

Council Questions
May 23, 2023 - City Council Meeting

ITEM 4.3 Renewal of Downtown Parking Maintenance and Operation Assessment District No. 2 for Fiscal Year 2023-24

1. How much of the District No. 2 is within ½ mile of transit? Is there a map showing this?

The entire area within the Downtown Parking Maintenance and Operation Assessment District No. 2 is located within a ½ mile of transit. For context, the distance from Civic Center Plaza to the Mountain View Caltrain station is a ½ mile.

ITEM 4.5 Rescind Stage 2 Water Shortage Emergency Condition

1. What does the answer to "use water wisely" mean now”?

Customers are encouraged to use water wisely and be mindful about water as a precious resource. This could mean choosing low-flow plumbing fixtures, fixing leaks promptly, selecting native plants, and limiting irrigating grass to areas that are actively used (as opposed to just decorative).

2. Do we have a one-pager showing how our community responded to conservation efforts over the drought?

Drought response information is posted periodically on the City’s website (mountainview.gov/drought) and is located near the bottom of the webpage. This webpage will be updated after the May 23 Council action.

ITEM 4.7 334 San Antonio Road Mixed-Use Project - Corrections to Approval Resolutions

1. What is the status of this project?

The project is approved, but no building permits have been submitted. At the Council hearing, the applicant indicated the project faces financing challenges, and they did not know if they could proceed. The project approval will remain in effect until October 25, 2024 (or 2026, if a two-year permit extension is requested).

ITEM 4.9 Safe Routes to School Program-Professional Services Agreement

1. Does this program include providing any bikes to students? How about helmets?

The Safe Routes to School program do not include bicycle giveaways. The program does include free bike repair services as well as a limited number of helmets to give to students who participate in bike rodeos or safety training.

ITEM 4.12 City Hall HVAC GHG Offsets, Phase I, Project 22-34 (Mountain View Senior Center), and Sustainability Projects, Project 20-99-Various Actions

1. When and where are the 100 trees being planted?

The planting of the 100 trees was completed in June 2022. 50 of them were planted in street medians and the remaining 50 were planted in various City parks.

ITEM 4.13 Shoreline Park Water Control Structures Improvements, Project 23-44-Authorize Professional Services Agreement

1. On page 6 of the staff report it says, “This project will develop and evaluate alternatives to improve barriers around the island perimeter to limit lake user access, provide erosion improvements, and restore the island to its original design.” Does restoring the island to its original design mean restoring it to its original size?

Yes, restoring to original design does mean restoring to original size. The study will include an evaluation of regulatory requirements, compatibility with habitat, recreation, and infrastructure operations at Shoreline Park, and any potential constraints which would need to be considered if the island is restored to its original form, function, and size.

2. The staff report also says on page 8 “In addition, the project will explore options and provide design services to restore the Sailing Lake Habitat Island that is home to special-status bird species.” Does this mean there will be another project to do the construction work to restore the island to its original design? If so, what is the rough timing for that?

This council item is for approval of a professional services agreement for project design. The recommended 5-Year CIP to be considered by Council for approval on June 27 includes \$2.5 million for construction in Fiscal Year 2025-26.

ITEM 6.1 Adopt a Resolution Governing Compensation Related to CalPERS Cost-Share for All Unrepresented Safety PEPRA Employees

1. Was the error just in the staff report/resolution (from April 25, not April 11 as stated in the staff report), and not in the actual amount paid by employees?

That is correct. The April 25th presentation (originally on the TAL for April 11th but later moved) erroneously listed the cost shares for PEPRA Police and Fire Managers that matched the represented groups. Police and Fire Managers have (and are accurately contributing) a cost share higher than represented groups. As such, the resolution has been updated to reflect the current cost share for these groups and the 0.75% reduction to the cost share to take place in FY 23-24.

2. How does the % the employees pay vary from bargaining unit to bargaining unit?

The employee normal contribution that employees pay is set forth by CalPERS via the annual actuarial report, and varies by retirement group and by pension formula:

- Retirement groups: Miscellaneous and Safety
- Pension Formulas: Classic and PEPRAs

The cost share, which is the portion of the employer payment that the employees contribute is set by MOU/sideletter and/or Council Resolution. This cost share amount is negotiated (in some cases when employee groups requested enhanced benefits) and when added to the employee normal contribution, results in a total contribution that is less for PEPRAs employees.

3. What is the basic formula for the CalPERS pensions for City employees?

The retirement benefit formula varies by retirement group (Miscellaneous or Safety) and the employee's enrollment date with CalPERS (Classic or PEPRAs). All PEPRAs employees in the Miscellaneous retirement group have a CalPERS retirement formula of 2% at 62. All PEPRAs employees in the Safety retirement group have a CalPERS retirement formula of 2.7% at 57. For Classic employees in the Miscellaneous and Safety groups, the respective formulas are: 2.7% at 55 and 3.0% at 50.

