



Lisa Matchak, Mayor  
Margaret Abe-Koga, Vice Mayor  
Christopher R. Clark, Councilmember  
Alison Hicks, Councilmember  
Ellen Kamei, Councilmember  
John McAlister, Councilmember  
Lucas Ramirez, Councilmember

Daniel H. Rich, City Manager  
Jannie L. Quinn, City Attorney  
Lisa Natusch, City Clerk

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May 23, 2019

Council Chambers, 500 Castro St., Mountain View, CA 94041

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## **SPECIAL MEETING OF SHORELINE REGIONAL PARK COMMUNITY**

### **5:30 P.M.-SPECIAL MEETING**

#### **1. CALL TO ORDER**

President Matchak called the meeting to order at 5:32 p.m.

#### **3. ROLL CALL**

Present: 7 - Boardmember Clark, Boardmember Hicks, Boardmember Kamei, Boardmember McAlister, Boardmember Ramirez, Vice President Abe-Koga, President Matchak

Boardmember Clark arrived at 5:38 p.m.

#### **4. ORAL COMMUNICATIONS FROM THE PUBLIC ON NONAGENDIZED ITEMS**

Jane Horton spoke in support of safe parking for vehicle dwellers.

#### **5. PUBLIC HEARING**

##### **5.1 Adopt Resolutions of Necessity and Authorize the Initiation of Eminent Domain Proceedings**

Real Property Program Administrator Dennis Drennan presented the staff report. Public Works Director Mike Fuller provided additional information.

Public Comment opened at 5:45 p.m.

The following members of the public spoke:  
Joel Dean, and displayed photos and a video  
Unidentified man, Chevron Corporation, submitted written materials  
Alex Brown

Public Comment closed at 5:49 p.m.

MOTION - M/S - McAlister/Kamei - To:

1. Adopt Resolution No. 18332 to Determine the Necessity to Acquire a Portion of Property Located at 790 Shoreline Boulevard (APN 150-31-002) by Eminent Domain for the Construction of the Shoreline Boulevard Reversible Bus Lane Project; to Authorize Commencement of Litigation to Acquire Property by Eminent Domain; and to Seek an Order of Possession (Code of Civil Procedure Section 1245.220), read in title only, further reading waived.
2. Adopt Resolution No. 18333 to Determine the Necessity to Acquire a Portion of Property Located at 807 Shoreline Boulevard (APN 153-16-001) by Eminent Domain for the Construction of the Shoreline Boulevard Reversible Bus Lane Project; to Authorize Commencement of Litigation to Acquire Property by Eminent Domain; and to Seek an Order of Possession (Code of Civil Procedure Section 1245.220), read in title only, further reading waived.
3. Adopt Resolution No. 18334 to Determine the Necessity to Acquire a Portion of Property Located at 808 Shoreline Boulevard (APN 153-14-002) by Eminent Domain for the Construction of the Shoreline Boulevard Reversible Bus Lane Project; to Authorize Commencement of Litigation to Acquire Property by Eminent Domain; and to Seek an Order of Possession (Code of Civil Procedure Section 1245.220), read in title only, further reading waived.
4. Adopt Resolution No. 18335 to Determine the Necessity to Acquire a Portion of Property Located at 883 Shoreline Boulevard Common Area (APN 153-16-021 through 153-16-044) by Eminent Domain for the Construction of the Shoreline Boulevard Reversible Bus Lane Project; to Authorize Commencement of Litigation to Acquire Property by Eminent Domain; and to Seek an Order of Possession (Code of Civil Procedure Section 1245.220), read in title only, further reading waived.
5. Adopt Resolution No. 18336 to Determine the Necessity to Acquire a Portion of Property Located at 917/943 Shoreline Boulevard (APN 153-16-045) by Eminent Domain for the Construction of the Shoreline Boulevard Reversible Bus Lane Project; to Authorize Commencement of Litigation to Acquire Property by Eminent Domain; and to Seek an Order of Possession (Code of Civil Procedure Section 1245.220), read in title only, further reading waived.
6. Authorize the Counsel to take all steps necessary to commence legal proceedings in a court of competent jurisdiction to acquire the portions of the properties described herein by eminent domain, if necessary, and petition the court for immediate Order of Possession.

