



CITY OF MOUNTAIN VIEW

DOWNTOWN COMMITTEE

AGENDA

REGULAR MEETING – TUESDAY, MARCH 1, 2022
TELECONFERENCE – WITH NO PHYSICAL MEETING LOCATION
10:00 A.M. TO 11:30 A.M.

During this declared state of emergency, the meeting will be conducted in accordance with California Government Code § 54953(e) as authorized by resolution of the City Council. Please contact city.clerk@mountainview.gov to obtain a copy of the applicable resolution. All members of the Downtown Committee will participate in the meeting by video conference, with no physical meeting location. Members of the public wishing to comment on an item on the agenda may do so in the following ways:

1. Email comments to sabina.mora@mountainview.gov by 5:00 p.m. on Monday, February 28, 2022. Emails will be forwarded to the Downtown Committee. Please identify the Agenda Item number in the subject line of your email. All emails received will be entered into the record for the meeting.
2. Provide oral public comments during the meeting:
 - Online: You may join the meeting via Zoom Webinar at <https://mountainview.gov/meeting> and entering Webinar ID 868 1566 1859. You may be asked to enter an email address and a name. Your email address will not be disclosed to the public.

When the Chair announces the item on which you wish to speak, click the “raise hand” feature in Zoom. Speakers will be notified of their turn shortly before they are called on to speak.

- By phone: Dial: 669-900-9128 or 877-853-5257 (toll-free) and enter Webinar ID 868 1566 1859. When the Chair announces the item on which you wish to speak, dial *9. Phone participants will be called on by the last two digits of their phone number.

When called to speak, please limit your comments to the time allotted (up to three minutes, at the discretion of the Chair).

1. **CALL TO ORDER**

2. **ROLL CALL** – Committee members Erik Cormier, Raghav Gupta, Maria Lange, Kira Pascoe, Jamil Shaikh, Merry Yen, Vice Chair Pamela Baird, and Chair Mike Kasperzak.

3. **MINUTES APPROVAL**

Minutes for the February 1, 2022 meeting have been delivered to Committee members and copies posted on the City Hall bulletin board. If there are no corrections or additions, a motion is in order to approve these minutes.

4. **UPCOMING AGENDA TOPICS**

This portion of the agenda is reserved for identification of agenda items for future meetings.

5. **ORAL COMMUNICATIONS FROM THE PUBLIC**

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

6. **UNFINISHED BUSINESS**

6.1 **DOWNTOWN DEVELOPMENT UPDATES**

Staff will provide updates on downtown development projects.

6.2 **CASTRO STREET UPDATE**

Staff will provide an update on current planning related to Castro Street.

7. **NEW BUSINESS**

7.1 **PLANNING A JOINT MEETING WITH THE VISUAL ARTS COMMITTEE**

The Committee will discuss a joint meeting between the Downtown Committee and the Visual Arts Committee to discuss shared goals.

8. **COMMITTEE/STAFF COMMENTS, QUESTIONS, COMMITTEE REPORTS**

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

9. **ADJOURNMENT**

AGENDAS FOR BOARDS, COMMISSIONS, AND COMMITTEES

- The specific location of each meeting is noted on the notice and agenda for each meeting which is posted at least 72 hours in advance of the meeting. Special meetings may be called as necessary by the Committee Chair and noticed at least 24 hours in advance of the meeting.
- Questions and comments regarding the agenda may be directed to the Economic Development Division at 650-903-6535.
- Interested persons may review the agenda and staff reports at the Mountain View Library (585 Franklin Street) beginning the Monday evening before each regular meeting and at the Community Development Department, 500 Castro Street, First Floor, beginning the Monday morning before each meeting. Staff reports are also available during each meeting.
- **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 650-903-6379 48 hours in advance of the meeting to arrange for assistance. Upon request 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.
- 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 Downtown Committee 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.



MINUTES

REGULAR MEETING - TUESDAY, FEBRUARY 1, 2022
TELECONFERENCE – WITH NO PHYSICAL MEETING LOCATION
10:00 A.M.

1. **CALL TO ORDER**

The meeting was called to order at 10:03 a.m.

