

## Council Questions

### November 7, 2023 – Special City Council Meeting

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

1. When was the application for the 194-198 Castro Street project proposal submitted?

194-198 Castro Street (Agave Restaurant building) project application was submitted on November 21, 2022.

2. What is the staff capacity impact of proceeding with the Temporary Office Cap? Roughly how much time will it take, and how many FTEs will be working on it?

Staff estimates that the project would take approximately 0.25 FTE staff and approximately 8-9 months. This would include two outreach meetings with stakeholders, a Study session each with the EPC and Council and EPC and Council hearings.

3. What additional work would be required to add a category on "Adapting to Climate Change"?

The city is in the process of developing a citywide Resiliency and Adaptation Strategy (Strategy). The Strategy will include a vulnerability analysis and adaptation strategies the city can consider preparing for anticipated climate impacts such as flooding, sea level rise and extreme heat. The Strategy will be conducted at a citywide level and will be a multi-departmental effort, led by the Sustainability and Resiliency Division. Community Development will be engaged in this effort to ensure that the city's adaptation strategies are aligned with its long-range plans such as the General Plan, Zoning Ordinance and Precise Plans, including the Downtown Precise Plan.

4. How/when will the boundary change issue be dealt with?

If Council directs staff to study a change to the Precise Plan boundary, staff will include it as part of the RFP. Boundary change options would be discussed with the community during outreach and presented to the City Council early in the Precise Plan process. A preferred boundary would need to be determined prior to the start of the environmental review.

5. Are the 65 units of affordable housing required by the Housing Element for the Downtown in addition to the ones planned on Lot 12?

Yes, the 65 units of affordable housing required by the Housing Element would be in addition to the Lot 12 as the project is already entitled.

6. Will the landscaping considerations also take into account the plants that cause the most common allergic reactions? Kaiser has a list if you need one.

A standard or guideline to “avoid landscaping material that cause common allergic reactions” is best included in a citywide document since it would apply to areas outside the Downtown Precise Plan as well. The City is currently preparing a City-wide Biodiversity Strategy which can include this as a strategy or action item. As part of the implementation, the City’s landscaping ordinance will be revised and can include this specific language that can apply to all private development in the City.

7. Please describe how the Downtown Committee and the Advisory Group fit together. Briefly discuss which groups will be represented on the Advisory Group and how you will choose people. Will a special consultant run this process?

The Downtown Committee would receive periodic updates and provide input at various stages of the project. The Advisory Working Group would be a separate body, composed of representatives from a broader range of perspectives and stakeholder groups such as advocates for pedestrians, bicyclists and/or transit; representatives from tenants’ organizations; representatives of business and community groups that reflect Mountain View’s diversity; developer representatives; and others. The timing and levels of input of each body would be determined when the scope of work is approved by Council.

Council can provide direction to staff on the composition and membership selection methodology of the Advisory Working Group. Staff and the project consultant typically run the agendas and meetings (approximately five to six such meetings are expected based on past experience).

A similar Working Group was created for the El Camino Real Precise Plan process. It included 24 members that were mostly self-selected and consisted of residents adjacent to and within the Precise Plan area, EPC members, a City Council member, local advocates from the Spanish speaking community, a property owner, a Chamber of Commerce representative, an SV Bike Coalition representative, business owners, a developer, and a housing advocate. That group did not vote on recommendations or prepare deliverables, but they did provide input and comments about key staff-prepared deliverables at about five points throughout the project.

8. Have you done enough analysis at this point to know which level of CEQA is required? For instance, is a full EIR required or would an NMD be appropriate.

Based upon Staff’s preliminary assessment a full EIR would be required for this comprehensive update.

9. Streamlining permitting processes is something that is badly needed. Can streamlining methodologies be put in process before the entire Precise Plan is completed? How does fit this with the Quick Response Permitting group that is part of the Economic Vitality Plan?

The comprehensive Precise Plan update will evaluate the permit process along with policies that could affect the permitting process, such as land uses, intensities, parking, etc., and will conduct environmental review related to those changes. Since these issues are intertwined, separating them will be difficult and could lead to confusion if the Precise Plan requirements change in a few months of implementation. Therefore, staff is recommending that the requirements in the Downtown Precise Plan be analyzed and approved at the same time.

