



Lucas Ramirez, Mayor  
Alison Hicks, Vice Mayor  
Margaret Abe-Koga, Councilmember  
Ellen Kamei, Councilmember  
Sally Lieber, Councilmember  
Lisa Matichak, Councilmember  
Pat Showalter, Councilmember

Kimbra McCarthy, City Manager  
Jannie L. Quinn, Interim City Attorney  
Heather Glaser, City Clerk

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Video Conference with No Physical Meeting Location

5:30 PM

Tuesday, April 12, 2022

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## REGULAR CITY COUNCIL MEETING

**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](mailto:city.clerk@mountainview.gov) to obtain a copy of the applicable resolution. All members of the City Council will participate in the meeting by video conference, with no physical meeting location.**

**Members of the public wishing to observe the live meeting may do so at <https://mountainview.legistar.com>, on YouTube at [YouTube.com/MountainViewGov](https://www.youtube.com/MountainViewGov) and on Comcast Channel 26.**

**Members of the public wishing to comment on an item may do so in the following ways:**

**1. 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.**

**2. Provide oral public comments during the meeting:**

**Online:**

**You may join the Zoom Webinar using this link: <https://mountainview.zoom.us/j/84351267142>**

**You may be asked to enter an email address and a name. Your email address will not be disclosed to the public.**

**When the Mayor 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 and enter Webinar ID: 843 5126 7142**

**When the Mayor 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 the Mayor calls your name to provide public comment, if you are participating via phone, please press \*6 to unmute yourself.**

For instructions on using the "raise hand" feature in Zoom, visit [https://mountainview.gov/raise\\_hand](https://mountainview.gov/raise_hand).

When called to speak, please limit your comments to the time allotted (up to 3 minutes, at the discretion of the Mayor).

### **5:30 P.M.-STUDY SESSION**

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

#### **2. ROLL CALL**

#### **3. STUDY SESSION**

##### **3.1 Fiscal Year 2022-23 Capital Improvement Program**

*Recommendation(s):* The purpose of this Study Session is to provide the City Council an overview of the Capital Improvement Program and obtain City Council input to guide staff in the preparation of the recommended Fiscal Year 2022-23 Capital Improvement Program.

*Attachment(s):* [Study Session Memo](#)  
[ATT 1 - Active CIP Projects](#)  
[ATT 2 - Bicycle and Pedestrian Active CIP Projects](#)  
[ATT 3 - IT Memo](#)

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

#### **1. CALL TO ORDER/PLEDGE OF ALLEGIANCE**

#### **2. ROLL CALL**

#### **3. PRESENTATION**

This is a presentation only. The City Council will not take any action.

##### **3.1 National Volunteer Appreciation Week Proclamation**

#### **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 March 8, 2022 and March 22, 2022.

**Attachment(s):** [03-08-22 Council Minutes](#)  
[03-22-22 Council Minutes](#)

**4.2 AB 361 Resolution to Continue Remote Public Meetings During State of Emergency**

**Recommendation(s):** Adopt a Resolution of the City Council of the City of Mountain View Authorizing and Continuing Virtual Meetings of City Council, Committees, Boards and Commissions Pursuant to AB 361 and Making Required Findings, to be read in title only, further reading waived (Attachment 1 to the Council report).

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

**4.3 Text Amendments to Chapter 28 (Subdivisions) and Chapter 36 (Zoning) of the City Code to Implement California Senate Bill 9 and Other Minor Text Amendments (Second Reading)**

**Recommendation(s):** 1. Adopt an Ordinance of the City Council of the City of Mountain View Amending Chapter 36 (Zoning) of the City Code to Establish Procedures and Standards Related to Dual Urban Opportunity (DUO) Developments and Urban Lot Splits in Compliance with Senate Bill 9 and to Make Other Minor Amendments Related to Inactive Permit Applications, to be read in title only, further reading waived (Attachment 1 to the Council report). (First reading: 7-0)

2. Adopt an Ordinance of the City of Mountain View Repealing Mountain View City Code Chapter 28, Subdivisions, in Its Entirety and Replacing It with a New Chapter 28 of the Mountain View City Code to Reorganize and Renumber the Chapter and to Include Procedures and Standards Related to Urban Lot Splits in Compliance with Senate Bill 9, to be read in title only, further reading waived (Attachment 2 to the Council report). (First reading: 7-0)

**Attachment(s):** [Council Report](#)  
[ATT 1 - Ordinance Amending Ch 36](#)  
[ATT 2 - Ordinance Amending Ch 28](#)

**4.4 Final 2019 and Preliminary 2020 Community Greenhouse Gas Inventories**

**Recommendation(s):** Adopt the Final 2019 and Preliminary 2020 Community Greenhouse Gas Emissions Inventories.

*Attachment(s):* [Council Report](#)  
[ATT 1 - Community GHG Emissions Reduction Targets and Levels](#)  
[ATT 2 - Total Community GHG Emissions by Sector](#)

**4.5 Historic Preservation Ordinance and Historic Register Update: Scope of Work and Consultant Contract**

- Recommendation(s):*
1. Approve a midyear Capital Improvement Program project entitled “Historic Preservation Ordinance and Historic Register Update,” and transfer and appropriate \$430,000 from the Land Use Document Reserve in the Development Services Fund to the project. (Five votes required)
  2. Approve the proposed scope of work for the City-initiated Historic Preservation Ordinance and Historic Register Update project.
  3. Authorize the City Manager to execute a professional services contract with Page & Turnbull for the Historic Preservation Ordinance and Historic Register Update in an amount not to exceed \$355,385.