2. **ROLL CALL**

Present: Committee members Pamela Baird, Erik Cormier, Raghav Gupta, Maria Lange, Kira Pascoe (joined at 10:08 a.m.), Jamil Shaikh, Vice Chair Mike Kasperzak, and Chair Merry Yen (joined at 10:05 a.m.).

Absent: None.

Staff Present: John Lang, Economic Vitality Manager; Tiffany Chew, Business Development Specialist; and Krisha Penollar, Associate Planner.

3. **MINUTES APPROVAL**

The minutes of the December 7, 2021 meeting were distributed prior to the meeting and approved as distributed.

Motion – M/S Kasperzak/Lange – Carried 8-0 – To approve the minutes of the December 7, 2021 meeting.

4. **UPCOMING AGENDA TOPICS**

- Information on music on Castro Street.
- Joint meeting with the VAC regarding art and downtown.
- Addressing downtown vacant storefronts.

5. ORAL COMMUNICATIONS FROM THE PUBLIC

Karen Gamow sent an email regarding downtown on January 31, 2022 at 12:22 p.m. (attached to the meeting minutes).

6. UNFINISHED BUSINESS

6.1 DOWNTOWN DEVELOPMENT UPDATE

Planning Division staff provided an update on downtown development projects.

No action taken.

6.2 CASTRO STREET CLOSURE UPDATE STRATEGY UPDATE

Economic Development Division staff provided an update on the Castro Street Pedestrian Mall Feasibility Study being undertaken by Gehl, the City's project consultant. The Committee discussed things for consideration relating to temporarily activating the mall area along with a need to better understand the community engagement schedule.

Public comment: A member of the public asked if there was consideration to close Villa Street as part of the Castro Street Pedestrian Mall closure.

No action taken.

7. NEW BUSINESS

7.1 DOWNTOWN AMBASSADOR PILOT PROGRAM

Economic Development Division staff provided an overview of the pilot program, including the role of the ambassadors, the positive impact on reducing crime, and perceptions in downtown from the program. Committee members Shaikh, Baird, and Lange shared their observations with the rest of the Committee regarding their experience volunteering.

No action taken.

7.2 DOWNTOWN VACANCY UPDATE

Economic Development Division staff provided an update on short-term and long-term efforts associated with the growing building vacancy issues occurring primarily in downtown. Short-term solutions that will be

undertaken include a planned Broker Breakfast, a presentation to the Downtown Committee from Greensfelder Commercial Real Estate, and continued collaboration with the Downtown Association/Mountain View Chamber of Commerce on activating storefront windows. Long-term solutions will be identified through the forthcoming Economic Vitality Strategy as directed by the City Council. Committee members asked about lessons learned from other communities regarding filling vacant storefronts.

No action taken.

7.3 ITEM TAKEN OUT OF ORDER (BEFORE 7.2); ELECTION OF CHAIR AND VICE CHAIR

Chair Yen nominated Vice Chair Kasperzak for role as Chair for 2022.

Motion – M/S Yen/Shaiikh – Carried 8-0 – Approved Mike Kasperzak as new Chair for 2022.

Committee member Yen nominated Pamela Baird for role as Vice Chair for 2022.

Motion – M/S Yen/Kasperzak – Carried 7-0-1; Baird abstained – Approved Pamela Baird as new Vice Chair for 2022.

8. COMMITTEE/STAFF COMMENTS, QUESTIONS, COMMITTEE REPORTS

Committee members requested information on recent news pertaining to Americans with Disabilities Act (ADA) lawsuits. Economic Development Division staff provided information and clarification on ADA lawsuits as well as referenced materials related to the ADA located on the Chamber of Commerce website for small businesses.

9. ADJOURNMENT

The meeting was adjourned at 11:53 a.m.

SM/1/CDD
805-02-01-22mn

From: [Mora, Sabina](#)
To: [Merry Yen, Chair](#); [Mike Kasperzak](#); [Raghav Gupta](#); [Erik Cormier](#); [Jamil Shaikh](#); [Pam Baird](#); kira@chambermv.org; [Maria Lange](#)
Cc: [Lang, John](#); [Chew, Tiffany](#); [Penollar, Krisha](#)
Subject: Fw: for 2/1 Downtown Committee meeting - from Karen Gamow, East West Bookshop
Date: Monday, January 31, 2022 1:00:06 PM

Downtown Committee, please see below public comment submitted via email prior to tomorrow's Downtown Committee meeting. The email will be saved as part of the meeting files.

