



Alison Hicks, Mayor  
Pat Showalter, Vice Mayor  
Margaret Abe-Koga, Councilmember  
Ellen Kamei, Councilmember  
Lisa Matichak, Councilmember  
Lucas Ramirez, Councilmember  
Emily Ann Ramos, Councilmember

Kimbra McCarthy, City Manager  
Jennifer Logue, City Attorney  
Heather Glaser, City Clerk

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Council Chambers and Video Conference, 500 Castro  
St., Mountain View, CA 94041

5:00 PM

Tuesday, November 7, 2023

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## SPECIAL MEETING

This meeting is being conducted with a virtual component. Anyone wishing to address the Council virtually may join the meeting online at: <https://mountainview.zoom.us/j/84351267142> or by dialing (669) 900-9128 and entering Webinar ID: 843 5126 7142. When the Mayor announces the item on which you wish to speak, click the “raise hand” feature in Zoom or dial \*9 on your phone. When the Mayor calls your name to provide public comment, if you are participating via phone, please press \*6 to unmute yourself.

### 5:00 P.M.-STUDY SESSION

#### 1. CALL TO ORDER

#### 2. ROLL CALL

#### 3. STUDY SESSION

##### 3.1 Downtown Precise Plan Comprehensive Update, Scope of Work, and Determination of Temporary Office Cap

**Recommendation(s):** Introduce the Downtown Precise Plan Comprehensive Update to the City Council and receive direction on the potential scope of work and key topics for the project and on the related temporary office cap.

**Attachment(s):** [Study Session Memo](#)  
[ATT 1 - Downtown Precise Plan](#)  
[ATT 2 - Council Priority Work Plan FY 23-25](#)  
[ATT 3 - Pre-Project Outreach Summary](#)

### 6:30 P.M.-REGULAR SESSION

#### 1. CALL TO ORDER

#### 2. PLEDGE OF ALLEGIANCE

### 3. ROLL CALL

### 4. CONSENT CALENDAR

These items will be approved by one motion unless any member of the Council or audience wishes to remove an item for discussion. The reading of the full text of ordinances and resolutions will be waived unless a Councilmember requests otherwise.

#### 4.1 Approve Minutes

**Recommendation(s):** Approve City Council meeting minutes of January 30, 2023.

**Attachment(s):** [01-30-23 Council Minutes](#)

#### 4.2 Appoint Environmental Planning Commission Members and Rental Housing Committee Member

**Recommendation(s):** Adopt a Resolution of the City Council of the City of Mountain View Reappointing Alex Nuñez and Appointing Paul Donahue to the Environmental Planning Commission and Appointing Alex Brown to the Rental Housing Committee, to be read in title only, further reading waived (Attachment 1 to the Council report).

**Attachment(s):** [Council Report](#)  
[ATT 1 - Resolution](#)

#### 4.3 Fiscal Year 2022-23 Annual Compliance Report for Development Impact Fees and Capacity Charges; and Informational Reporting of Park Land Dedication Fees

**Recommendation(s):** Make available to the public the Fiscal Year 2022-23 Annual Compliance Report for Development Impact Fees and Capacity Charges; and Informational Reporting of Park Land Dedication Fees, and place the reports on the agenda for the December 5, 2023 Council Meeting.

**Attachment(s):** [Council Report](#)  
[ATT 1 - FY 22-23 Annual Compliance Report for Development Impact Fees](#)  
[ATT 2 - FY 22-23 Annual Compliance Report for Capacity Charges](#)  
[ATT 3 - FY 22-23 Informational Reporting of Park Land Dedication Fees](#)

#### 4.4 Designate a Voting Delegate for the 2023 National League of Cities City Summit

**Recommendation(s):** Designate Councilmember Lisa Matichak as the voting delegate for the Annual Business meeting at the 2023 National League of Cities City Summit.

**Attachment(s):** [Council Report](#)  
[ATT 1 - Voting Delegate Form](#)

#### 4.5 2022 Local Government Operations Greenhouse Gas Emissions Inventory

**Recommendation(s):** Accept the 2022 Local Government Operations Greenhouse Gas Emissions Inventory.

**Attachment(s):** [Council Report](#)

**4.6 Amend Professional Services Agreement for Compensation Study and Ongoing Support Services**

**Recommendation(s):** Authorize the City Manager or designee to execute an amendment to a professional services agreement with Gallagher Benefit Services for compensation study and ongoing support services for a cumulative total not-to-exceed amount of \$125,000.