The motion carried by the following vote:

Yes: 7 - Boardmember Clark, Boardmember Hicks, Boardmember Kamei, Boardmember McAlister, Boardmember Ramirez, Vice President Abe-Koga, President Matichak

## 6. UNFINISHED BUSINESS

**6.1 Consider Adoption of Amendments to the Cannabis Regulations**

Senior Planner Clarissa Burke presented the staff report. Police Sergeant Wahed Magee, Counsel Jannie Quinn, Community Manager Dan Rich and Senior Assistant Counsel Krishan Chopra provided additional information.

Public Comment opened at 6:14 p.m.

The following members of the public spoke:

Hafsa Mirza, on behalf of two others present

Pingkan Fok

Francisco Ochoa

Hilario Saldivar

Alex Nunez

Unidentified woman

Unidentified woman

Tony

Karim Hyder

Jane Horton

Jane Hu, on behalf of eight others present

David Dai

Yu Gam

Dona Lee

Qingyu Zhang

Yinghua Zhao

Unidentified woman

Amy Zhu

Li Li Yu

Yijun Zhou

Eddy

Huey-Ming Hsu

Fi Weng

Qichun Ye

Carol Lin

Anthea Chung

Shupang Wang

Tracy Yuan

Henry Manayan, on behalf of Nourish Mountain View and Castro Care Center

Justin Matser

Kathy Zeng

Jessica Tang

Grace Gao

Rachel Tan

Lenny Siegel, former Mayor and Councilmember  
Doris Wang  
Xiaomeng Wu  
Vincent, Sylvan Learning Center, on behalf of five others present  
Yaohua Li  
Ray Zhang  
Qian Ding  
Unidentified man  
Meghan Fraley  
Qing Wang  
Tom Lin  
Jianteng Yang  
Brett Chen  
Huayi Li  
Wei Xiong  
Julie Huang  
Dan Cheng  
Cindy Cyu  
Diana  
Jennifer Stohfus, on behalf of six others present  
Bo Wu  
Hongxia Chen  
Zhang Jing  
Erin Zhang  
Jack  
David Wang  
Chunhui Li  
Richard Liu  
Sean Kali-Rai

Board recessed at 8:04 p.m.

Board reconvened at 8:13 p.m. with all Boardmembers present.

Following the recess, speaker Sean Kali-Rai responded to additional Board questions. Board then proceeded with the remaining speakers:

Matthew Mahaffey  
Julia Tam  
Unidentified woman  
Fanyi Zhao, on behalf of five others present, and submitted written materials  
Chen Wang, on behalf of five others present  
Tracie Huay  
David Gao  
Feng Wang  
Leah Wang

Chen Yang  
Lei Chang, on behalf of six others present  
TooToo Thomson

Public Comment closed at 8:47 p.m.

Boardmember Ramirez stated he has a leasehold interest in an apartment in the San Antonio Precise Plan Area, recused himself, and left the room.

MOTION - M/S - Kamei/Abe-Koga - To:

Adopt Resolution No. 18337 Amending the P-40 (San Antonio) Precise Plan to Prohibit Cannabis Businesses within the San Antonio Precise Plan Boundaries, read in title only, further reading waived.

The motion carried by the following vote:

Yes: 6 - Boardmember Clark, Boardmember Hicks, Boardmember Kamei, Boardmember McAlister, Vice President Abe-Koga, President Matichak

Recused: 1 - Boardmember Ramirez

At 8:59 p.m., Boardmember Ramirez returned to the room and took his seat at the dais.

Vice President Abe-Koga stated she owns real property in the downtown area, recused herself, and left the room.

Boardmember Hicks stated she owns real property in the downtown area, recused herself, and left the room.

MOTION - M/S - Clark/McAlister - To:

Introduce an Ordinance Amending Article IX, Division 21, to Limit Storefront Retail Businesses to a Maximum of One in the P-19 (Downtown) Precise Plan Boundaries (Chapter 36 of the City Code), read in title only, further reading waived, and set a second reading for June 11, 2019.

SUBSTITUTE MOTION: M/S - Matichak/Kamei - To limit the cannabis businesses in the city to delivery only.

At 9:20 p.m., Vice President Abe-Koga and Boardmember Hicks returned to the room and took their seats at the dais.

FRIENDLY AMENDMENTS: Boardmember Ramirez offered friendly amendments to allow all Phase 1 applicants to find new sites, to retain the current buffers, and to retain the number of cannabis businesses at four.

