



Alison Hicks, Mayor  
Pat Showalter, Vice Mayor  
Margaret Abe-Koga, Councilmember  
Ellen Kamei, Councilmember  
Lisa Matichak, Councilmember  
Lucas Ramirez, Councilmember

Kimbra McCarthy, City Manager  
Jennifer Logue, City Attorney  
Heather Glaser, City Clerk

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January 24, 2023

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

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## REGULAR CITY COUNCIL MEETING

**This meeting was conducted with a virtual component. All members of the City Council and all speakers participated in-person unless otherwise noted.**

### **5:00 P.M.-STUDY SESSION**

#### **1. CALL TO ORDER**

At 5:04 p.m., Mayor Hicks called the meeting to order.

#### **2. ROLL CALL**

One Councilmember vacancy as of December 30, 2022.

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

#### **3. STUDY SESSION**

##### **3.1 Legislative Program Priorities for 2023**

The purpose of this Study Session was to receive City Council input on the proposed legislative program priority issues to guide the City's regional, State, and Federal legislative advocacy during the 2023 legislative session.

Assistant to the City Manager Christina Gilmore and Dane Hutchings, Managing Partner, Renne Public Policy Group, presented.

(Virtual) Nicholas Hargis, Field Representative for Representative Anna Eshoo, made comments.  
Supervisor Joe Simitian, Santa Clara County Board of Supervisors, made comments.

There were no public speakers in-person or virtually.

The Council directed questions to City staff, Dane Hutchings and Supervisor Simitian.

By consensus, the Council indicated support for adding: 1) a policy statement to support legislation that

lowers thresholds for bond measures, including measures to support and fund affordable housing; 2) language that includes advocating for changes in state law that promotes the increased ability for child-care options in urban settings; and 3) a policy statement that supports waiving tax assessments for tenant or façade improvements for small businesses.

A majority of the Council indicated support for adding language that indicates that support for 100% affordable units is contingent on whether the City Council determines that replacement requirements are feasible within the Tenant Displacement Response Strategy.

At 6:33 p.m., Mayor Hicks recessed the meeting. The meeting reconvened at 6:42 p.m. with all Councilmembers present.

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

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

At 6:42 p.m., Mayor Hicks called the meeting to order.

Police Chief Chris Hsiung led the Pledge of Allegiance.

#### **2. ROLL CALL**

One Councilmember vacancy as of December 30, 2022.

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

#### **3. PRESENTATIONS**

##### **3.1 National Gun Violence Survivors Week Proclamation**

Mayor Hicks presented the proclamation to Rachel Michelson, Mountain View resident and head of the San Jose chapter of Moms Demand Action.

##### **3.2 Proclamation in Recognition of Police Chief Chris Hsiung on His Retirement**

Mayor Hicks presented the proclamation to Police Chief Chris Hsiung.

The following member of the public spoke:

(Virtual) Peter Katz, Mountain View Chamber of Commerce, discussed Item 3.2.

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

Councilmember Ramirez pulled Item 4.3 for individual consideration.

Vice Mayor Showalter discussed Item 4.1.

There were no public speakers in-person or virtually.

MOTION - M/S - Kamei/Ramirez - To approve the balance of the Consent Calendar.

The motion carried, except Item 4.3, by the following vote:

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

#### **4.1 Annual Water and Sewer Main Replacements, Projects 19-21 and 19-22-Variou Actions**

1. Adopt Resolution No. 18753 of the City Council of the City of Mountain View Adopting a Mitigated Negative Declaration for Annual Water Main Replacement, Project 19-21: Pressure Reducing Valve Installation on North Whisman Road and Evandale Avenue; Whitney Drive, Whitney Court, and Parker Court Water Main Replacements, in accordance with the California Environmental Quality Act.

2. Find that in accordance with the California Environmental Quality Act requirements, under California Code of Regulations Article 19, Section 15302(c), the California Environmental Quality Act does not apply to the replacement of existing water and sewer mains, and the replacement of the water and sewer mains in project locations not listed under Recommendation 1 is categorically exempt.

3. Appropriate and transfer \$1,440,000 from Miscellaneous Water Main/Service Line Replacement, Project 17-21, and \$940,000 from Miscellaneous Water Main/Service Line Replacement, Project 18-21, to Miscellaneous Water Main/Service Line Replacement, Project 19-21. (Five votes required)

4. Appropriate and transfer \$600,000 from Miscellaneous Storm/Sanitary Sewer Main Replacement, Project 17-22, and \$1,400,000 from Miscellaneous Storm/Sanitary Sewer Main Replacement, Project 18-22, to Miscellaneous Storm/Sanitary Sewer Main Replacement, Project 19-22. (Five votes required)

5. Approve plans and specifications for Annual Water and Sewer Main Replacement, Projects 19-21 and 19-22, and authorize staff to advertise the project for bids.