-Sabina

From: Karen G <karen.gamow@gmail.com>
Sent: Monday, January 31, 2022 12:12 PM
To: Mora, Sabina <Sabina.Mora@mountainview.gov>
Subject: for 2/1 Downtown Committee meeting - from Karen Gamow, East West Bookshop

CAUTION: EXTERNAL EMAIL - Ensure you trust this email before clicking on any links or attachments.

Hi Sabina! Sorry not to be able to attend this meeting in person tomorrow. I'll be working then. Just wanted to drop a short note to the members.

--

for 2/1 Downtown Committee meeting - from Karen Gamow, East West Bookshop

Downtown foot traffic

Just wanted to report how busy and active the downtown has been. We had the best year probably in our store's history in 2021. Very grateful for the street being pedestrian-only. Has created a very festive atmosphere downtown.

In the last couple of months, we're seeing a shift in customer traffic that may be also experienced by others. Weekends are very strong throughout the day and eve, and the street is full of happy people strolling.

Weekdays we are seeing fewer customers in the store than we were seeing last year, until about 3pm when it picks up -- and remains busy till our close around 10 or 10:30. We're not seeing many people out at lunchtime on the street -- seems to be more over dinner. It's possible that the high car traffic you were noticing during the middle of the day is lower again. And it may not resume again until more people are back physically at

work.

re: pending parking fees that may be implemented downtown -- I'm hoping they can be postponed as long as possible. I would guess they are much less needed than last year's study indicated, just from our own experience.

Closures

You'll hear that Boutique 4 has just closed. Opal is also for lease now. So there are about 4-5 empty storefronts along that part of the 200 block - almost all in a row. I haven't counted lately, but it's about 16 empty storefronts in the 100 to 300 blocks of Castro now.

Boutique 4 struggled through covid, but the last straw was an ADA lawsuit, which many, many stores in Mountain View were hit with, including East West. They couldn't afford the cost to settle or make the upgrades. The ADA suits are all by the same plaintiff and lawyer who sues small stores throughout CA. We hear that the lawyer is on trial for tax fraud, but the plaintiff is a lawyer himself, and will find someone else to work with. East West's cost for settling will be \$20,000, plus about \$10,000 in store upgrades. We have many handicapped customers who say they have never had any trouble in our store. No complaints, ever.

But we also learned that the ADA laws are so detailed that everyone is always in violation of them (no kidding!), and it's very easy to win a case. As we walked along the downtown Saturday, I saw that the entrance to every store was in violation of ADA requirements. So someone can easily just sue and potentially close down much of the street. Even for our wide entrance, we are required to install handicapped access front doors (that open with a button), even though 100% of the time we are open, both of our front doors are open and easily accommodate even a very large motorized wheelchair. I don't know if there is anything we can do with state or Congressional reps. I saw the City hired a lobbyist. This would be a great thing for them to mention. I believe hundreds of Mountain View businesses were served with lawsuits in a single day last month. Very few businesses can survive one of these, especially now.

Homelessness increasing on Castro

Partly because there are so many empty storefronts, and perhaps other reasons, we are seeing more homeless people sleeping on the street overnight, and sitting on the street with their belongings during the day. All appear to be mentally unwell. We've been in touch with Mountain View Police about what to do, as homeless activity on the street has increased significantly over last year. There were 3 homeless people sitting on the sidewalk within a block of East West on Saturday at 3pm. Sometimes they

are drinking or on drugs, and disturbing the public with shouting, and if so, the police and come and move them. But we see the same people again; they come back quickly. We have compassion for the homeless people (David often lets a few in to use our bathroom and clean up), but there is the desire also to keep Castro Street visitor-friendly. Appreciate if there are any ideas what can be done.

