



City of Mountain View

Agenda

Environmental Planning Commission

Wednesday, October 7, 2015

7:00 PM

Council Chambers

1. CALL TO ORDER

2. ROLL CALL

EPC Members Cox, Fernandez, Matichak, Scarboro, Trontell, Vice Chair Capriles, and Chair Kamei

3. MINUTES APPROVAL

Approval of Minutes.

Recommendation: That the Environmental Planning Commission approve the following Minutes:

Attachments: [Item 3.1 - Minutes for Approval - March 18, 2015](#)
[Item 3.2 - Minutes for Approval - September 2, 2015](#)
[Item 3.3 - Minutes for Approval - September 16, 2015](#)

4. ORAL COMMUNICATIONS FROM THE PUBLIC

This portion of the meeting is reserved for persons wishing to address the Commission on any matter not on the agenda. Speakers are limited to three minutes. State law prohibits the Commission from acting on non-agenda items.

5. PUBLIC HEARING - DOWNTOWN PRECISE PLAN AREA J

Staff Report.

Recommendation: A. Provide a Recommendation to City Council on an Ordinance to Amend the P-19 (Downtown) Precise Plan to Remove Office as a Permitted Ground-Floor Use and Add Office as a Provisionally Permitted Ground-Floor Use in Area J.

Recommendation: That the Environmental Planning Commission (EPC) recommends that the City Council adopt:

An Ordinance to Amend the P-19 (Downtown) Precise Plan to Remove Office as a Permitted Use on the Ground-Floor and Add Office as a Provisionally Permitted use on the Ground-Floor in Area J, based on the attached Findings (Exhibit 1).

The proposed Precise Plan Amendment is not subject to the California Environmental Quality Act (CEQA) pursuant to Section 15060(c)(2) as it will not result in a direct or reasonably foreseeable indirect physical change in the environment and Section 15060(c)(3) as it is not a project as defined by CEQA per Section 15378.

B. Staff is also seeking input from the EPC on other potential text amendments regarding the restriction of bar and nightclub uses, the Parking In-Lieu Fee reduction for restaurants, and floor area ratio (FAR) limitations for single family homes within the Downtown Precise Plan. No final recommendation will be made by EPC. Staff will only receive EPC input on these topics.

Attachments:

[Staff Report](#)

[Exhibit 1](#)

[Exhibit 1a](#)

[Exhibit 2](#)

[Exhibit 3](#)

[Exhibit 4](#)

[Exhibit 5](#)

[Exhibit 6](#)

[Exhibit 7](#)

[Exhibit 8](#)

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

No action will be taken on any questions raised by the Commission at this time.

7. ADJOURNMENT

Adjourn to the Regular (Special) Meeting of Wednesday, October 21, 2015, 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.