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

7. Authorize the City Manager or designee to execute a professional services agreement with Tanner Pacific, Inc., to provide construction engineering services in a total not-to-exceed amount of \$485,000 for Miscellaneous Water Main/Service Line Replacement, Project 19-21, and Miscellaneous Storm/Sanitary Sewer Main Replacement, Project 19-22.

#### **4.2 Contract Amendment for Outside Building Plan Checking and Inspection Services**

1. Appropriate \$2,495,000 from the Development Services Fund for building plan checking, inspection, consultant, and professional services. (Five votes required)

2. Authorize the City Manager or designee to execute amendments to increase consultant contracts for

outside building plan checking, inspection, consultant, and professional support services with Shums Coda Associates (\$2,495,000) for services to be rendered through June 30, 2023 for a contract total of \$3,405,000 in Fiscal Year 2022-23.

#### **4.3 Fiscal Years 2023-24 and 2024-25 Council Work Plan Development Process**

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

There were no public speakers in-person or virtually.

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

Approve the recommended Fiscal Years 2023-24 and 2024-25 Council Work Plan development process, amended to add criteria to determine whether proposed projects advance existing work plan initiatives.

The motion carried by the following vote:

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

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

The following members of the public spoke:

Patrice Moore discussed an interaction she had with the Mountain View Police Department.  
(Virtual) Megan Fraley discussed the 5150 involuntary psychiatric hold process.

#### **6. NEW BUSINESS**

##### **6.1 Resolution Appointing a Retired Annuitant as Interim Police Chief Under Government Code Section 21221(h)**

Human Resources Manager Lindsey Bishop presented the item.

There were no public speakers in-person or virtually.

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

Adopt Resolution No. 18754 of the City Council of the City of Mountain View Appointing Max Bosel as Interim Police Chief Under Government Code Section 21221(h).

The motion carried by the following vote:

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

##### **6.2 Councilmember Vacancy-January 30 Applicant Interviews**

City Clerk Glaser presented the item.

The following members of the public spoke:

Erik Poicon from Mountain View indicated support for Emily Ramos.

Alex Brown from Mountain View.

Tim MacKenzie indicated support for Emily Ramos.

(Virtual) Ryan Globus indicated support for Emily Ramos.

(Virtual) Angel Martinez indicated support for Emily Ramos.

A majority of the Council indicated support for narrowing the pool of applicants to be interviewed on January 30 by each voting for between four and six applicants with the five applicants receiving the most votes moving forward in the process.

At 8:21 p.m., Mayor Hicks recessed the meeting. The meeting reconvened at 8:30 p.m. with all Councilmembers present.

City Clerk Glaser announced the Council voted as follows:

Councilmember Abe-Koga voted for Ronit Bryant, Chris Clark, Michael Kasperzak, John McAlister, Emily Ann Ramos and Li Zhang.

Councilmember Kamei voted for Ronit Bryant, Chris Clark, Michael Kasperzak, John McAlister and Emily Ann Ramos.

Councilmember Matichak voted for Ronit Bryant, Chris Clark, Michael Kasperzak and John McAlister.

Councilmember Ramirez voted for Ronit Bryant, Chris Clark, Michael Kasperzak, John McAlister and Emily Ann Ramos.

Vice Mayor Showalter voted for Ronit Bryant, Chris Clark, Michael Kasperzak, John McAlister, Emily Ann Ramos and Anita Rosen.

Mayor Hicks voted for Ronit Bryant, Chris Clark, Michael Kasperzak, John McAlister and Emily Ann Ramos.

The following five applicants were selected to participate in the January 30 interviews:

Ronit Bryant

Chris Clark

Michael Kasperzak

John McAlister

Emily Ann Ramos

The Council finalized the applicant questions for the January 30 meeting as follows:

1. What are your top priorities on the Council Strategic Work Plan and why?
2. Are there any issues where you disagree with Council direction, and what would you change?
3. How can we enhance the City's livability and quality of life for our residents?
4. How would you consider public comments from residents?

5. What efforts that we have not already made would you take to help our existing businesses stay in Mountain View, make it easier for new businesses to enter, and reduce the number of longstanding empty storefronts?
6. What criteria would you use for land use decisions?
7. Closing statement

By consensus, the Council indicated support for each applicant having a maximum of 30 minutes to answer the final set of questions and provide a closing statement.