Staff continues to work on process improvements identified in the Matrix Study. In addition, the Community Development and Public Works Departments are in the process of creating the Rapid Response Permit Team as directed by Council at the study session related to the Economic Vitality Strategy, which will additionally help with customer service and timelines.

10. A while ago staff showed the council ITE standards for the number of parking spaces by land use. Can you please share that again?

A table on ITE Parking Standards (as shown below) was included in an attachment to the [Downtown Parking Strategy study](#).

**PARKING REQUIREMENTS IN DOWNTOWN MOUNTAIN VIEW**

*Downtown Precise Plan, Citywide Zoning Code, and Institute of Transportation Engineers (ITE) Manual*

Land Use	Parking Requirement: (Downtown Precise Plan)	Parking Requirement (City Zoning Code)	Peak Parking Demand, ITE Manual (5th Ed.)
Office	3.0 spaces / 1,000 sq. ft.	3.33 spaces / 1,000 sq. ft.	2.4 spaces / 1,000 sq. ft.
Retail	3.33 spaces / 1,000 sq. ft.	4.0 – 5.55 spaces / 1,000 sq. ft.	1.0 – 3.0 spaces / 1,000 sq. ft.
Restaurant	3.33 spaces / 1,000 sq. ft.	5.55 – 10.0 spaces / 1,000 sq. ft.	9.0 – 11.0 spaces / 1,000 sq. ft.
Residential (0 – 1 bedroom)	1.5 spaces / unit	1.5 – 2.0 spaces / unit	1.0 – 1.6 spaces / unit
Residential (2+ bedrooms)	2.0 spaces / unit	2.0 spaces / unit	1.0 – 1.6 spaces / unit

11. Who was on the advisory board for the El Camino Real Corridor project?

The El Camino Real Precise Plan Advisory Working Group included 24 members including ten surrounding residents and residents within the Precise Plan area, two EPC members, a City Council member, a property owner, two local advocates for the Spanish speaking community, a Chamber of Commerce representative, an SV Bike Coalition representative, four business owners, a developer, and a housing advocate.

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

1. Can you please provide the beginning balance, revenues, expenditures, and available balance of the PLD Fund for Fiscal Year 2022-23 by parks and open space area?

Please see the attached spreadsheet for a response.

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

1. Do we have an estimate of how much energy savings have been realized by all these emission reduction efforts? How much money have we saved in energy bills? Think a report was done on this several years ago.

Energy savings resulting from GHG reduction projects are not tracked on a project specific basis due to the challenge of isolating energy and cost savings from other operational changes at facilities that may impact overall utility usage. Some of these changes may include expansion of services (operating hours, activating emergency centers, etc.), facility renovation, EV charging installation, and ongoing operation of HVAC equipment during COVID-19. Projected energy usage, including potential cost savings, may be evaluated during design of new or renovated buildings and/or replacement of HVAC systems to help inform design decisions; however, tracking actual energy cost savings after project completion would be difficult due to the operational issues listed above and the unpredictability of future utility costs.

Rather than tracking cost savings on a project-by-project basis, staff is focused on tracking actual energy usage across all municipal facilities and the resultant GHG emissions reductions achieved to assess the benefits of upgrades. The City is currently exceeding its adopted GHG reduction targets for municipal facilities.

#### **ITEM 6.1 01-747 West Evelyn Avenue Project and Development Agreement (Marwood)**

1. What is the expected construction schedule for this building?

The applicant has indicated to staff that they hope to start construction in Spring 2026.

2. When the applicant held a community meeting with the Chamber, who attended the meeting? Was it Chamber members that attended the meeting? (Page 7 of staff report)

Of the roughly 25 people in attendance, most were Chamber members, but other members of the business community were also in attendance.

3. Why is the applicant requesting 65 spaces in the new parking structure, when they would have only been providing 57 spaces when the parking was going to be in conjunction with the development of Lots 4 & 8?

This question was forwarded to the applicant. They will provide a response at the meeting.

4. How many total parking permits are issued by the city for the downtown parking permit program?

The number of parking permits the City sells per year varies as shown in the table below.

