



Lisa Matichak, 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

March 05, 2019

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

**JOINT SPECIAL MEETING OF THE CITY COUNCIL AND SHORELINE REGIONAL
PARK COMMUNITY**

4:30 P.M.-CLOSED SESSION (PLAZA CONFERENCE ROOM)

1. CLOSED SESSION ANNOUNCEMENT (OPEN SESSION)

At 4:30 p.m., City Attorney Jannie Quinn announced the item for Closed Session.

2. CLOSED SESSION

**2.1 Public Employee Appointment (California Government Code §54957(b)(1)) - Title of Position:
City Attorney**

Seeing no one wishing to speak, Mayor Matichak called the meeting to order.

All Councilmembers were present.

The Closed Session concluded at 4:59 p.m.

5:00 P.M.-STUDY SESSION I (COUNCIL CHAMBERS)

1. CALL TO ORDER

Mayor Matichak called the meeting to order at 5:02 p.m.

2. ROLL CALL

Present: 7 - Councilmember Clark, Councilmember Hicks, Councilmember Kamei,
Councilmember McAlister, Councilmember Ramirez, Vice Mayor
Abe-Koga, Mayor Matichak

3. STUDY SESSION

3.1 Downtown Precise Plan

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

Councilmember Hicks stated she owns real property in the downtown area, recused herself,

and left the room.

Planning Manager/Zoning Administrator Stephanie Williams presented the staff report. City Attorney Jannie Quinn and City Manager Dan Rich provided additional information.

Public Comment opened at 5:06 p.m.

The following members of the public spoke:

Sarah Hassell, Board Member, Central Business Association

Robert Cox, Livable Mountain View Steering Committee

Deb Henigson, Mountain View Coalition for Sustainable Planning

Louise Katz, Livable Mountain View Steering Committee

Adina Levin, Friends of Caltrain

Bill Maston

Jianfeng Yang

Bruce Karney

Christian Hansen

Xiaoyue Jiang

Lenny Siegel

Public Comment closed at 5:30 p.m.

Councilmember Clark summarized the input provided on the topics to be addressed on a Precise Plan-wide basis: parking; how office uses are treated, especially on the ground floor; making housing a more attractive option throughout the Precise Plan area, including a discussion of intensities; and incentivizing ground floor retail along Castro Street.

Mayor Matichak added Council interest in historic preservation throughout the Precise Plan.

City Manager Rich summarized that there is general consensus to amend targeted areas on a Precise Plan-wide basis, and stated the next steps will be staff coming back to Council with a work plan, budget, and timeline.

The Study Session concluded at 6:05 p.m.

6:30 P.M.-SPECIAL SESSION (COUNCIL CHAMBERS)

1. CALL TO ORDER

Mayor Matichak called the meeting to order at 6:30 p.m.

2. PLEDGE OF ALLEGIANCE/ROLL CALL

Mayor Matichak led the Pledge of Allegiance.

Mayor Matichak suggested Council adjust the order of the agenda items to consider Item 7.1 before Item 6.1, and later in the meeting, Item 9.1 prior to Item 8.1.

3. PRESENTATION**3.1 Teen Week Proclamation**

Mayor Matichak presented a proclamation in recognition of Teen Week to Youth Advisory Committee Chair Abhiraj Giritharan and Vice Chair Jamie Wang. Youth Advisory Committee Chair Giritharan provided comments.

4. CONSENT CALENDAR

MOTION - M/S - Clark/Abe-Koga - To approve the Consent Calendar.

The motion carried by the following vote:

Yes: 7 - Councilmember Clark, Councilmember Hicks, Councilmember Kamei, Councilmember McAlister, Councilmember Ramirez, Vice Mayor Abe-Koga, Mayor Matichak

4.1 1968 Hackett Avenue-Accept Public Improvements

Accept the public improvements for the development at 1968 Hackett Avenue for maintenance throughout their useful lives.

4.2 Authorize Amendment to Professional Services Contract-JHS Consulting, LLC

Authorize the City Manager, or his designee, to amend a professional services contract with JHS Consulting, LLC, for environmental planning consulting services through June 30, 2019, for a total amended contract amount not to exceed \$150,000.

5. ORAL COMMUNICATIONS FROM THE PUBLIC ON NONAGENDIZED ITEMS

Alvin Cura spoke regarding potholes on El Camino Real and demolition of apartment buildings.

Following Oral Communications, Council proceeded with New Business Item 7.1.

6. PUBLIC HEARING**6.1 Amendment to the Park Land Dedication Ordinance for the North Bayshore Area**

This item was addressed following action on Item 7.1.

Mayor Matichak announced that based on earlier discussion, this item will be continued to a future date.

Public Hearing opened at 12:45 a.m.

No speakers.

Public Hearing closed at 12:45 a.m.

Following Item 6.1, Council addressed Item 9.1.

7. NEW BUSINESS

7.1 Discussion of Potential Future Amendments to Adopted Cannabis Regulations

This item was considered following Oral Communications.

