



City of Mountain View

CITY HALL
500 CASTRO STREET

Minutes

Environmental Planning Commission

Commissioners Baird, Capriles, Cox, Kamei, Ramirez, Vice Chair Hehmeyer, Chair Scarboro

Wednesday, September 7, 2016

7:00 PM

Council Chambers

1. CALL TO ORDER

Chair Capriles called the Environmental Planning Commission (EPC) meeting to order.

2. ROLL CALL

Present 5 - Commissioner Pamela Baird, Commissioner Robert Cox, Commissioner Ellen Kamei, Chairperson John Scarboro, and Commissioner Margaret Capriles
Absent 1 - Vice Chair Preeti Hehmeyer

3. MINUTES APPROVAL

3.1 Minutes Approval.

MOTION - MS - Cox/Matichak - That the EPC:

Approve the minutes for August 24, 2106 with minor clarifying edits.

Chair Capriles opened the floor for public testimony asking if anyone from the public wished to speak.

No members of the public wished to speak.

The motion carried by the following vote:

Yes: 6 - Commissioner Baird, Commissioner Cox, Commissioner Kamei, Matichak, Chairperson Scarboro, and Commissioner Capriles

Absent: 1 - Vice Chair Hehmeyer

4. ORAL COMMUNICATIONS FROM THE PUBLIC

Sarah McDermott raised concerns that the web links to the EPC Agenda were not correct and wanted to ensure that the public will be able to find the EPC Agenda.

5. PUBLIC HEARING

5.1 Tenant Relocation Assistance Ordinance Amendments.

City Attorney Quinn presented an oral staff report and she, Neighborhoods and Housing Services Manager Chen, and Project Manager Gil responded to the EPC's questions.

SPEAKING FROM THE FLOOR EXPRESSING CONCERNS AND/OR WITH
RECOMMENDATIONS:

Julie Lovins
Serge Bonte
Greg Coladonato
Patrick Moore

The EPC deliberated this item.

**MOTION - MS - Cox/ Matichak - To not amend the TRAO to expand
displacement to include owner move-in.**

Motion carried by the following vote:

Yes: 4 - Commissioner Baird, Commissioner Cox, Matichak, and Commissioner
Capriles

No: 2 - Commissioner Kamei, and Chairperson Scarboro

Absent: 1 - Vice Chair Hehmeyer

**MOTION - MS - Cox / Kamei - If at the end of the lease that the landlord does
not want to extend the lease but the tenant wants to extend the lease, this is
considered displacement and is subject to the TRAO.**

Motion carried by the following vote:

Yes: 6 - Commissioner Baird, Commissioner Cox, Commissioner Kamei, Matichak,
Chairperson Scarboro, and Commissioner Capriles

Absent: 1 - Vice Chair Hehmeyer

MOTION - MS - Scarboro/ Cox - The TRAO would apply to all number of units and all number of vacancies.

Motion carried by the following vote:

Yes: 5 - Commissioner Baird, Commissioner Cox, Matichak, Chairperson Scarboro, and Commissioner Capriles

Absent: 1 - Vice Chair Hehmeyer

Abstain: 1 - Commissioner Kamei

MOTION - MS - Scarboro/ Kamei - To drop the income eligibility requirement.

Motion carried by the following vote:

Yes: 5 - Commissioner Baird, Commissioner Cox, Commissioner Kamei, Chairperson Scarboro, and Commissioner Capriles

No: 1 - Matichak

Absent: 1 - Vice Chair Hehmeyer

MOTION - MS - Cox/ Baird - The amount of relocation assistance should not be changed.

Motion carried by the following vote:

Yes: 6 - Commissioner Baird, Commissioner Cox, Commissioner Kamei, Matichak, Chairperson Scarboro, and Commissioner Capriles

Absent: 1 - Vice Chair Hehmeyer

MOTION - MS - Scarboro/ Cox - An enforcement provision should be included in the TRAO.

Motion carried by the following vote:

Yes: 6 - Commissioner Baird, Commissioner Cox, Commissioner Kamei, Matichak, Chairperson Scarboro, and Commissioner Capriles

Absent: 1 - Vice Chair Hehmeyer

5.2 394 Ortega Avenue

Planner Anderson presented an oral staff report and the applicants Andrew Baker of Anton Development Company and Thomas Cox of TCA Architects gave presentations and responded to the EPC's questions.

Chair Capriles opened the floor for public testimony asking if anyone from the public wanted to speak.

**SPEAKING FROM THE FLOOR EXPRESSING CONCERNS AND/OR WITH
RECOMMENDATIONS:**

Elizabeth Hunt
Serge Bonte
Patrick Moore
Suzie (inaudible)

The EPC deliberated this item.

