



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  
Krishan Chopra, City Attorney  
Lisa Natusch, City Clerk

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September 17, 2019

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

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

**5:00 P.M.-CLOSED SESSION (PLAZA CONFERENCE ROOM)**

**1. CLOSED SESSION ANNOUNCEMENT (OPEN SESSION)**

At 5:00 p.m., City Attorney Krishan Chopra announced the items for Closed Session.

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

All Councilmembers were present.

**2. CLOSED SESSION**

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

**2.2 Conference with Legal Counsel-Anticipated Litigation, Significant exposure to litigation  
(California Government Code §54956.9(d)(2)): One potential case**

The Closed Session concluded at 6:40 p.m.

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

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

Mayor Matichak called the meeting to order at 6:51 p.m.

**2. ROLL CALL**

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

**3. PRESENTATION**

**3.1 Recognition of Mountain View Chamber of Commerce President/CEO Bruce Humphrey**

Mayor Matichak presented a proclamation to Bruce Humphrey in recognition of his service

to the Mountain View Chamber of Commerce.

Bruce Humphrey provided comments.

#### **4. CONSENT CALENDAR**

Councilmember Hicks requested to comment on Item 4.4.

Mayor Matichak stated she will pull Item 4.4.

Councilmember McAlister provided comments on Item 4.3.

City Manager Dan Rich and Assistant Community Development Director Wayne Chen responded to Council questions regarding Item 4.4.

Member of the public Gary Wesley requested to pull Item 4.3 and provided comments.

City Manager Dan Rich provided comments on Item 4.3.

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

Mayor Matichak suggested an amendment to the motion relating to Consent Calendar Item 4.4 to include referring to the Council Policy and Procedures Committee the issue of creating a policy specifying that projects would come to the City Council prior to City Manager approval.

Councilmember Clark accepted the amendment.

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 Approve Meeting Minutes**

Approve City Council Meeting Minutes of September 3, 2019.

#### **4.2 Designate a Voting Delegate and Alternate for the 2019 League of California Cities Annual Conference**

Designate Mayor Lisa Matichak as the Voting Delegate and Councilmember Chris Clark as the Alternate for the Annual Business Meeting at the 2019 League of California Cities Annual Conference.

#### **4.3 City Auditor's Proposed Work Plan for Fiscal Year 2019-20**

Approve the City Auditor's work plan for Fiscal Year 2019-20.

#### **4.4 Resolution to Join California Community Housing Agency**

Adopt Resolution No. 18379 Authorizing the City to Become an Additional Member of the California Community Housing Agency; Supporting the California Community Housing Agency's Issuance of Tax-Exempt Bonds for the Production, Preservation, and Protection of Middle-Income Rental Housing; and Authorizing the City Manager or His Designee to Enter Into Purchase Option Agreements with the California Community Housing Agency for Middle-Income Rental Housing Created Within City Limits, to be read in title only, further reading waived (Attachment 1 to the Council report).

**5. ORAL COMMUNICATIONS FROM THE PUBLIC ON NONAGENDIZED ITEMS**

Gary Wesley spoke regarding State law relating to rent control.

Chris Moore expressed concern regarding the City's regulations relating to short-term rentals.

Guadalupe Rosas spoke regarding meeting invitations sent to a Councilmember.

**6. PUBLIC HEARING-None.**

Council discussed reordering the agenda to move Item 7.1 to after Item 8.1. Following discussion, Council proceeded with the regular order of the agenda.

**7. NEW BUSINESS**

**7.1 Gatekeeper Application for 365 to 405 San Antonio Road and 2585 to 2595 California Street**

Councilmember Ramirez announced he would not participate in consideration of this item due to a leasehold interest in property in close proximity to the project site, recused himself, and left the room.

Councilmember McAlister announced he would not participate in consideration of this item due to business he does with the Los Altos School District, recused himself, and left the room.

Deputy Zoning Administrator Rebecca Shapiro presented the staff report. City Manager Dan Rich provided additional information.

Applicant Scott McPherson, Executive Managing Director, Merlone Geier, provided information regarding the gatekeeper application.

Public Comment opened at 7:32 p.m.

The following members of the public spoke:

Jeff Baier, Superintendent, Los Altos School District

Matt Raschke

Natalia Vaynshteyn

Public Comment closed at 7:40 p.m.

Applicant Scott McPherson responded to Council questions.

Mayor Matichak disclosed she met with Merlone Geier Partners prior to the meeting.

Los Altos School District Superintendent Baier responded to Council questions.

MOTION - M/S - Abe-Koga/Matichak - To deny the authorization of the MGP Gatekeeper request.

Los Altos School District Superintendent Baier responded to Council questions.

The motion carried by the following vote:

**Yes:** 3 - Councilmember Hicks, Vice Mayor Abe-Koga, Mayor Matichak

**No:** 2 - Councilmember Clark, Councilmember Kamei

**Recused:** 2 - Councilmember McAlister, Councilmember Ramirez

At 8:25 p.m., Councilmember McAlister and Councilmember Ramirez returned to the room and took their seats at the dais.

