

AGENDA

REGULAR MEETING – TUESDAY, APRIL 5, 2022
VIRTUAL MEETING WITH NO PHYSICAL MEETING LOCATION
10:00 A.M. TO 11:30 A.M.

During this declared State of Emergency, this meeting will be conducted in accordance with California Government Code Section 54953(e), as authorized by resolution of the City Council. Please contact city.clerk@mountainview.gov to obtain a copy of the applicable resolution. All members of the Downtown Committee will participate in the meeting by video conference, with no physical meeting location.

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

1. Email comments to John.Lang@mountainview.gov by 5:00 p.m. on Monday, April 4, 2022. Emails will be forwarded to the Downtown Committee and City staff. 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: mountainview.gov/meeting and entering Webinar ID: 875 9529 1483. You may be asked to enter an email address and a name. Your email address will not be disclosed to the public.

When the Chair 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. For instructions on using the “raise hand” feature in Zoom, visit https://mountainview.gov/raise_hand.

- By phone: Dial: 669-900-9128 and enter Webinar ID: 875 9529 1483. When the Chair 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 Chair calls your name to provide public comment, if you are participating via phone, please press *6 to unmute yourself.

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

1. **CALL TO ORDER**

2. **ROLL CALL**—Committee members Erik Cormier, Raghav Gupta, Maria Lange, Kira Pascoe, Jamil Shaikh, Merry Yen, Vice Chair Pamela Baird, and Chair Mike Kasperzak.

3. **MINUTES APPROVAL**

Minutes for the March 1, 2022 meeting have been delivered to Committee members and copies posted on the City Hall bulletin board. If there are no corrections or additions, a motion is in order to approve these minutes.

4. **UPCOMING AGENDA TOPICS**

This portion of the agenda is reserved for identification of agenda items for future meetings.

5. **ORAL COMMUNICATIONS FROM THE PUBLIC**

This portion of the meeting is reserved for persons wishing to address the Committee on any matter not on the agenda. Speakers are limited to three minutes. State law prohibits the Committee from acting on nonagenda items.

6. **UNFINISHED BUSINESS**

6.1 **DOWNTOWN DEVELOPMENT UPDATES**

Staff will provide updates on downtown development projects.

6.2 **CASTRO STREET UPDATE**

Staff will provide an update on current planning related to Castro Street.

7. **NEW BUSINESS**

7.1 **PLAN A JOINT MEETING WITH THE VISUAL ARTS COMMITTEE**

The Committee will discuss a joint meeting between the Downtown Committee and the Visual Arts Committee to discuss shared goals.

7.2 OPEN STREET EVENT

A presentation will be given on a proposed open-street event through downtown, seeking input and feedback from the Downtown Committee on potential event alignment with downtown and the community.

7.3 DOWNTOWN COMMITTEE BYLAWS

Staff will discuss potential changes to the bylaws and seek input.

8. COMMITTEE/STAFF COMMENTS, QUESTIONS, COMMITTEE REPORTS

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

9. ADJOURNMENT

TC/6/CDD

822-04-05-22A

AGENDAS FOR BOARDS, COMMISSIONS, AND COMMITTEES

- The specific location of each meeting is noted on the notice and agenda for each meeting which is posted at least 72 hours in advance of the meeting. Special meetings may be called as necessary by the Committee Chair and noticed at least 24 hours in advance of the meeting.
- Questions and comments regarding the agenda may be directed to the Economic Development Division at 650-903-6535.
- Interested persons may review the agenda and staff reports at the Mountain View Library (585 Franklin Street) beginning the Monday evening before each Regular Meeting and at the Community Development Department, 500 Castro Street, First Floor, beginning the Monday morning before each meeting. Staff reports are also available during each meeting.
- **SPECIAL NOTICE—Reference: Americans with Disabilities Act, 1990**
Anyone who is planning to attend a meeting who is visually or hearing-impaired or has any disability that needs special assistance should call the Community Development Department at 650-903-6379 48 hours in advance of the meeting to arrange for assistance. Upon request by a person with a disability, agendas and writings distributed during the meeting that are public records will be made available in the appropriate alternative format.
- The Board, Commission, or Committee may take action on any matter noticed herein in any manner deemed appropriate by the Board, Commission, or Committee. Their consideration of the matters noticed herein is not limited by the recommendations indicated herein.
- **SPECIAL NOTICE—**Any writings or documents provided to a majority of the Downtown Committee regarding any item on this agenda will be made available for public inspection in the Community Development Department, located at 500 Castro Street, during normal business hours and at the meeting location noted on the agenda during the meeting.

ADDRESSING THE BOARD, COMMISSION, OR COMMITTEE

- Interested persons are entitled to speak on any item on the agenda and should make their interest known to the Chair.
- Anyone wishing to address the Board, Commission, or Committee on a nonagenda item may do so during the “Oral Communications” part of the agenda. Speakers are allowed to speak one time on any number of topics for up to three minutes.