MOTION - MS - Cox/ Matichak - That the EPC:

- 1. Recommend that the City Council approve an Initial Study of Environmental Significance for the 394 Ortega Avenue Residential Project, pursuant to Section 15168 of CEQA (Exhibit 1 to the EPC report).**
- 2. Adopt a Resolution Recommending that the City Council Approve a Development Review Permit and Planned Community Permit for a Four-Story, 144-Unit Multi-Family Residential Project with Two Levels of Underground Parking, a Provisional Use Permit for Rooftop Amenities Above the Third Floor, and a Heritage Tree Removal Permit for the Removal of 10 Heritage Trees (Exhibit 2 to the EPC report).**

And making the following amendments:

- 1. Add a new condition of approval to provide cargo bicycle parking.**
- 2. Add a new condition of approval to work with staff to improve on-site circulation to the resident bicycle parking area.**
- 3. The project's public benefit should be funds for future improvements in the San Antonio area, instead of bicycle lanes, bulb-outs and other improvements on Escuela Avenue.**

Motion carried by the following vote:

Yes: 6 - Commissioner Baird, Commissioner Cox, Commissioner Matichak, Vice Chair Scarboro, Chairperson Capriles, Commissioner Kamei

Absent: 1 - Commissioner Hehmeyer

5.3 400 San Antonio Road

Planner Panos presented an oral staff report and the applicants Nathan Tuttle, Prometheus Real Estate Group, gave a presentation and responded to the EPC's questions.

Chair Capriles opened the floor for public testimony asking if anyone from the public wanted to speak.

SPEAKING FROM THE FLOOR EXPRESSING CONCERNS AND/OR WITH
RECOMMENDATIONS:

Tom Meyers, Community Services Agency
Patrick Moore
Serge Bonte

The EPC deliberated this item.

MOTION - MS - Cox / Kamei - That the EPC:

1. Approve an Initial Study of Environmental Significance for the 400 San Antonio Road mixed-use development project, pursuant to Section 15168 of the California Environmental Quality Act (Attachment 1 to the Council report).

2. Adopt a Resolution Conditionally Approving a Planned Community Permit and Development Review Permit for a 583-Apartment Unit Development with 11,171 Square Feet of Ground-Floor Commercial Space in Two 5-Story Buildings and One 7-Story Building with Two Levels of Underground Parking and a 35 Percent State Density Bonus with Development Waivers; a Provisional Use Permit for Rooftop Amenities above the Third Floor; and a Heritage Tree Removal Permit for the Removal of 65 Heritage Trees at 400 San Antonio Road, to be read in title only, further reading waived (Attachment 2 to the Council report).

And make the following amendments:

- 1) Modify the project conditions of approval to provide cargo bicycle parking.**
- 2) The project's public benefit contribution should consist of the following:**
 - a. \$500,000 to the Community Services Agency**
 - b. \$4,565,317 should be prioritized as follows:**
 - i. Pedestrian crossing/intersection improvements adjacent to the project site or within the Precise Plan area;**
 - ii. Funding for a Los Altos School District (LASD) facility/site in the Precise Plan area; and**
 - iii Upgraded tunnel from Showers Drive/San Antonio Caltrain Station to the far side of Central Expressway.**

3. Adopt a Resolution Conditionally Approving a Preliminary Parcel Map to Merge Five Existing Parcels into Two Separate Parcels at 400 San Antonio Road, to be read in title only, further reading waived (Attachment 3 to the Council report).

Hand Vote:

Yes: 6 - Commissioner Baird, Commissioner Cox, Commissioner Kamei, Commissioner Matichak, Vice Chair Scarboro, and Chairperson Capriles

Absent: 1 - Commissioner Hehmeyer

5.4 750 Moffett Boulevard

Planner Williams presented an oral staff report and the applicants, Craig Vought of Broadreach Capital Partners, gave a presentation and responded to the EPC's questions.

Chair Capriles opened the floor for public testimony asking if anyone from the public wanted to speak.

**SPEAKING FROM THE FLOOR EXPRESSING CONCERNS AND/OR WITH
RECOMMENDATIONS:**

Patrick Moore
Sarah McDermott

The EPC deliberated this item.

MOTION - MS - Cox/ Capriles - That the EPC:

1. Recommend the City Council certify the Moffett Gateway Project Environmental Impact Report, Statement of Overriding considerations for a freeway segment traffic impact, and Mitigation Monitoring and Reporting Program.

2. Recommend that the City Council approve a General Plan Land Use Map Amendment for the properties located at 750 Moffett Boulevard from undesignated Caltrans Right-of-Way to Mixed-Use Corridor.

3. Recommend that the City Council approve a Zoning Map Amendment for the properties located at 750 Moffett Boulevard from A (Agriculture) and undesignated Caltrans ROW to P (Planned Community).

4. Recommend that the City Council approve a Planned Community Permit and Development Review Permit for a 255 room hotel, 200,000 square foot office building, and six level, above-grade, parking structure, and a Heritage Tree Removal Permit for the removal of 187 Heritage trees at 750 Moffett Boulevard.

**5. Recommend that the City Council approve a Vesting Preliminary Parcel Map for the creation of easements at 750 Moffett Boulevard.
Added condition of approval that the hotel as well as the office building are part of the TDM program. Carried by the following vote:**

Yes: 6 - Commissioner Baird, Commissioner Cox, Commissioner Kamei, Matichak, Chairperson Scarboro, and Commissioner Capriles

Absent: 1 - Vice Chair Hehmeyer

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

No commission/staff announcements, updates, requests, or committee reports were presented.

7. ADJOURNMENT

At 1:19 A.M. on September 8, 2016, Chair Capriles adjourned to the Regular Meeting of Wednesday, September 21, 2016, in City Hall, 500 Castro Street. Meeting date, time, and venue are subject to change. Please check online at www.mountainview.gov as an agenda will be posted the Friday prior to the EPC meeting.

Respectfully submitted,

Terry Blount
Assistant Community Development Director / Planning Manager