Associate Planner Clarissa Burke presented the staff report. Planning Manager/Zoning Administrator Stephanie Williams, City Attorney Jannie Quinn, Police Lieutenant Frank St. Clair and City Manager Dan Rich provided additional information.

Public Comment opened at 6:52 p.m.

The following members of the public spoke:

Alvin Cura

Jianxin Liu, and submitted written materials

Gary Wesley

Bruce Humphrey, President/CEO, Mountain View Chamber of Commerce

Louise Katz, Livable Mountain View

James Araby, UFCW Local 5

Jen Giang

Hector Moreno, UFCW Local 5

Valeria Milmar

Jim

Rob Jerdonek

Terry Lusby

Jesson Pazmany

Jessie Herr

John Beeley

Jane Horton

Iva Cox

Peter Chen

Unidentified child

Unidentified man, on behalf of five others present

Christy Brown

Yu Gan

Chunhui Li

Unidentified woman, on behalf of five others present

Unidentified man, on behalf of five others present

Kasim Hyder

Armando Lopez

Hanna Ritchey

Ryan

Eric Eslao

Unidentified man

Ben Longcot

Unidentified man

Unidentified man
Pingkan Fok
Yude Chen
Diane Heckman
Robert Holbrook
Susan Jzang
Hiu Ng
Andrew Gasperini
Unidentified woman
Unidentified woman
Shelly Shah
Unidentified man
Xiaoze Lu
Sarina Chua, and submitted written materials
Chen Yang, on behalf of she and Yangyu Kong
Qian Zhang
Siyi Wang
Unidentified woman
Roya Rasul
Dianna Zamora, South Bay Labor Council
Rick Kowalczyk, Former Mayor and Councilmember, City of Half Moon Bay
Sheryl Stark
Jason
James
Cici
Bruce
Patrick
Kari
Sandy
Unidentified man
Vivian
Unidentified woman
Ching Nguyen
Unidentified woman
Serge Bonte
Daniel Montero, Chair, San Jose Cannabis Equity Group
Tian Harter
Greg Stepanek
Fu Bing Wang
Unidentified woman
Bowen
Steven Nelson
Tony Guan
Miao Wang

Guangyu Xu
Ellen Komp, California NORML, and submitted written materials
Silvia Soares
Mary Ye
Xiaoyue Jiang
Sharon
Yuan Cao
Si Yao Mao
Jason
Yu Han
Claire Alexander
Ben
Erin Zhang
Wei Jiang
TooToo Thomson
Fang Fang Ton
Julia Tam
Tingting Zhang
David Gao
Weili Liu
Brian Taylor
Rachel Tai
Ivy Xu
Julie Huang
Brian Davio
Amy Zhu
Huey-Ming Hsu
Unidentified man
Matthew Mahaffey
Xiugun Wu
Qinghua Xia, and submitted written materials
Ken Rosenberg
Jackie McGowan, Silicon Valley Cannabis Alliance
Sean Kali-Rai, Silicon Valley Cannabis Alliance, and displayed a slide
Dan Cheng
Yunbing Tan
Bei Jiang
Deb Henigson
Hilano Saldivar
Marciela Choque
Guadalupe Rosas
Sandra Esparza
John Scarboro
Qing Yu Zhang

Charles Z.
Alex Brown, Santiago Villa
Luke Brunen
Huan Li
Lenny Siegel
Diane Wang
Edesa Bitbadal
Unidentified man
Sally Lieber
Vincent, Owner, Sylvan Learning Center
Jienteng Yang
James
Kai Liu

Public Comment closed at 11:03 p.m.

At 11:06 p.m., by consensus, Council continued Item 6.1, Amendment to the Park Land Dedication Ordinance for the North Bayshore Area, to a future date. Mayor Matichak stated public comment would be taken on the item this evening, and again on the future date.

Council recessed at 11:07 p.m.

Council reconvened at 11:22 p.m. with all Councilmembers present.

Immediately following the recess, by consensus, Council continued Item 9.1, Terra Bella Visioning and Guiding Principles Plan - Land Use Alternatives Study Session, to a future date. Mayor Matichak stated public comment would be taken on the item this evening, and again on the future date.

Actions on Item 7.1:

MOTION - M/S - Clark/Ramirez - To direct staff to bring back an amendment to the ordinance that addresses the issue of clustering, such that there are not two retail businesses within 0.5 mile from one another.

SUBSTITUTE MOTION - M/S - Abe-Koga/Matichak - To ban cannabis establishments.

The motion failed by the following vote:

Yes: 2 - Vice Mayor Abe-Koga, Mayor Matichak
No: 5 - Councilmember Clark, Councilmember Hicks, Councilmember Kamei, Councilmember McAlister, Councilmember Ramirez

At 12:06 a.m. prior to discussion of the downtown area, Vice Mayor Abe-Koga and Councilmember Hicks recused themselves and left the room as they each own property in the Downtown Precise Plan area.

Following discussion, Councilmember Clark amended his motion to limit the number of storefront retail cannabis businesses in the Downtown Precise Plan area to one business at any given time.

Councilmember Ramirez accepted the amendment.