## **7.2 Potential 2020 Community Stabilization and Fair Rent Act Amendments**

Housing and Neighborhood Services Manager Tim Wong presented the staff report. Karen Tiedemann, Goldfarb Lipman, CSFRA Program Manager Anky van Deursen and Assistant Community Development Director Wayne Chen provided additional information.

CSFRA Council Ad-hoc Subcommittee Chair Abe-Koga provided a report on behalf of the Subcommittee.

Public Comment opened at 8:47 p.m.

The following members of the public spoke:

Matt Grunewald, Rental Housing Committee Chair

Abe Binder

Jackie Cashen, Edie Keating and Alex Nunez on behalf of three others present who elected not to speak, and presented written materials

Unidentified woman, Santiago Villa Mobile Home Park

Hilario Saldiver

Serge Bonte

Bee Hanson, Santiago Villa Mobile Home Park

Aboubaear Ndiaye, Working Partnerships USA and Silicon Valley Rising

Alex Brown, Santiago Villa Mobile Home Park

Lenny Siegel

Joan MacDonald  
Fred Kiani  
Joshua Howard, California Apartment Association  
Guadalupe Rosas

Public Comment closed at 9:29 p.m.

By unanimous show of hands, Council expressed support for Council oversight limited to legal action and the budget; consideration of eligibility of apartment complex owners who are subject to the CSFRA but do not live in Mountain View to apply to serve on the Rental Housing Committee; allow Council the ability to ask the Rental Housing Committee to provide input on specific topics and potentially assign additional duties to the Rental Housing Committee that are synergistic to their existing duties, with the funding resources to complete them; and that the Rental Housing Committee is subject to the same rules as the other advisory bodies when it comes to appointment, removal and Code of Conduct.

Subcommittee Chair Abe-Koga provided an additional report on behalf of the Subcommittee.

Matt Grunewald, Rental Housing Committee Chair, responded to Council questions.

Subcommittee Members Clark and Ramirez provided additional information on behalf of the Subcommittee.

Vice Mayor Abe-Koga offered a straw motion to express support for allowing for a separate process for reimbursement of capital improvements to: meet or maintain code, for environmental sustainability, and to extend the useful life of the building, and the guidelines: tenant benefit including reduction in costs, bringing the building up to code including seismic retrofits, no luxury improvements, and mutually agreed upon improvements between landlord and tenant; to leave the task of deciding on the specific improvements to the Rental Housing Committee, and that the process should include an amortization timeline and a cap on the annual allowed increase.

The straw motion passed by unanimous show of hands vote.

Mayor Matichak offered a straw motion to not include changes in the CSFRA regarding mobile homes other than to clarify that the CSFRA does not cover mobile homes, and at the same time consider what a mobile home rent stabilization ordinance could look like, including consideration of an urgency ordinance.

The straw motion passed by unanimous show of hands vote.

Mayor Matichak offered a straw motion to direct the Subcommittee to consider a flat rate of 5% for annual rent increases and have the Subcommittee continue to look at what could accompany that to address specific situations.

The straw motion failed by show of hands vote (Councilmember Hicks, Councilmember

Clark, Councilmember Kamei and Councilmember Ramirez dissented).

Following discussion, by majority show of hands vote, Council directed the issue of the annual general adjustment to be sent back to the Subcommittee for consideration.

Councilmember Ramirez offered a straw motion to express Council preference for placing the measure on the March 2020 ballot.

The straw motion passed by unanimous show of hands vote.

MOTION - M/S - Clark/Abe-Koga - To continue the meeting past 10:00 p.m.

The motion carried by majority show of hands vote.

Council recessed at 11:18 p.m.

Council reconvened at 11:27 p.m. with all Councilmembers present.

## **8. ITEM INITIATED BY COUNCIL**

### **8.1 Gun Safety-Related Issues**

City Manager Dan Rich presented a brief staff report. City Attorney Krishan Chopra provided additional information.

Public Comment opened at 11:35 p.m.

The following member of the public spoke:  
Serge Bonte

Public Comment closed at 11:35 p.m.

MOTION - M/S - Abe-Koga/Matichak - To:

Direct staff to do a survey of gun safety measures and bring back recommendations to Council on what would be the most effective and easily implemented gun safety ordinances.

Councilmember McAlister requested staff provide a memo to Council regarding the amount of time required and what other items may need to be postponed.

Following discussion, Vice Mayor Abe-Koga clarified that the motion is to analyze other gun safety ordinances and what would be most easily implemented and effective.

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

## **9. COUNCIL, STAFF/COMMITTEE REPORTS**

Mayor Matichak reported her attendance at a meeting of the interested parties to discuss a regional Transportation Management Association as part of the Manzanita Talks.

Vice Mayor Abe-Koga reported her attendance at a meeting of the Silicon Valley Clean Energy Board and reported Silicon Valley Clean Energy received a major grant for electric vehicles from the State. Vice Mayor Abe-Koga also reported her attendance at a meeting of the Council Sustainability Committee.

**10. CLOSED SESSION REPORT**

City Attorney Krishan Chopra stated there is no Closed Session Report.

**11. ADJOURNMENT**

At 11:57 p.m., Mayor Matichak adjourned the meeting in honor of the memory of Don Bahl and to the next Council Meeting to be held on Tuesday, September 24, 2019, at 5:30 p.m. in the Plaza Conference Room, 500 Castro Street.