MINUTES

REGULAR MEETING – TUESDAY, MARCH 1, 2022
VIRTUAL MEETING WITH NO PHYSICAL MEETING LOCATION
10:00 A.M.

1. CALL TO ORDER

The meeting was called to order at 10:04 a.m.

2. ROLL CALL

Present: Committee members Raghav Gupta, Maria Lange, Kira Pascoe, Jamil Shaikh, Merry Yen, Vice Chair Pamela Baird, and Chair Mike Kasperzak.

Absent (Excused): Committee member Erik Cormier.

Staff Present: John Lang, Economic Vitality Manager; Tiffany Chew, Business Development Specialist; and Krisha Penollar, Associate Planner.

3. MINUTES APPROVAL

The minutes of the February 1, 2022 meeting were distributed prior to the meeting and approved as distributed.

Motion—M/S Lange/Shaikh—Carried 7-0-1; Cormier absent—To approve the minutes of the February 1, 2022 meeting.

4. UPCOMING AGENDA TOPICS

- Discussion on impact of homelessness on downtown
- Upcoming in-person events in downtown
- Bike racks and beautification of bike racks
- Vacant wall murals

5. ORAL COMMUNICATIONS FROM THE PUBLIC—None.

6. UNFINISHED BUSINESS

6.1 DOWNTOWN DEVELOPMENT UPDATE

Planning Division staff provided an update on downtown development projects.

No action taken.

6.2 CASTRO STREET UPDATE

Economic Development Division staff provided an update on latest efforts along Castro Street related to the Pedestrian Mall Feasibility Study. Beginning in late March to early April, effort will be undertaken to do street cleaning, sidewalk cleaning, and tree trimming for the 100 to 300 blocks of Castro Street.

Public comment: A member of the public commented on the Art and Wine Festival being planned in downtown along with a citizen effort to do an open-streets event in the fall.

No action taken.

7. NEW BUSINESS

7.1 PLANNING A JOINT MEETING WITH THE VISUAL ARTS COMMITTEE

Economic Development Division staff provided an overview of how a joint meeting can occur between the Visual Arts Committee and Downtown Committee. The two committees would host a separate meeting in addition to their standing meetings where the agenda topics would be in alignment with both of their respective committee missions. The Committee discussed the following topics as of joint interest:

- Activating vacant storefront windows with art or art installations
- Art Box program for signal boxes in downtown

The general consensus of Committee members was to have a meeting toward the end of April during the day as evening meetings are challenging for members' schedules.

Economic Development staff will communicate with the Visual Arts Committee on March 9 to receive similar feedback.

No action taken.

8. COMMITTEE/STAFF COMMENTS, QUESTIONS, COMMITTEE REPORTS

Committee members requested information on recent news pertaining to Americans with Disabilities Act (ADA) lawsuits. Economic Development Division staff provided information and clarification on ADA lawsuits as well as referenced materials related to ADA located on the Chamber of Commerce website for small businesses.

9. ADJOURNMENT

The meeting was adjourned at 11:22 a.m.

TC/6/CDD

822-03-01-22mn



DATE: April 5, 2022

TO: Downtown Committee

FROM: Krisha Penollar, Associate Planner

SUBJECT: April 2022 Downtown Development Update

NEW CONSTRUCTION—RESIDENTIAL

1. **231-235 Hope Street (Maston Architects):** Three stories, nine units.

Applicant: Maston Architects

- The City Council approved the project on June 16, 2015. The project entitlement expired.
- New application for the same project was filed in June 2019.
- The City Council approved the project on December 10, 2019.
- Under construction.

2. ~~**325 Franklin Street (DaRosa Associates):** 15-unit condominium.~~

~~**Applicant:** DaRosa Architects~~

- ~~• Approved by the City Council on December 8, 2020.~~
- ~~• Proposes a 15-unit condominium project to replace 13 apartment units.~~

3. **864 Hope Street (Acadia Architecture):** Two to three stories, three detached condominium units.

Applicant: Christina Liu

- Approved by the Zoning Administrator on November 14, 2018.
- Under construction.

NEW CONSTRUCTION—MIXED-USE

4. **Hope Street Lots:** Four to five stories, 180 hotel rooms, 53,000 square foot office and commercial spaces.

Applicant: The Robert Green Company

- The City Council approved the project on November 27, 2018.
- Building permits under review.
- Approved by the Zoning Administrator for a one-year permit extension on October 27, 2021.

5. **676 West Dana Street (Maston Architects):** Four stories, two levels of underground parking, ground-floor retail and office spaces, and seven residential units on floors two through four.

Applicant: Maston Architects

- Approved by the City Council on December 8, 2020.

6. **Lot 12:** Five stories, ground-floor commercial space, and 120 affordable units.

Applicant: Related/Alta Housing

- Under review. Formal application submitted January 25, 2022.
- Authorized to submit a formal application by the City Council on August 24, 2021.

NEW CONSTRUCTION—COMMERCIAL

7. **701 West Evelyn Avenue:** Four stories, 28,090 square foot office space and 6,841 square foot ground-floor commercial space (Subway Restaurant, Depot Garage, etc.).