By consensus, the Council determined that after interviews concluded on January 30, each Councilmember could discuss the applicants generally and share their top three candidates, after which time each Councilmember would write down their choice of two applicants, which would be publicly announced by the City Clerk.

## **7. PUBLIC HEARING**

### **7.1 General Plan, Zoning, and Precise Plan Amendments Related to the Housing Element Update**

Senior Planner Ellen Yau presented the item.

Advanced Planning Manager Eric Anderson and Assistant City Manager/Community Development Director Arti Shrivastava were available for questions.

The Council directed questions to staff.

The following members of the public spoke:

Kevin Ma, on behalf of the League of Women Voters.  
(Virtual) Unidentified speaker, on behalf of Carpenters Local 405.

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

1. Adopt Resolution No. 18755 of the City Council of the City of Mountain View Certifying the 2023-2031 Housing Element Update Environmental Impact Report and Adopting California Environmental Quality Act Findings Related to Environmental Impacts, Mitigation Measures, and Alternatives and Adopting a Statement of Overriding Considerations and a Mitigation Monitoring and Reporting Program in Compliance with the California Environmental Quality Act.

2. Adopt Resolution No. 18756 of the City Council of the City of Mountain View Amending the General Plan Land Use Map from High-Intensity Office to High-Density Residential for the Properties Located at 57/67 and 87 East Evelyn Avenue, Located South of East Evelyn Avenue, Between State Route 85 and Pioneer Way, and from General Industrial to High-Density Residential for the Property Located at 1110 Terra Bella Avenue/1012 Linda Vista Avenue, Located at the Northwest Corner of Linda Vista Avenue and Terra Bella Avenue; and Amending the General Plan to Clarify Floor Area Ratio (FAR) Exemptions; and Make Other Minor Modifications.

3. Introduce an Ordinance of the City of Mountain View Amending Sections of Chapter 36 (Zoning) of the City Code to Eliminate Lot Area and Lot Width Minimums in the Residential High-Density (R4) Zoning District for 100% Affordable Housing Developments that Receive Authorization Through the City Notice of Funding Availability Process; Allow Residential Mixed-Use Village Center Development Where the General Plan Land Use Designation Allows Residential Uses on Sites Within the Commercial Neighborhood (CN) and Commercial Services (CS) Zoning Districts; and Establish Definitions, Procedures, and Standards for Such General Plan Mixed-Use Village Center Development, and set a second reading for February 14, 2023.

4. Introduce an Ordinance of the City of Mountain View Amending the Zoning Map from the General Industrial (MM) Zoning District to the High-Density (R4) Zoning District for the Properties located At 57/67 and 87 East Evelyn Avenue, Located South of East Evelyn Avenue, Between State Route 85 and Pioneer Way; and 1110 Terra Bella Avenue/1012 Linda Vista Avenue, Located at the Northwest Corner of Linda Vista Avenue and Terra Bella Avenue, and set a second reading for February 14, 2023.

5. Adopt Resolution No. 18757 of the City Council of the City of Mountain View Amending the El Camino Real Precise Plan to Increase the Maximum Floor Area Ratio (FAR) and Height Allowances for Residential/Mixed-Use Development for Tier 1 Projects in Village Center Areas Consistent with the General Plan and Other Minor Text Amendments.

6. Adopt Resolution No. 18758 of the City Council of the City of Mountain View Amending the Grant-Phyllis Precise Plan to Allow General Plan Mixed-Use Village Center Development as a Provisional Use and Add Development Standards to Update The Administration Provisions, and to Make Other Minor Text Modifications and Clarifications.

The motion carried by the following vote:

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

MOTION - M/S - Ramirez/Showalter - At 10:06 p.m. to continue the meeting beyond 10:00 p.m.

The motion carried by the following vote:

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

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

Councilmember Matichak stated she attended a Bay Area Water Supply and Conservation Agency meeting.

Councilmember Abe-Koga stated she attended a Bay Area Housing Finance Authority meeting. She provided updates from the Santa Clara Valley Transportation Authority and Silicon Valley Clean Energy Authority. She stated she attended a Sister Cities dinner and the Saint Francis High School Eggers Innovation Center opening.

Councilmember Ramirez stated he attended the Mayors Innovation Project Winter 2023 meeting.

**11. CLOSED SESSION REPORT**

City Attorney Logue stated there was no Closed Session report.

**12. ADJOURNMENT**

At 10:16 p.m., Mayor Hicks adjourned the meeting.

Approved on April 3, 2023.

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Alison Hicks, Mayor

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Heather Glaser, City Clerk