



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  
Jennifer Logue, City Attorney  
Heather Glaser, City Clerk

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October 25, 2022

Video Conference with No Physical Meeting Location

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## REGULAR CITY COUNCIL MEETING

During this declared state of emergency, the meeting was conducted in accordance with California Government Code §54953(e) as authorized by resolution of the City Council. All members of the City Council participated in the meeting by video conference, with no physical meeting location.

### 6:00 P.M.-CLOSED SESSION

At 6:00 p.m., Mayor Ramirez called the meeting to order.

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

City Attorney Logue announced the items listed for Closed Session.

There were no public speakers.

At 6:03 p.m., Mayor Ramirez recessed the meeting to Closed Session with all Councilmembers present except Councilmember Abe-Koga.

#### 2. CLOSED SESSION

2.1 Conference with Real Property Negotiators (Government Code §54956.8); Property: 538 Thompson Avenue; Agency Negotiators: Angela LaMonica, Real Property Program Administrator and Dawn Cameron, Public Works Director; Negotiating Party: Patricia K. Ecker, Trustee of the Ecker Survivor's Trust, Under Negotiation: Price and Terms of Purchase

2.2 Conference with Real Property Negotiators (Government Code §54956.8); Property: 544 Thompson Avenue; Agency Negotiators: Angela LaMonica, Real Property Program Administrator and Dawn Cameron, Public Works Director; Negotiating Party: The Pezzini Family Trust, Under Negotiation: Price and Terms of Purchase

At 6:12 p.m., Closed Session concluded.

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

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

At 6:30 p.m., Mayor Ramirez called the meeting to order.

Mayor Ramirez led the Pledge of Allegiance.

## 2. ROLL CALL

**Present:** 6 - Councilmember Kamei, Councilmember Lieber, Councilmember Matichak, Councilmember Showalter, Vice Mayor Hicks, Mayor Ramirez

**Absent:** 1 - Councilmember Abe-Koga

## 3. PRESENTATIONS

### 3.1 National Arts and Humanities Month Proclamation

Mayor Ramirez presented the proclamation to Performing Arts Manager Theresa Yvonne.

### 3.2 Domestic Violence Awareness Month Proclamation

Mayor Ramirez presented the proclamation to Shabana Ansari, Legal Advocacy Coordinator for Maitri.

There were no public speakers.

## 4. CONSENT CALENDAR

Councilmember Lieber indicated an Abstain vote on Item 4.1 and pulled Item 4.9 for individual consideration.

There were no public speakers.

Councilmember Matichak discussed Item 4.7.

MOTION - M/S - Showalter/Hicks - To approve the balance of the Consent Calendar.

The motion carried, except for Items 4.1 and 4.9, by the following roll call vote:

**Yes:** 6 - Councilmember Kamei, Councilmember Lieber, Councilmember Matichak, Councilmember Showalter, Vice Mayor Hicks, Mayor Ramirez

**Absent:** 1 - Councilmember Abe-Koga

### 4.1 Pedestrian Malls Ordinance on Castro Street (Second Reading)

Adopt Ordinance No. 14.22 of the City of Mountain View Amending Chapter 27 of the Mountain View City Code to Add Article VI Establishing Pedestrian Malls on Castro Street Between the East Leg of West Evelyn Avenue and Villa Street, Villa Street and West Dana Street, and West Dana Street and California Street in the City of Mountain View. (First reading: 6-0-1; Lieber abstained)

**Yes:** 5 - Councilmember Kamei, Councilmember Matichak, Councilmember Showalter, Vice Mayor Hicks, Mayor Ramirez

**Absent:** 1 - Councilmember Abe-Koga

**Abstain:** 1 - Councilmember Lieber

**4.2 Adoption of City Council Policy No. K-27-Recognition of Individuals, Organizations, and/or Events**

Adopt Resolution No. 18719 of the City Council of the City of Mountain View Adopting Council Policy K-27, Recognition of Individuals, Organizations, and/or Events.

**4.3 Notice of Intention to Vacate Street Right-of-Way and Public Easements within the Middlefield Park Master Plan on a 40-Acre Site Located at the Northeast Corner of Ellis Street and East Middlefield Road and North of Maude Avenue Between Logue and Clyde Avenues**

Adopt Resolution No. 18720 Resolution of Intention of the City Council of the City of Mountain View to Vacate Street Right-of-Way and Public Easements within the Middlefield Park Master Plan on a 40-Acre Site Located at the Northeast Corner of Ellis Street and East Middlefield Road and North of Maude Avenue Between Logue and Clyde Avenues, and set a date for a public hearing to consider the vacation for November 15, 2022.