**Attachment(s):** [Council Report](#)

**4.7 2024 City Council Meeting Schedule**

**Recommendation(s):** Approve the 2024 City Council meeting schedule.

**Attachment(s):** [Council Report](#)

**5. ORAL COMMUNICATIONS FROM THE PUBLIC ON NONAGENDIZED ITEMS**

This portion of the meeting is reserved for persons wishing to address the Council on any matter not on the agenda. Speakers are allowed to speak on any topic within the City Council's subject matter jurisdiction for up to three minutes during this section. If there appears to be a large number of speakers, speaking time may be reduced to no less than 1.5 minutes. State law prohibits the Council from acting on nonagenda items.

**6. PUBLIC HEARING**

**6.1 701-747 West Evelyn Avenue Project and Development Agreement (Marwood)**

- Recommendation(s):**
1. Find the project to be exempt from review under the California Environmental Quality Act (CEQA), pursuant to CEQA Guidelines Section 15332 (In-Fill Development Projects).
  2. Adopt a Resolution of the City Council of the City of Mountain View Approving a Modification to a Previously Approved Planned Community Permit and Development Review Permit to Construct a Four-Story Commercial Building Containing 28,090 Square Feet of Office and 6,500 Square Feet of Retail with a Rooftop Terrace and No Parking on a 0.26-Acre Site Located at 701-747 West Evelyn Avenue; and a Heritage Tree Removal Permit to Remove Two Heritage Trees on the Adjacent City Parking Lot 4, to be read in title only, further reading waived (Attachment 1 to the Council report).
  3. Adopt a Resolution of the City Council of the City of Mountain View Approving a Preliminary Parcel Map to Combine Two Lots into One 0.26-Acre Lot at 701-747 West Evelyn Avenue, to be read in title only, further reading waived (Attachment 2 to the Council report).
  4. Introduce an Ordinance of the City of Mountain View Approving a Development Agreement Between the City of Mountain View and C-M Evelyn Station, LLC, for the 701 -747 West Evelyn Avenue Commercial Project, to be read in title only, further reading

waived, and set a second reading for December 12, 2023 (Attachment 3 to the Council report).

**Attachment(s):** [Council Report](#)

[ATT 1 - Project Resolution](#)

[ATT 2 - Preliminary Parcel Map Resolution](#)

[ATT 3 - Development Agreement Ordinance](#)

[ATT 4 - Project Plans](#)

[ATT 5 - 701 to 747 West Evelyn Avenue Council Meeting, 11-18-19](#)

[ATT 6 - Downtown Parking Garage Framework Council Meeting, 8-24-21](#)

[ATT 7 - Public Comment](#)

[ATT 8 - Zoning Administrator/Subdivision Committee Report, 10-11-23](#)

**7. COUNCIL, STAFF/COMMITTEE REPORTS**

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

**8. CLOSED SESSION REPORT**

**9. ADJOURNMENT**

## NOTICE TO THE PUBLIC:

There is a 90-day limit for the filing of a challenge in Superior Court to certain City administrative decisions and orders which require a hearing by law, the receipt of evidence and the exercise of discretion. The 90-day limit begins on the date the decision is final (Code of Civil Procedure Section 1094.6). Further, if you challenge an action taken by the City Council in court, you may be limited, by California law, including but not limited to Government Code Section 65009, to raising only those issues you or someone else raised in the public hearing, or in written correspondence delivered to the City Council prior to or at the public hearing. The City Council may be requested to reconsider a decision if the request is made prior to the next City Council meeting.

The agenda, reports, and any writings or documents provided to a majority of the City Council regarding any item on this agenda are posted at <https://mountainview.legistar.com> under the meeting details for the date of this meeting. The agenda may also be viewed at City Hall, 500 Castro Street, the City Clerk's Office, 500 Castro Street, Third Floor and at the Mountain View Library, 585 Franklin Street, beginning the Friday morning prior to Tuesday City Council meetings. Printed copies of the agenda, reports, and any writings or documents already provided to a majority of the City Council regarding any item on this agenda may be requested at the City Clerk's Office during normal business hours.

The Council may consider and act on items listed on the agenda in any order and thus those interested in an item listed on the agenda are advised to be present throughout the meeting. The reading of the full text of ordinances and resolutions will be waived unless a Councilmember requests otherwise. Per Council Policy A-13, no new items of business will begin after 10:00 p.m. unless an exception is made by vote of the Council.