*Attachment(s):* [Council Report](#)  
[ATT 1 - October 12, 2021 Council Report](#)  
[ATT 2 - Scope of Work](#)

**4.6 Midyear Capital Improvement Program Project and Cost-Share Agreement with Mountain View Whisman School District for Crittenden Middle School Parking Lot Repaving**

- Recommendation(s):*
1. Approve a midyear Capital Improvement Program project, Crittenden Middle School Parking Lot Repaving, and transfer and appropriate \$158,000 from the Capital Improvement Program Reserve to the new project. (Five votes required)
  2. Authorize the City Manager or designee to execute a Cost-Sharing Agreement with the Mountain View Whisman School District for the repaving of the Crittenden Middle School parking lot for an amount not to exceed \$149,000.

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

**4.7 Fire Department Fleet Replacement Midyear CIP Project**

- Recommendation(s):* Approve a midyear Capital Improvement Program project, Fire Department Fleet Replacement, and transfer and appropriate \$9,000,000 from the Equipment Replacement Fund to the new project. (Five votes required)

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

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**4.8 Amend Professional Services Agreement with Tanner Pacific, Inc., for Construction Engineering Services**

- Recommendation(s):** 1. Transfer and appropriate \$300,000 from the Development Services Fund to the Public Works Department Operating Fund. (Five votes required)
2. Authorize the City Manager or designee to amend the existing Professional Services Agreement with Tanner Pacific, Inc., for an additional \$300,000 to provide construction engineering services in a not-to-exceed amount of \$700,000.

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

**4.9 535 Walker Drive, 400 San Antonio Road-Accept Public Improvements**

- Recommendation(s):** 1. Accept the public improvements for the development at 535 Walker Drive for maintenance throughout their useful life.
2. Accept the public improvements for the development at 400 San Antonio Road for maintenance throughout their useful life.

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

**4.10 Fees for Level 3 Electric Vehicle Chargers**

- Recommendation(s):** Adopt a Resolution of the City Council of the City of Mountain View Amending the Master Fee Schedule to Change the Fees for Electric Vehicle Chargers, to be read in title only, further reading waived (Attachment 1 to the Council report).

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

**4.11 Amendment to Contracts for Outside Plan Checking and Inspection Services**

- Recommendation(s):** 1. Increase appropriations in the amount of \$1,175,000 in the Community Development Department, Development Services Fund, for building and fire plan checking and inspection services. (Five votes required)
2. Authorize the City Manager or designee to execute contract amendments to increase maximum compensation for outside building and fire plan checking and inspection services with: CSG Consultants, Inc., from \$300,000 to \$475,000; Fire & Risk Alliance, LLC, from \$150,000 to \$200,000; and Shums Coda Associates, Inc., from \$950,000 to \$1,900,000, for services rendered July 1, 2021 through June 30, 2022, for a total increase of \$1,175,000 resulting in total contract amounts of

\$2,575,000.

*Attachment(s):* [Council Report](#)  
[ATT 1 - June 8, 2021 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 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. STUDY SESSION

### 6.1 1020 to 1040 Terra Bella Avenue

*Recommendation(s):* The purpose of this Study Session is to receive Council input on the projects at 1020 and 1040 Terra Bella Avenue, including a General Plan Amendment, Zoning Map Amendment, and Development Proposal.

*Attachment(s):* [Study Session Memo- Terra Bella](#)  
[ATT 1 - Terra Bella Vision Plan Staff Report, November 18, 2019](#)  
[ATT 2 - Gatekeeper Application Staff Report, August 25, 2020](#)  
[ATT 3 - EPC Study Session Staff Report, March 23, 2022](#)  
[ATT 4 - 1020 Terra Bella Avenue Plans \(Alta Housing\)](#)  
[ATT 5 - 1040 Terra Bella Avenue Plans \(Public Storage\)](#)  
[ATT 6 - 1040 Development Agreement & Fee Waiver Request](#)

## 7. NEW BUSINESS

### 7.1 Introduction of an Ordinance to Enact Campaign Contribution Limits, Amend Campaign Finance Reporting and Disclosure Requirements, and Repeal Political Sign Regulations

*Recommendation(s):* 1. Introduce an Ordinance of the City of Mountain View Amending Chapter 2, Article XII, of the Mountain View City Code Relating to Campaign Finance and Repealing Article III of Chapter 3 of the Mountain View City Code Relating to Political Signs, to be read in title only, further reading waived, and set a second reading for April 26, 2022 (Attachment 1 to the Council report).