**4.4 Intersection Traffic Signal System-Major Replacements and Upgrades (Rengstorff Avenue and Latham Street), Projects 18-27 and 22-15-Various Actions**

1. Approve plans and specifications for Intersection Traffic Signal System-Major Replacements and Upgrades (Rengstorff Avenue and Latham Street), Projects 18-27 and 22 -15, and authorize staff to advertise the project for bids.

2. Authorize the City Manager or designee to award a construction contract to the lowest responsible bidder if the bid is within the project budget.

**4.5 Miramonte Pump Station Improvements, Project 23-43-Authorize Professional Services Agreement**

Authorize the City Manager or designee to execute a professional design services agreement with HydroScience to provide design and construction support services for Miramonte Pump Station Improvements, Project 23-43, in a not-to-exceed amount of \$352,000.

**4.6 Application for State Funding-Permanent Local Housing Allocation**

1. Adopt Resolution No. 18721 of the City Council of the City of Mountain View Authorizing Application to the Permanent Local Housing Allocation Program, Approving a Five-Year Plan for the Permanent Local Housing Allocation Program Formula Allocation of an Estimated \$1,539,306, and Certifying to the California Department of Housing and Community Development Compliance with the Permanent Local Housing Allocation Program Requirements.

2. Authorize establishment of a new Housing special revenue subfund for the Permanent Local Housing Allocation Program, and authorize the Finance and Administrative Services Director to establish appropriations based on the actual amount of funding received each year. (Five votes required)

**4.7 Shoreline Boulevard Interim Bus Lane and Utility Improvements, Project 18-43-Accept Construction**

Accept the completed construction elements for Shoreline Boulevard Interim Bus Lane and Utility Improvements, Project 18-43, and authorize the final contract payment.

**4.8 Calderon Avenue Bike Lanes, Mercy to El Camino Real, Project 20-47-Accept Construction**

Accept Calderon Avenue Bike Lanes, Mercy to El Camino Real, Project 20-47, and authorize the final contract payment.

**4.9 El Camino Real Pedestrian and Bicycle Improvements, Projects 20-61, 22-29-Heritage Tree Removal and Mitigation**

This item was pulled from the Consent Calendar by Councilmember Lieber for individual consideration.

Public Works Director Dawn Cameron was available for questions.

The Council directed questions to staff.

The following members of the public spoke:

Bruce England

Alex Brown

MOTION - M/S - Showalter/Kamei - To:

Approve the removal of and mitigation for two Heritage trees at a 5:1 replacement ratio with 24" box trees for El Camino Real Pedestrian and Bicycle Improvements, Projects 20-61, 22-29.

The motion carried by the following roll call vote:

**Yes:** 4 - Councilmember Kamei, Councilmember Matichak, Councilmember Showalter, Mayor Ramirez

**No:** 2 - Councilmember Lieber, Vice Mayor Hicks

**Absent:** 1 - Councilmember Abe-Koga

**4.10 Agreement Between the City of Mountain View and the Los Altos Mountain View Community Foundation for Solidarity Fund Program Administration**

Authorize the City Manager or designee to enter into an agreement with the Los Altos Mountain View Community Foundation to administer the Mountain View Solidarity Fund Program.

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

The following member of the public spoke:

Joe Simitian, County of Santa Clara Supervisor, District 5, thanked the City for the use of the Mountain View Community Center as a vaccination site.

**6. PUBLIC HEARING**

**6.1 Mixed-Use Development at 334 San Antonio Road**

Councilmember Matchak disclosed she met with the applicant and visited the site on her own and with the applicant. Councilmember Kamei disclosed she visited the site and met with the applicant. Vice Mayor Hicks disclosed she met with the applicant and visited the site. Councilmember Showalter disclosed she met with the applicant and visited the site. Councilmember Lieber disclosed she spoke with the applicant, visited the site on her own and spoke with the community. Mayor Ramirez disclosed he spoke with the applicant.

Deputy Zoning Administrator Rebecca Shapiro presented the item.

Assistant City Manager/Community Development Director Aarti Shrivastava, Senior Civil Engineer Renee Gunn, Public Works Director Cameron, and Dan Rubins, Senior Associate from Fehr & Peers, were available for questions.

Mircea Voskerician, property owner and applicant, Brent Randall from SDG Architects and Kevin Proctor from Environmental Foresight Inc. made a presentation.

The Council directed questions to staff and Kevin Proctor.

The following members of the public spoke:

Tim Mather

Sheryl from Mountain View.

Daniel Hulse from Mountain View indicated support for the project.