Pursuant to the Americans with Disabilities Act (ADA), if you need special assistance in this meeting, please contact the City Clerk's Office at (650) 903-6399 or by email at [city.clerk@mountainview.gov](mailto:city.clerk@mountainview.gov) 48 hours prior to the meeting so the City can make reasonable arrangements to ensure accessibility to this meeting. (28 CFR 35.160 (b) (1)). If you have a hearing or speech disability, please use the California Relay System at 711, TDD 650-967-0158 or 800-735-2929.

The City of Mountain View does not discriminate on the basis of race, color, religion, national origin, sex, disability, age, source of income, gender, gender expression or identity, or any other State or Federal protected class in any of its policies, procedures or practices. This nondiscrimination policy covers admission and access to, or treatment or employment in, the City of Mountain View programs and activities. For inquiries regarding the nondiscrimination policy, please contact the City's Section 504 Coordinator at [laurel.james@mountainview.gov](mailto:laurel.james@mountainview.gov) or 650-903-6397.

Computer-generated captioning of the City Council meeting is unedited and should neither be relied upon for complete accuracy nor used as a verbatim transcript.

## ADDRESSING THE COUNCIL:

Email comments to [city.council@mountainview.gov](mailto:city.council@mountainview.gov) by 4:30 p.m. on the meeting date. Emails will be received directly by the City Council. Please identify the Agenda item number in the subject line of your email. Requests to show an audio or video presentation during a Council meeting should be directed to [city.clerk@mountainview.gov](mailto:city.clerk@mountainview.gov) by 4:30 p.m. on the meeting date.

Anyone wishing to address the Council in person must complete a blue speaker card indicating the name you would like to be called by when it is your turn to speak and the item number on which you wish to speak. Please complete one blue speaker card for each item on which you wish to speak. Virtual and in-person speakers will be called in order as determined by the Mayor.

Pursuant to Council Policy A-13, an individual speaker shall have up to 3 minutes to address the Council. For any agenda item or for Oral Communications on nonagenda items, if there appears to be a large number of speakers, the Mayor may reduce speaking time to no less than 1.5 minutes per speaker unless there is an objection from Council by majority vote.

If requested in advance of the public input portion of the agenda item to the Mayor or City Clerk, a speaker who represents five or more members of the public in attendance who complete cards but elect not to speak may have up to 10 minutes to address the Council, if the Mayor determines that such extension will reduce the total number of speakers who planned to speak.

An applicant and/or appellant for a zone change, precise plan or quasi-judicial hearing or appeal to the Council shall have up to 10 minutes to address the Council and, with the consent of the Council, two minutes of rebuttal at the conclusion of all public speakers.

The presiding officer may remove or cause the removal of any individual(s) for disrupting a meeting in accordance with California Government Code section 54957.95, as may be amended from time to time. In accordance with California Government Code section 54957.9, as may be amended from time to time, the Council may order a meeting room cleared and continue in session in the event a meeting is willfully interrupted by a group or groups of persons so as to render the orderly conduct of the meeting impossible, and order cannot be restored by the removal of individuals who are disrupting the meeting.

Pursuant to Government Code Section 54954.3(b)(1), at least twice the allotted speaking time will be provided to a member of the public who utilizes a translator.

Russian, Spanish or Chinese interpretation is available via Zoom upon request. Please contact the City Clerk's office by 5:00 p.m. at least two business days prior to the day of the scheduled Council meeting by phone at (650) 903-6399 or by email at [city.clerk@mountainview.gov](mailto:city.clerk@mountainview.gov)

La interpretación en ruso, español o mandarín está disponible a través de Zoom si se solicita. Comuníquese con la Oficina de la Secretaría Municipal antes de las 5:00 p. m. con al menos dos días hábiles antes del día en que la reunión del concejo está programada. Comuníquese por teléfono al (650) 903-6399 o por correo electrónico a [city.clerk@mountainview.gov](mailto:city.clerk@mountainview.gov)

可应要求通过 Zoom 提供俄语、西班牙语或中文口译服务。请至少在预定的市议会会议召开的两个工作日前在下午 5:00 之前联系市书记办公室，致电 (650) 903-6399 或发送电子邮件至 [city.clerk@mountainview.gov](mailto:city.clerk@mountainview.gov)

По запросу предоставляется перевод на русский, испанский и китайский языки через Zoom. Обращайтесь в офис городского секретаря до 17.00 не позже, чем за два рабочих дня до даты заседания совета. Звоните по телефону (650) 903-6399 или пишите по электронной почте [city.clerk@mountainview.gov](mailto:city.clerk@mountainview.gov)