2. Adopt a Resolution of the City Council of the City of Mountain View Rescinding Resolution No. 17876 Designating Public Properties Upon Which Political Signs May Be Posted, to be read in title only, further reading waived (Attachment 2 to the Council report).

*Attachment(s):* [Council Report](#)  
[ATT 1 - Ordinance](#)  
[ATT 2 - Resolution](#)  
[ATT 3 - Existing Mountain View City Code Chapter 3, Article III](#)

## 8. PUBLIC HEARINGS

### 8.1 Amendments to the Tenant Relocation Assistance Ordinance to Apply to Mobile Home Tenants

*Recommendation(s):* Introduce an Ordinance of the City of Mountain View Amending Article XIII of Chapter 36 of the Mountain View City Code Related to Tenant Relocation Assistance to Provide Tenant Relocation Assistance Benefits and a First Right to Return to Mobile Home Tenants Who Rent a Mobile Home in a Mountain View Mobile Home Park, and Finding the Ordinance to be Exempt from the California Environmental Quality Act under CEQA Guidelines Section 15061(b)(3), to be read in title only, further reading waived, and set a second reading for May 10, 2022 (Attachment 1 to the Council report).

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

### 8.2 Commercial Development at 590 Castro Street

*Recommendation(s):* 1. Adopt a Resolution of the City Council of the City of Mountain View Approving a Planned Community Permit and Development Review Permit to Construct a New Four-Story, 105,361 Square Foot Commercial Building with Two Levels of Underground Parking; Provisional Use Permit for a Parking Reduction to Allow 255 Parking Spaces in Lieu of the Required 312 Spaces and 13,997 Square Feet of Ground-Floor Office Space; and a Heritage Tree Removal Permit to Remove Nine Heritage Trees; and Finding the Project to be Categorically Exempt Pursuant to CEQA Guidelines, Section 15332 ("In-Fill Development Projects") at 590 Castro Street, to be read in title only, further reading waived (Attachment 1 to the Council report).

2. Adopt a Resolution of the City Council of the City of Mountain View Approving a Preliminary Parcel Map to Combine Five Lots into One Lot; and Finding the Project to be Categorically Exempt Pursuant to CEQA Guidelines, Section 15332 ("In-Fill Development Projects") at 590 Castro Street, to be read in title only, further reading waived (Attachment 2 to the Council report).

**Attachment(s):** [Council Report](#)  
[ATT 1 - Project Resolution](#)  
[ATT 2 - Parcel Map Resolution](#)  
[ATT 3 - Part 1 Plan Set](#)  
[ATT 3 - Part 2 Plan Set](#)  
[ATT 4 - MTA and VMT Analysis](#)  
[ATT 5 - TDM Plan](#)

## 9. COUNCIL, STAFF/COMMITTEE REPORTS

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

## 10. CLOSED SESSION REPORT

## 11. 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 and staff reports may be viewed at the Mountain View Library, 585 Franklin Street, beginning the Thursday evening before each meeting and at the City Clerk's Office, 500 Castro Street, Third Floor, beginning Friday morning prior to Tuesday City Council meetings. Agenda materials may also be viewed online at [mountainview.legistar.com](http://mountainview.legistar.com).

Any writings or documents provided to a majority of the City Council regarding any item on this agenda will be made available for public inspection in the City Clerk's Office during normal business hours and at the Council Chambers at City Hall, 2nd Floor, during the meeting.

City Council meetings are broadcast live on Comcast Channel 26 and replayed on Thursday at 6:30 p.m., Saturday at 10:00 a.m., and Sunday at 5:00 p.m. In addition, Council meetings are webcast live and archived at [mountainview.legistar.com](http://mountainview.legistar.com).

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. Notification of 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. (28 CFR 35.160 (b) (1))

## ADDRESSING THE COUNCIL:

Anyone wishing to address the Council is requested to fill out a blue speaker card and deposit it with the City Clerk to ensure that your name is accurately recorded in the minutes.

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.

Pursuant to City Council Code of Conduct Chapter 6, no person who addresses the Council shall make any belligerent, personal, slanderous, threatening or abusive remark, statement, or commentary toward the Council, staff or other individuals in a manner which disrupts, disturbs, or otherwise impedes the orderly conduct of the Council meeting, nor shall any person engage in any disorderly conduct which disrupts or impedes the orderly conduct of the meeting. Any violation of this rule shall be grounds for terminating the speaker's comment period. Continued inappropriate behavior or comments, after having been directed to discontinue, shall be grounds for removal from 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.

To request Russian, Spanish or Chinese interpretation, 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).