ITEM 6.2 North Bayshore Precise Plan Bonus Office Floor Area Ratio Authorization

1. How many property owners in North Bayshore are eligible to apply for Bonus FAR?

Excluding City-owned properties and properties with recent and proposed development (SyWest, Google, Shashi hotel, Sobrato, Eden Housing, and this project), there are 10 property owners in the Compete Neighborhood Areas in North Bayshore, which is the location criterion for applying for Bonus FAR. These properties include the VTA bus yard and small properties on La Avenida, Pear, Space Park, and Plymouth.

2. If the applicant provided a community benefit payment using the dollar amount per square foot paid by Google in the North Bayshore Master Plan, how much would the community benefit be?

This project cannot be truly compared with the Google Master Plan because they are different. This project proposes an office building while the Master Plan proposes office, residential, active uses, parks and open space, and pedestrian and bicycle improvements. However, the following two items are provided as a comparison - Community Benefits for Bonus FAR (per Section 3.3.4 Bonus Floor Area Ratio) and the Qualifying Threshold to provide on-site or off-site units (Bonus FAR Review Guidelines – Appendix F).

Community Benefits

In exchange for the allocation of the 1,303,250 square feet of net new floor area, Google will dedicate a 4.1-acre site to the City, which has a total estimated value of at least \$48 million. This equates to about \$36.83 per net new square feet.

If that ratio is applied to this project, for an allocation of 86,994 net new square feet the estimated value of the community benefit package is about \$3,200,000.

Qualifying Threshold to Provide Units

To qualify for the threshold to include on-site or off-site housing, the project is proposing \$3,000,000 in affordable housing funds in addition to the community benefits towards affordable housing and the required impact fee. When combined with the community benefits and the housing impact fee, the total comes up to \$7.2 million. Staff has estimated that the City can use the funds to partner with affordable housing developers to fund approximately 57.6 units or 2.9% of the affordable housing target in the Precise Plan. The project is requesting 86,994 square feet or approximately 3.9% of the net new area available in the Precise Plan.

The Google Master Plan in comparison is requesting 1,303,250 or 59% of the net new area available in the Precise Plan and providing 7,000 on-site units or about 71% of the housing target in the Precise Plan.

ITEM 7.1 189 North Bernardo Avenue Office Project

1. Which neighborhood associations in Mountain View were notified of the community meeting?

The Wagon Wheel Neighborhood Association was notified, along with property owners and tenants within 750' of the project site.

2. What will the interface of this project, the Bernardo undercrossing, Bernardo Ave, and the multi-use path look like?

The project will provide a separate sidewalk along Bernardo Ave and a multi-use path along Central Expressway. A plaza is proposed at the corner of the sidewalk and multi-use path. High-level options for the Bernardo Avenue Undercrossing are still under consideration. On April 25, 2023, Mountain View City Council selected the eastern alignment (adjacent to 189 N Bernardo Avenue on the north side of the undercrossing) as the preferred alternative. On May 23, 2023, Sunnyvale City Council will consider whether the eastern alternative is their preferred option also. If both City Councils select the eastern alternative, this alternative will move into environmental review and more detailed design. During the design phase, the interface with the multiuse path, 189 N Bernardo development, and Central Expressway will be designed. City staff has had preliminary conversations with both Santa Clara County and the developer of 189 N Bernardo in relation to the future design of the undercrossing. To the greatest extent feasible, the undercrossing will be designed to integrate with the improvements proposed by this project, and to preserve trees and landscaping with this project.

3. Is the entire multi-use path on the applicant's property?

Yes, that is correct.

4. Will the current chain-link fence along the southern edge of the property along Central Expressway remain?

The existing chain-link fence will be removed to construct the project improvements and a new chain-link fence will be installed, as required by Santa Clara County Roads and Highways for properties along expressways. Details of the new fence will be finalized with the building permit submittal.

5. Is the applicant going through the process to get LEED certification, or just doing the list of things needed to informally be LEED certified? (In the conditions of approval formal certification is not required, but are they doing that anyway?)

The applicant is planning to seek LEED Platinum certification.

6. How many loading spaces are there? Staff report says 5, but Conditions of Approval say 4.

The project will provide 4 standard parking-stall sized loading spaces as identified in the referenced Condition of Approval No. 39. However, the project will also provide an oversized loading space in the parking lot, which is captured in Item D of the same referenced Condition No. 39 regarding the loading and delivery truck locations shown in approved plans. This brings the total number of loading spaces to 5 as indicated in the staff report.

7. So glad to see this building will be dual-plumbed. Where are they going to get recycled water from before the City's recycled water system is extended to this part of town?

The building will use potable water until recycled water is available in the area. The building will be dual-plumbed and comply with all City and State dual-plumbing requirements. When recycled water is expanded to the area, a recycled water service from the recycled water main will be installed to serve the building. After the service has been installed, it is relatively easy to switch over to recycled water.

8. When do we expect the recycled water system to reach this area?

Staff presented the 2022 Recycled Water Feasibility Study Update to City Council in March 2022, and City Council concurred with the staff recommendation to complete the expansion of the recycled water system in the North Bayshore Area first. Staff expect it will take more than 10 years to expand the recycled water system to East Whisman. In the meantime, staff will be conducting an alignment analysis to convey recycled water to East Whisman, reserving the City right-of-way for the recycled water pipeline, and may start constructing segments of the system in conjunction with other projects.