EPC through a major Planned Community Permit.

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 10:30 p.m. to the next Regular Meeting of Wednesday, November 19, 2014, in the Council Chambers, 500 Castro Street.

Respectfully submitted,

Terry Blount
Assistant Community Development
Director/Planning Manager

TB/LS/3/CDD
892-11-17-14mn-E

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