Applicant: Tim McEnery, Marwood

- The City Council approved the project on November 18, 2019, but also expressed interest in alternative parking agreements with the developer, which may include more parking funding or construction of a parking garage on Lot 5.

8. **705 West Dana Street:** Three stories, two levels of underground parking, ground-floor retail space, and upper-floor office space.

Applicant: Lund Smith, Hope Dana LP

- Under review.

9. **756 California Street:** Three stories, 7,664 square foot office building with ground-floor medical office.

Applicant: 756 California LLC

- Under review.
- Approved by City Council on February 22, 2022. Building permit plans pending.

10. **747 Dana Street (Kenneth Rodrigues and Partners, Inc.):** Three-story, 8,552 square foot building with ground-floor retail space.

Applicant: Ken Rodrigues, Kenneth Rodrigues and Partners, Inc.

- Approved by City Council hearing on December 14, 2021. Building permit plans pending.

11. **590 Castro Street (The Sobrato Organization):** Four-story, 106,000 square foot office building with a public plaza (Wells Fargo).

Applicant: Tim Steele, The Sobrato Organization

- Under review. Recommended for approval at the Administrative Zoning hearing on February 23, 2022. Scheduled for a City Council hearing on April 12, 2022.

FACADE IMPROVEMENTS AND NEW TENANTS

12. **444 Castro Street:** Provisional Use Permit for Cyclebar.

Applicant: Jihan Bayyari, Cyclebar

- Approved by the Zoning Administrator on February 12, 2020.
- Building permit plans under review.

13. **312 Castro Street:** Provisional Use Permit for Orange Theory.

Applicant: Terri Dickerhoff, CRG Development

- Approved by the Zoning Administrator on May 13, 2020.
- Under construction.

14. **298 Castro Street:** Provisional Use Permit for a new restaurant (Nick the Greek).

Applicant: Glenn Cunningham, Glenn Bull's Eye Cadd

- Approved by the Zoning Administrator on December 9, 2020.
- Building plans under review.

15. **954 Villa Street:** Provisional Use Permit to allow an office use to replace an existing restaurant use (Tied House).

Applicant: Maston Architect

- Approved by the Zoning Administrator June 9, 2021.
- Under construction.

- ~~16. **301 Castro Street:** Provisional use permit to allow a coffee bar at a new retail tenant (Bloomsgiving).~~

~~Applicant: Ken Rodrigues, Kenneth Rodrigues & Partners, Inc.~~

- ~~• Approved by the Zoning Administrator on January 26, 2022.~~
- ~~• Under construction.~~

17. **682 Villa Street:** Provisional Use Permit to convert an existing multi-tenant commercial building with office and medical uses into a single-tenant administrative office building.

Applicant: Lund Smith, Hope Villa LP

- Building plans under review.

18. **105 Hope Street:** Provisional Use Permit to convert an existing multi-tenant commercial building with office and medical uses into a single-tenant administrative office building.

Applicant: Lund Smith, Hope Evelyn LP

- Building plans under review.

19. **220 Castro Street:** New restaurant tenant (Ume).

Applicant: No information.

- Under construction.

20. **975 West Dana Street:** New restaurant tenant (Koko Brunch).

Applicant: No information.

- Building permit plans under review.

21. **702 West Dana Street:** New restaurant tenant (Seasons Noodles and Dumplings Garden).

Applicant: No information.

- Building permit plans under review.

22. **990 Villa Street:** New office tenant (Betterhelp).

Applicant: No information.

- Sign permit under review.

CITY PROJECTS

23. **Downtown Precise Plan Update:** On December 3, 2019, the City Council approved the consultant scope of work for the Downtown Precise Plan Phase 1 update. The update is limited to three areas of the Precise Plan: Areas A, G, and H. At the June 8, 2021 City Council Study Session, staff was directed to focus on the following key elements:

- Update the City's Historic Preservation Ordinance.
- Disallow administrative and research and development office use on the ground floor of Area H fronting Castro Street and the side streets one block off Area H.

- Update the standards and guidelines of Areas A, G, and H to be objective, purposeful, and ensure development respects the existing character of downtown.
 - Conduct an economic development feasibility analysis.
 - Final action public hearings expected mid-2022.
24. **Sidewalk Café License:** The City Council waived Sidewalk Café payments for Fiscal Year 2022-23.
25. **Downtown Parking Strategy:** In September 2020, the Economic Development Division began work with Nelson\Nygaard on the Downtown Parking Strategy in conjunction with the Planning Division. The project will take a comprehensive look at parking in downtown, reviewing data of parking utilization, existing and projected land uses, existing parking-related programs and planned improvements, parking operations, and input from stakeholders to develop a package of implementation strategies for parking in downtown.
- Adopted by the City Council in November 2021.
26. **Downtown Parking Structure:** On August 24, 2021, the City Council directed staff to start studying a new parking structure on Lot 5 and to pursue additional developer partnerships to help fund the project.

KP/4/CDD

805-04-05-22M