The motion as amended carried by the following vote:

Yes: 5 - Councilmember Clark, Councilmember Kamei, Councilmember McAlister, Councilmember Ramirez, Mayor Matichak

Recused: 2 - Councilmember Hicks, Vice Mayor Abe-Koga

At 12:17 a.m, Vice Mayor Abe-Koga and Councilmembers Hicks returned to the Council Chambers and took their seats at the dais.

MOTION - M/S - Kamei/Ramirez - To direct staff to bring back to Council an update one year from the date the police permits are issued.

The motion carried by the following vote:

Yes: 7 - Councilmember Clark, Councilmember Hicks, Councilmember Kamei, Councilmember McAlister, Councilmember Ramirez, Vice Mayor Abe-Koga, Mayor Matichak

MOTION - MS - Abe-Koga/Matichak - To bring back an amendment to make the buffer 1,000 feet from schools, child care centers and day care centers; 500 feet from substance abuse rehabilitation centers or emergency residential shelters; and 150 feet from places of religious assembly, adult day care centers and residential uses.

The motion carried by the following vote:

Yes: 4 - Councilmember Kamei, Councilmember Ramirez, Vice Mayor Abe-Koga, Mayor Matichak

No: 3 - Councilmember Clark, Councilmember Hicks, Councilmember McAlister

MOTION - MS - Clark/Ramirez - To direct staff to bring back an amendment to the ordinance to address the issue of clustering such that there is not more than one retail business within 0.5 mile from another.

The motion carried by the following vote:

Yes: 7 - Councilmember Clark, Councilmember Hicks, Councilmember Kamei, Councilmember McAlister, Councilmember Ramirez, Vice Mayor Abe-Koga, Mayor Matichak

Councilmember Ramirez stated he holds a lease to an apartment near the San Antonio Precise Plan area, recused himself, and left the room.

MOTION - MS - Kamei/Abe-Koga - To remove the San Antonio Precise Plan area as a zone.

The motion carried by the following vote:

Yes: 6 - Councilmember Clark, Councilmember Hicks, Councilmember Kamei, Councilmember McAlister, Vice Mayor Abe-Koga, Mayor Matichak

Recused: 1 - Councilmember Ramirez

At 12:31 a.m., Councilmember Ramirez returned to the Council Chambers and took his seat at the dais.

MOTION - M/S - Clark/ Ramirez - To direct staff to proceed with the lottery as scheduled.

The motion failed by the following vote:

Yes: 1 - Councilmember Clark

No: 6 - Councilmember Hicks, Councilmember Kamei, Councilmember McAlister, Councilmember Ramirez, Vice Mayor Abe-Koga, Mayor Matichak

Following action on Item 7.1, Council addressed Item 6.1.

8. ITEMS INITIATED BY COUNCIL

8.1 Cities Association of Santa Clara County Draft Position Paper on Housing

This item was considered following Item 9.1.

Vice Mayor Abe-Koga presented the report.

Public Comment opened at 12:52 a.m.

The following member of the public spoke:
Joan MacDonald, Advocates for Affordable Housing

Public Comment closed at 12:53 a.m.

Council provided input on the draft Position Paper for the Cities Association of Santa Clara County regarding the CASA Housing Compact: add support for identification of sensitive communities and communities vulnerable to displacement, and policy planning to protect these communities; urge the addition of policy planning for emergency measures to address houselessness and homelessness; add language regarding the jobs-housing balance; add language regarding avoidance of regressive taxation and unfunded mandates; add language

referencing cities who have created a lot of housing; the language regarding transportation should include something independent of housing; add more emphasis that the private sector should build their own workforce housing; change the word "investments" to "revenue measures;" and stronger wording regarding no loss of local control as it pertains to land use.

9. STUDY SESSION II (COUNCIL CHAMBERS)

9.1 Terra Bella Visioning and Guiding Principles Plan-Land Use Alternatives

Mayor Matichak announced that based on earlier discussion, this item would be continued to a future date.

Public Comment opened at 12:46 a.m.

No speakers.

Public Comment closed at 12:46 a.m.

Following the public comment period on Item 9.1, Council considered Item 8.1.

10. COUNCIL, STAFF/COMMITTEE REPORTS

This item was heard following Item 8.1.

Councilmember Clark stated he may make a motion at a future meeting to rescind the action related to buffer zones should a moratorium come before Council and fail.

Mayor Matichak reported her attendance at a meeting of the Santa Clara/Santa Cruz Roundtable regarding airplane noise, a meeting of the Airport Land Use Commission, and a meeting of the Santa Clara County Emergency Operational Area Council.

Councilmember Kamei reported her attendance at an Avenidas Board Retreat, a meeting of the Community Health Awareness Council (CHAC), and announced an upcoming Changing Lives Together breakfast at LinkedIn.

11. CLOSED SESSION REPORT

None.

12. ADJOURNMENT

At 1:07 a.m., Mayor Matichak adjourned the meeting to the next Council Meeting to be held on Tuesday, March 19, 2019, at 5:00 p.m. in the Council Chambers, 500 Castro Street.