There is also increasingly begging for money from others who are not homeless, sitting with small children. And there is sometimes music by folks who don't have a permit. All of this is hard for the police to manage. I don't know if the City has a mental health team that comes out to help with these sorts of things, but perhaps that's something that would move the issue off the police's plate, to folks who might have more ways to approach the situation. If so, let us know how to be in touch with them.

I called the Police yesterday and they shared this info, which I'll pass on to the other businesses downtown via the Chamber of Commerce:

Mountain View Police - how to deal with homeless:

- Please always call **(650) 903-6395** and let the City know.
- The City will send police or others out to assess and see if they can move them along, to get them off the street.
- If they are sleeping or not disturbing others, there's not much the City can do, legally, but they can try and get them to relocate away from the downtown. Probably won't last long, as people will gravitate back.
- If they are causing a disturbance at all (noise, drugs, threatening in any way, etc), then the City can do more, legally, to move them out of the area. But we are seeing those people coming back again.
- There is no available shelter right now - long wait list.
- There is a lot of litigation in CA now that has resolved in favor of allowing homeless people to sleep overnight in any public places. People can't be moved, unfortunately, except in the daytime.

We love being part of downtown Mountain View. Thank you guys for working together to help make small improvements along the way. That's the best any of us can do!

Warmly,
Karen Gamow

P.S. I work with East West Bookshop (my husband, David, is the manager), but these comments are also mostly general, from the perspective of a resident who loves strolling the downtown area.

**MEMORANDUM**

Community Development Department

DATE: March 1, 2022

TO: Downtown Committee

FROM: Krisha Penollar, Associate Planner

SUBJECT: March 2022 Downtown Development Update

NEW CONSTRUCTION – RESIDENTIAL

1. **231-235 Hope Street (Maston Architects):** Three stories, nine units.

Applicant: Maston Architects

- The City Council approved the project on June 16, 2015. The project entitlement expired.
- New application for the same project was filed in June 2019.
- The City Council approved the project on December 10, 2019.
- Under construction.

2. ~~325 Franklin Street (DaRosa Associates): 15-unit condominium.~~

~~**Applicant:** DaRosa Architects~~

- ~~• Approved by the City Council on December 8, 2020.~~
- ~~• Proposes a 15-unit condominium project to replace 13 apartment units.~~

3. **864 Hope Street (Acadia Architecture):** Two to three stories, three detached condominium units.

Applicant: Christina Liu

- Approved by the Zoning Administrator on November 14, 2018.
- Under construction.

NEW CONSTRUCTION – MIXED-USE

4. **Hope Street Lots:** Four to five stories, 180 hotel rooms, 53,000 square foot office and commercial spaces.

Applicant: The Robert Green Company

- The City Council approved the project on November 27, 2018.
- Building permits under review.
- Approved by the Zoning Administrator for a one-year permit extension on October 27, 2021.

5. **676 West Dana Street (Maston Architects):** Four stories, two levels of underground parking, ground-floor retail and office spaces, and seven residential units on Floors 2 through 4.

Applicant: Maston Architects

- Approved by the City Council on December 8, 2020.

6. **Lot 12:** Five stories, ground-floor commercial space, and 120 affordable units.

Applicant: Related/Alta Housing

- Under review. Formal application submitted January 25, 2022.
- Authorized to submit a formal application by the City Council on August 24, 2021.

NEW CONSTRUCTION – COMMERCIAL

7. **701 West Evelyn Avenue:** Four stories, 28,090 square foot office space and 6,841 square foot ground-floor commercial space (Subway Restaurant, Depot Garage, etc.).

Applicant: Tim McEnery, Marwood

- The City Council approved the project on November 18, 2019, but also expressed interest in alternative parking agreements with the developer, which may include more parking funding or construction of a parking garage on Lot 5.

8. **705 West Dana Street:** Three stories, two levels of underground parking, ground-floor retail space, and upper-floor office space.

Applicant: Lund Smith, Hope Dana LP

- Under review.

9. **756 California Street:** Three stories, 7,664 square foot office building with ground-floor medical office.

Applicant: 756 California LLC

- Under review.
- Approved by City Council on February 22, 2022.

10. **747 Dana Street (Kenneth Rodrigues and Partners, Inc.):** Three-story, 8,552 square foot building with ground-floor retail space.

