



## MINUTES

---

REGULAR MEETING—WEDNESDAY, MARCH 18, 2015

7:00 P.M.

CITY HALL—500 CASTRO STREET  
COUNCIL CHAMBERS

To listen to audio of these Minutes:

[http://mountainview.granicus.com/ViewPublisher.php?view\\_id=2](http://mountainview.granicus.com/ViewPublisher.php?view_id=2)

Please select the Environmental Planning/Zoning tab.

### 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, Vice Chair Kamei, and Chair Cox.

**Commissioners Absent:** Commissioner Trontell.

**Staff Present:** Planners Cramblet, Shapiro, and Plambaeck; Neighborhood Services Manager Lauzze; Assistant Community Development Director/Planning Manager Blount; and Senior Assistant City Attorney Chopra.

**3. MINUTES APPROVAL**

Meeting of November 13, 2015

Meeting of November 17, 2014

Meeting of November 19, 2014

Meeting of December 3, 2014

No members of the public wished to speak.

**Motion**— M/S Capriles/Scarboro—Carried 5-0-1; Trontell absent—Approve the above EPC meeting minutes, with minor clarifying edits as noted for the record.

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

**5. STUDY SESSION—None.**

**6. NEW BUSINESS**

**6.1 ELECTION OF CHAIR AND VICE CHAIR**

**Motion**— M/S Cox/Capriles—Carried 6-0-1; Trontell absent—Elect Ellen Kamei as Chair of the Environmental Planning Commission for 2015.

**Motion**— M/S Matichak/Scarboro—Carried 6-0-1; Trontell absent—Elect Margaret Capriles as Vice Chair of the Environmental Planning Commission for 2015.

**6.2 PARK LAND DEDICATION ORDINANCE**

Senior Administrative Analyst Kiner gave an oral staff report.

No members of the public wished to speak.

Staff answered questions raised by the EPC.

1. **Motion**—M/S Capriles/Matichak—Carried 5-1-1; Cox no, Trontell absent—Redefine the size and service area of parks:

Park Type	Size	Service Area
Mini-Park	Up to 1 acre	1 mile
Neighborhood Park	1 up to 5 acres	1 mile
Community Park	≥ 5 acres	Entire City

2. **Motion**—M/S Matichak/Fernandez—Carried 6-0-1; Trontell absent—Increase the number of park acres required from 3 to 5 acres per 1,000 residents.
3. **Motion**—M/S Capriles/Cox—Carried 6-0-1; Trontell absent—Reduce the credit provided to developers for private open space to zero.
4. **Motion**—M/S Matichak/Cox—Carried 6-0-1; Trontell absent—Charge commercial subdivisions for impacts to parks, trails, and recreational facilities. This requires a nexus study.
5. **Motion**—M/S Cox/Capriles—Carried 5-1-1; Scarboro no, Trontell absent—Not to apply the density floor area ratio to the gross project site; leave as-is.
6. **Motion**—M/S No motion/No second (00:56:30)—Carried 6-0-1; Trontell absent—Recommend City Council not require the dedication of land on all developments with greater than 50 new dwelling units and allow staff to make a recommendation based on the merits of each development.
7. **Motion**—M/S Fernandez/Scarboro—Carried 4-2-1; Capriles, Cox no; Trontell absent—Recommend the City Council provide a 100 percent credit on Park Land Dedication requirements or fees in lieu thereof on 100 percent affordable housing projects.

**6.3 ANNUAL HOUSING ELEMENT PROGRESS REPORT (2007-2014 HOUSING ELEMENT)**

Planner Shapiro gave an oral staff report.

No members of the public wished to speak.

Staff answered questions raised by the EPC.

**6.4 ANNUAL REVIEW OF THE GENERAL PLAN ACTION PLAN**

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

No members of the public wished to speak.

The EPC deliberated this item and staff responded to questions raised by the EPC.

**6.5 EPC WORK PLAN (FISCAL YEARS 2015-17)**

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

No members of the public wished to speak.

The EPC deliberated this item and staff responded to questions raised by the EPC.

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

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

8. ADJOURNMENT

Chair Kamei adjourned the meeting at 11:16 p.m. to the next Regular Meeting of Wednesday, April 15, 2015, in the Council Chambers, 500 Castro Street.

Respectfully submitted,

Terry Blount  
Assistant Community Development  
Director/Planning Manager

TB/LB/3/CDD  
892-03-18-15mn-E

DRAFT