Following discussion, President Matichak accepted the friendly amendments with a modification to set the number of cannabis businesses at three and to allow all Phase 1 applicants to reapply. Boardmember Kamei accepted the friendly amendments.

AMENDMENT: Boardmember Clark moved to amend the motion to reduce the total number of cannabis businesses in the city to three: two nonstorefront and one storefront, with the school buffer for the storefront business increased to 1,000 feet and the day care center buffer increased to 600 feet.

The motion to amend died due to lack of a second.

The substitute motion as amended by friendly amendment and following Board discussion:

M/S - Matichak/Kamei - To:

Limit the cannabis businesses in the city to delivery only; limit the maximum number of cannabis businesses in the city to three; retain the current buffers for schools and day care centers; a 600 foot buffer between businesses; allow the four eligible applicants to reapply, and give priority to the other eligible applicants.

The substitute motion carried by the following vote:

Yes: 7 - Boardmember Clark, Boardmember Hicks, Boardmember Kamei, Boardmember McAlister, Boardmember Ramirez, Vice President Abe-Koga, President Matichak

Board recessed at 10:12 p.m. to allow staff to draft ordinance language following the Board action.

Board reconvened at 10:20 p.m. with all Boardmembers present.

MOTION - M/S - Matichak/Kamei - To:

1. Introduce an Ordinance Amending Cannabis Regulations in Article IX, Division 21 of Chapter 36, to Prohibit Storefront Retail Cannabis Businesses within the City, Maintain Existing Sensitive Use Buffers, Establish a Minimum Distance of 600 feet between Cannabis Businesses, and Establish a Maximum Number of Nonstorefront Cannabis Businesses to Three (3) in the City, to be read in title only, further reading waived, and set a second reading for June 11, 2019.
2. Direct staff to give priority to the eligible nonstorefront retail business, followed by applications that have been deemed eligible.
3. Direct staff to return with any other amendments deemed necessary to consistently implement these amendments.

Counsel Quinn referred to Attachment 2 to the staff report and stated the ordinance language changes are as follows: at the bottom of page 1, under a., "The Zoning Text Amendments are

consistent with the General Plan because prohibiting storefront retail cannabis businesses in the city furthers the the policy of minimizing conflicts between different land uses (Policy LUD 3.4);" in b," The Zoning Text Amendments will not be detrimental to the public interest, health, safety, convenience, or welfare of the City because the adoption of these amendments are consistent with Proposition 64 and State law regarding cannabis;" in Section 36.30.55.b., "Maximum Number. A maximum of three (3) cannabis businesses consisting of three (3) nonstorefront retail cannabis businesses shall be allowed within the city at any given time;" in Section 36.30.60a., "Allowable Activity," strike out "1. Cannabis business, storefront retail" and replace it with "1. Cannabis business, nonstorefront retail," which changes the numbering of a.3 to a.2; no change to the buffers; strike out the proposed e.2 and change it to, "A nonstorefront retail cannabis business shall not be permitted within six hundred (600) feet of any other nonstorefront retail cannabis business. The distance shall be measured in a straight line from the closest property line of one parcel or property containing a nonstorefront retail cannabis business to the closest property line of the other parcel or property containing a nonstorefront retail cannabis business;" repeal Section 36.30.70; in Section 36.30.85a.3(a), "After the lottery has taken place, the first three (3) applications on the qualified cannabis business list shall be authorized to submit planning applications," and the addition of a new letter b, "If the three nonstorefront retail cannabis businesses authorized to submit planning applications conflict with the concentration of business criteria, the business ranked higher on the qualified business list shall be authorized to submit. The second business ranked on the qualified cannabis business list shall not be authorized to submit until the intial application is denied or withdrawn. The first business on the qualified cannabis business list not in conflict with the initial authorized business shall be authorized to submit an application." Counsel Quinn stated the remainder of the "Planning Application" section will be renumbered alphabetically.

Senior Assistant Counsel Krishan Chopra stated necessary amendments to precise plans will come back to the Board for approval with the second reading of the ordinance.

The motion carried by the following vote:

Yes: 7 - Boardmember Clark, Boardmember Hicks, Boardmember Kamei, Boardmember McAlister, Boardmember Ramirez, Vice President Abe-Koga, President Matichak

**8. ADJOURNMENT - At 10:38 p.m., President Matichak adjourned the meeting.**

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LISA NATUSCH  
SECRETARY