Year	Parking Permits Sold
2023 (through October)	968
2022 (September-December)	572
2020-2021	None (COVID)
2019	2,584

**Note:** This is the total number of permits, including monthly, quarterly, and annual. Therefore, the total demand for permit parking spaces is overstated and not directly comparable to Marwood’s request for 65 permits *at a time*. For example, if someone buys a monthly permit in January and February, that only reflects demand for one parking space in those months but equates to two permits in the data above.

5. At present, how are parking permits regulated in terms of the number allowed per purchaser?

Currently, there is no cap on the number of parking permits allowed by a single purchaser, which may be an employer. As part of the Downtown Parking Strategy, staff is currently working on a Downtown Permit Parking program and expects to bring this to Council at a future Study Session later in 2024.

6. When the city revises the downtown parking permit program, will any of the changes impact the applicant or does the DA freeze the terms as of the date of the DA?

The DA supersedes the following provisions of the downtown permit parking program, even if they are modified in the future:

- The number of permits available to this property owner, if less than 65; and
- The cost of each permit, which is free for the first 10 years and 25% off for the remaining 20 years of the 30-year agreement.

In all other respects, the permits will be consistent with the Downtown Parking Permit Program in effect at the time.

7. What are the penalties for not meeting their TDM requirements?

The draft condition of approval (#221 in Attachment 1) includes the following:

“The penalty shall be as determined by any fee schedule, administrative standard and/or ordinance standard in place at the time the penalty is paid, but in no case shall it be greater than One Hundred Thousand Dollars (\$100,000) for the first percentage point below the 33% peak-hour vehicle trip reduction and an additional Fifty Thousand Dollars (\$50,000) for each additional percentage point below the minimum 33% thereafter.”

8. What is the status of the Hotel Project? Hasn't it been 8 years since approval? Were there deadlines that are being/not being met?

The Robert Green Company project on the site adjacent to the Marwood project was entitled with planning permits in November 2018. The entitlements were extended by both a one-year Council-approved permit extension generally applied to planning projects affected by the COVID-19 pandemic (Resolution No. 18499) and a two-year extension requested by the applicant as allowed under the Zoning Code. The permit entitlement will expire on November 27, 2023, if the applicant does not obtain a building permit by that date. The applicant has not yet provided all needed submittals and fees for building permit issuance but has indicated that they intend to complete the requirements for the building permit. This project, however, is separate and independent from the Marwood project -- neither is contingent on the other -- and the Robert Green Company project has not been noticed for discussion, consideration, or action at tonight's Council meeting. Council may direct staff to provide additional information on the Hotel project, separately from this public hearing.

	CITYWIDE	CENTRAL	GRANT	MIRAMONTE	RENGSTORFF	SAN ANTONIO	STIERLIN	SYLVAN-DALE	THOMPSON	WHISMAN	N BAYSHORE	TOTAL
FY22-23 Beginning Balance	\$6,319,000	\$2,161,000	\$313,000	\$49,000	\$937,000	\$10,173,000	\$18,165,000	\$13,764,000	\$767,000	\$1,740,000	\$10,527,000	\$64,915,000
<b>FY22-23 Revenues</b>												
Park Land Dedication Fees		(31,050)	(4,800)	179,010	-	-	16,050,000	-	-	41,400	-	16,234,560
Investment Earnings/Rent	2,536,957	-	-	-	-	-	-	-	-	-	-	2,536,957
Capital Projects Refunds	6,591	-	-	-	423,422	-	4,350	-	-	196,011	-	630,374
Total Revenues	2,543,548	(31,050)	(4,800)	179,010	423,422	-	16,054,350	-	-	237,411	-	19,401,891
<b>FY22-23 Expenditures</b>												
FY22-23 Adopted CIP	200,000	1,710,000	-	-	-	-	-	1,940,000	-	-	-	3,850,000
FY22-23 Midyear CIPs	4,430,336		263,700	227,310	480,450	-	20,400,000	-	766,214	219,300	-	26,787,310
Total Expenditures	\$ 4,630,336	\$ 1,710,000	\$ 263,700	\$ 227,310	\$ 480,450	\$ -	\$ 20,400,000	\$ 1,940,000	\$ 766,214	\$ 219,300	\$ -	\$ 30,637,310