



# City of Mountain View

## Agenda

### Environmental Planning Commission

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

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Wednesday, March 1, 2017

7:00 PM

Council Chambers

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**1. CALL TO ORDER**

**2. ROLL CALL**

**3. MINUTES APPROVAL - None.**

**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. STUDY SESSION**

**5.1 Study Session to Discuss a Proposed 240-Unit Apartment Project at 1696-1758 Villa Street.**

**Recommendation:** That the Environmental Planning Commission (EPC) provide input on a proposed General Plan Amendment, Zoning Map Amendment, Precise Plan Amendment, Development Review Permit, and Heritage Tree Removal Permit for a 240-unit apartment project at 1696-1758 Villa Street, and City Code amendments to allow an off-site 0.8-acre public park to be constructed over underground parking at an existing apartment complex at 660 Mariposa Avenue.

**Attachments:** [Staff Report](#)  
[Exhibit 1 - Project Plans](#)  
[Exhibit 2 - 660 Mariposa Avenue Park Plan](#)  
[Exhibit 3 - Area Map](#)

**6. PUBLIC HEARING**

**6.1 Accessory Dwelling Unit Regulations Update.**

**Recommendation:** That the Environmental Planning Commission (EPC) recommends that the City Council adopt a resolution recommending that the City Council adopt an ordinance repealing and replacing Article IV, Division 10 relating to Accessory Dwelling Unit; amending Chapter 36; and amendments of Article III, Division 2, Section 36.06.50; Article IV, Division 2; Article IV, Division 10; Article X, Division 3, Section 36.32.50; and Article XVII, Division 2, Sections 36.60.05 and 36.60.09 (Chapter 36 of the City Code) to achieve consistency with California Senate Bill 1069 (Weickowski) and Assembly Bill 2299 (Bloom) pertaining to the construction of Accessory Dwelling Units (Exhibit 1).

Attachments:      [Staff Report](#)  
[Exhibit 1 - Resolution](#)  
[Exhibit 2 - Current Companion Unit Regulations](#)  
[Exhibit 3 - Analysis of New Laws](#)  
[Exhibit 4 - Junior Accessory Dwelling Unit Ord.](#)

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

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

**8 ADJOURNMENT - The next Regular Meeting will be held on Wednesday, March 15, 2017, in City Hall, 500 Castro Street. Meeting date, time, and venue are subject to change. Please check online at [www.mountainview.gov](http://www.mountainview.gov) as an agenda will be posted the Friday prior to the EPC meeting.**

## **AGENDAS FOR BOARDS, COMMISSIONS, AND COMMITTEES**

### **SPECIAL NOTICE—Reference: Americans with Disabilities Act, 1990**

- Anyone who is planning to attend a meeting who is visually or hearing-impaired or has any disability that needs special assistance should call the Community Development Department at (650) 903-6306 48 hours in advance of the meeting to arrange for assistance. Upon request, in advance, by a person with a disability, agendas and writings distributed during the meeting that are public records will be made available in the appropriate alternative format. Also upon request, in advance, an assistive listening device can be made available for use during the meeting.

- The Board, Commission, or Committee may take action on any matter noticed herein in any manner deemed appropriate by the Board, Commission, or Committee. Their consideration of the matters noticed herein is not limited by the recommendations indicated herein.

SPECIAL NOTICE—Any writings or documents provided to a majority of the Environmental Planning Commission regarding any item on this agenda will be made available for public inspection in the Community Development Department, located at 500 Castro Street, during normal business hours and at the meeting location noted on the agenda during the meeting.

### **ADDRESSING THE BOARD, COMMISSION, OR COMMITTEE**

- Interested persons are entitled to speak on any item on the agenda and should make their interest known to the Chair.

- Anyone wishing to address the Board, Commission, or Committee on a nonagenda item may do so during the "Oral Communications" part of the agenda. Speakers are allowed to speak one time on any number of topics for up to three minutes.