Alex Brown

MOTION - M/S - Kamei/Showalter - To:

1. Adopt the Initial Study of Environmental Significance for the 334 San Antonio Road Mixed-Use Project and determine that the project is consistent with the San Antonio Precise Plan Final Environmental Impact Report and Mountain View 2030 General Plan and Greenhouse Gas Reduction Program Final Environmental Impact Report, pursuant to Sections 15162 and 15183 of the California Environmental Quality Act Guidelines.
2. Adopt a Resolution of the City Council of the City of Mountain View Approving a Planned Community Permit and Development Review Permit for a New Five-Story Mixed-Use Development with 62 Residential Units and 2,000 Square Feet of Ground-Floor Commercial Space Above Two Levels of Underground Parking, Including a 50% State Density Bonus Request with Development Waivers and Concessions; and a Provisional Use Permit to Allow Rooftop Amenities Above the Third Floor at 334 San Antonio Road, and identify option one as the Council-approved Below-Market-Rate (with associated State Density Bonus Concessions request) of the two applicant-proposed options.
3. Adopt a Resolution of the City Council of the City of Mountain View Approving a Vesting Tentative Map for

Condominium Purposes for 62 Residential Units and One Commercial Unit at 334 San Antonio Road.

#### FRIENDLY AMENDMENT

Councilmember Matichak moved to add consideration of additional tree planting, as possible, to Condition No. 23.

The maker and seconder of the motion accepted the amendment.

The Council discussed the motion.

At 8:22 p.m., Mayor Ramirez recessed the meeting. The meeting reconvened at 8:26 p.m. with all Councilmembers present except Councilmember Abe-Koga.

At 8:29 p.m., Mircea Voskerician, applicant, withdrew Below-Market-Rate option one. A new motion was in order.

#### SUBSTITUTE MOTION - M/S - Showalter/Hicks - To:

1. Adopt the Initial Study of Environmental Significance for the 334 San Antonio Road Mixed-Use Project and determine that the project is consistent with the San Antonio Precise Plan Final Environmental Impact Report and Mountain View 2030 General Plan and Greenhouse Gas Reduction Program Final Environmental Impact Report, pursuant to Sections 15162 and 15183 of the California Environmental Quality Act Guidelines.
2. Adopt Resolution No. 18722 of the City Council of the City of Mountain View Approving a Planned Community Permit and Development Review Permit for a New Five-Story Mixed-Use Development with 62 Residential Units and 2,000 Square Feet of Ground-Floor Commercial Space Above Two Levels of Underground Parking, Including a 50% State Density Bonus Request with Development Waivers and Concessions; and a Provisional Use Permit to Allow Rooftop Amenities Above the Third Floor at 334 San Antonio Road, and identify option two as the Council-approved Below-Market-Rate option (with associated State Density Bonus Concessions request).
3. Adopt Resolution No. 18723 of the City Council of the City of Mountain View Approving a Vesting Tentative Map for Condominium Purposes for 62 Residential Units and One Commercial Unit at 334 San Antonio Road.
4. Add consideration of additional tree planting, as possible, to Condition No. 23.

The motion carried by the following roll call vote:

**Yes:** 6 - Councilmember Kamei, Councilmember Lieber, Councilmember Matichak, Councilmember Showalter, Vice Mayor Hicks, Mayor Ramirez

**Absent:** 1 - Councilmember Abe-Koga

#### 7. NEW BUSINESS

**7.1 Compensation for Council Appointees**

Vice Mayor Hicks presented the item.

There were no public speakers.

MOTION - M/S - Matichak/Kamei - To:

Adopt Resolution No. 18724 Approving Compensation for the City Attorney, City Clerk, and City Manager, and Adopting a Revised Salary Plan, Listed as Exhibit A, to Reflect These Compensation Changes.

The motion carried by the following roll call vote, which was conducted by Assistant City Clerk Merry Monlux:

**Yes:** 6 - Councilmember Kamei, Councilmember Lieber, Councilmember Matichak,  
Councilmember Showalter, Vice Mayor Hicks, Mayor Ramirez

**Absent:** 1 - Councilmember Abe-Koga

**8. COUNCIL, STAFF/COMMITTEE REPORTS**

City Manager McCarthy stated the California COVID-19 State of Emergency would end on February 28, 2023, with the local State of Emergency to end thereafter.

Councilmember Matichak stated she attended a County of Santa Clara Airport Land Use Commission meeting and a Moffett Field Restoration Advisory Board meeting.

Councilmember Lieber stated she attended a Moffett Field Restoration Advisory Board meeting.

In response to Councilmember Lieber, the Council directed staff to consider the soft story ordinance as part of the Council work plan discussion in February.

Councilmember Showalter stated she attended a San Francisco Bay Conservation and Development Commission meeting and announced a San Francisco Bay Conservation and Development Commission workshop on November 3.

**9. CLOSED SESSION REPORT**

City Attorney Logue stated there was no Closed Session report.

**10. ADJOURNMENT**

At 8:55 p.m., Mayor Ramirez adjourned the meeting.

Approved on November 15, 2022.

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Lucas Ramirez, Mayor

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Heather Glaser, City Clerk