Applicant: Ken Rodrigues, Kenneth Rodrigues and Partners, Inc.

- Approved by City Council hearing on December 14, 2021. Building permit plans pending.

11. **590 Castro Street (The Sobrato Organization):** Four-story, 106,000 square foot office building with a public plaza (Wells Fargo).

Applicant: Tim Steele, The Sobrato Organization

- Under review. Recommended for approval at the Administrative Zoning hearing on February 23, 2022. Scheduled for a City Council hearing.

FACADE IMPROVEMENTS AND NEW TENANTS

12. **444 Castro Street:** Provisional Use Permit for Cyclebar.

Applicant: Jihan Bayyari, Cyclebar

- Approved by the Zoning Administrator on February 12, 2020.
- Building permit plans under review.

13. **312 Castro Street:** Provisional Use Permit for Orange Theory.

Applicant: Terri Dickerhoff, CRG Development

- Approved by the Zoning Administrator on May 13, 2020.
- Under construction.

14. **298 Castro Street:** Provisional Use Permit for a new restaurant (Nick the Greek).

Applicant: Glenn Cunningham, Glenn Bull's Eye Cadd

- Approved by the Zoning Administrator on December 9, 2020.
- Building plans under review.

15. **954 Villa Street:** Provisional Use Permit to allow an office use to replace an existing restaurant use (Tied House).

Applicant: Maston Architect

- Approved by the Zoning Administrator June 9, 2021.
- Building plans under review.

16. **301 Castro Street:** Provisional use permit to allow a coffee bar at a new retail tenant (Bloomsiving).

Applicant: Ken Rodrigues, Kenneth Rodrigues & Partners, Inc.

- Approved by the Zoning Administrator on January 26, 2022.
- Under construction.

17. **682 Villa Street:** Provisional Use Permit to convert an existing multi-tenant commercial building with office and medical uses into a single-tenant administrative office building.

Applicant: Lund Smith, Hope Villa LP

- Building plans under review.

18. **105 Hope Street:** Provisional Use Permit to convert an existing multi-tenant commercial building with office and medical uses into a single-tenant administrative office building.

Applicant: Lund Smith, Hope Evelyn LP

- Building plans under review.

19. **220 Castro Street:** New restaurant tenant (Ume).

Applicant: No information.

- Sign permits under review.

20. **975 West Dana Street:** New restaurant tenant (Koko Brunch).

Applicant: No information.

- Building permit plans under review.

20. **702 Villa Street:** New restaurant tenant (Seasons Noodles and Dumplings Garden).

Applicant: No information.

- Building permit plans under review.

CITY PROJECTS

21. **Downtown Precise Plan Update:** On December 3, 2019, the City Council approved the consultant scope of work for the Downtown Precise Plan Phase 1 update. The update is limited to three areas of the Precise Plan: Areas A, G, and H. At the June 8, 2021 City Council Study Session, staff was directed to focus on the following key elements:

- Update the City's Historic Preservation Ordinance.

- Disallow administrative and research and development office use on the ground floor of Area H fronting Castro Street and the side streets one block off Area H.
 - Update the standards and guidelines of Areas A, G, and H to be objective, purposeful, and ensure development respects the existing character of downtown.
 - Conduct an economic development feasibility analysis.
 - Final action public hearings expected mid-2022.
22. **Sidewalk Café License:** The City Council waived Sidewalk Café payments for Fiscal Year 2022-23.
23. **Downtown Parking Strategy:** In September 2020, the Economic Development Division began work with Nelson\Nygaard on the Downtown Parking Strategy in conjunction with the Planning Division. The project will take a comprehensive look at parking in downtown, reviewing data of parking utilization, existing and projected land uses, existing parking-related programs and planned improvements, parking operations, and input from stakeholders to develop a package of implementation strategies for parking in downtown.
- Adopted by the City Council in November 2021.
24. **Downtown Parking Structure:** On August 24, 2021, the City Council directed staff to start studying a new parking structure on Lot 5 and to pursue additional developer partnerships to help fund the project.

KP/SM/1/CDD

805-03-01-22M