



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  
Jannie L. Quinn, City Attorney  
Lisa Natusch, City Clerk

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June 18, 2019

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

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**JOINT SPECIAL MEETING OF CITY COUNCIL, SHORELINE REGIONAL PARK  
COMMUNITY, AND CITY OF MOUNTAIN VIEW CAPITAL IMPROVEMENTS  
FINANCING AUTHORITY**

**5:15 P.M.-CLOSED SESSION (PLAZA CONFERENCE ROOM)**

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

At 5:15 p.m., City Attorney Jannie Quinn announced the items for Closed Session.

**2. CLOSED SESSION**

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

All Councilmembers were present. Councilmember Clark participated in the meeting by teleconference pursuant to Government Code Section 54953(b) from the Courtyard Charleston Historic District, 125 Calhoun Street, 1st Floor Business Center, Charleston, South Carolina, 29401.

**2.1 Conference with Legal Counsel - Liability Claims (Government Code §54956.95)**

**Claimant: Mary Henry against the City of Mountain View**

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

The Closed Session concluded at 6:20 p.m.

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

**1. CALL TO ORDER**

Mayor Matichak called the meeting to order at 6:30 p.m.

**2. PLEDGE OF ALLEGIANCE**

Mayor Matichak led the Pledge of Allegiance.

**3. ROLL CALL**

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

Councilmember Chris Clark participated in the meeting by teleconference pursuant to Government Code Section 54953(b) from the Courtyard Charleston Historic District, 125 Calhoun Street, 1st Floor Business Center, Charleston, South Carolina, 29401.

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

MOTION - M/S - Abe-Koga/McAlister - To approve the Consent Calendar.

The motion carried by the following roll call 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 the City Council Minutes of June 11, 2019, Shoreline Regional Park Community Minutes of May 23, 2019 and Mountain View Capital Improvements Financing Authority Minutes of June 19, 2018.

##### **4.2 Police/Fire Training and Classroom Facility at Fire Station No. 5, Project 18-41-Approve Schematic Design**

Approve the schematic design of the building for the new Police/Fire Training and Classroom at Fire Station No. 5 and authorize detailed design to proceed.

##### **4.3 Pedestrian/Bicycle Safety Improvements, Project 14-40, and Annual Traffic Studies/NTMP Improvements, Projects 18-15 and 19-15-Accept Construction**

Accept Pedestrian/Bicycle Safety Improvements, Project 14-40, and Annual Traffic Studies/NTMP Improvements, Projects 18-15 and 19-15, and authorize the final contract payment.

##### **4.4 Appointment to Visual Arts Committee**

Appoint Toni Hsu to the Visual Arts Committee for an unexpired term ending December 31, 2019.

##### **4.5 El Monte Avenue and Marich Way Pedestrian Improvements, Project 17-29-Accept Construction**

Accept El Monte Avenue and Marich Way Pedestrian Improvements, Project 17-29, and authorize the final contract payment.

##### **4.6 Shoreline Sailing Lake Improvements-Design, Project 17-52-Authorize Professional Design Services Agreement**

1. Appropriate \$331,000 from the Shoreline Regional Park Community Fund to Shoreline

Sailing Lake Improvements-Design, Project 17-52, for a total project budget of \$500,000.

2. Authorize the City Manager to execute a professional services agreement with Moffatt & Nichol of Walnut Creek to provide civil engineering services for Shoreline Sailing Lake Improvements-Design, Project 17-52, in a not-to-exceed amount of \$300,000.

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

Albert Jeans spoke regarding the transportation analysis for the East Whisman Precise Plan Area and displayed written materials.

Gary Wesley spoke regarding SB 592 and recommended Council direct staff to analyze the bill.

Mary Kay Marinovich, Kiwanis Club Board Member and Mountain View Historic Association Board Member, provided information regarding an upcoming project entitled "Visit Mountain View."

**6. PUBLIC HEARINGS**

**6.1 Below-Market-Rate Housing Program Phase 2 Modifications**

Assistant Community Development Director Wayne Chen presented the staff report. Assistant City Manager/Community Development Director Aarti Shrivastava and City Attorney Jannie Quinn provided additional information.

Public Hearing opened at 7:13 p.m.

The following members of the public spoke:

Gary Wesley

Alex Nunez

Diana Olivares

Pat Sausedo, BIA Bay Area

Public Hearing closed at 7:22 p.m.

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

1. Introduce an Ordinance Amending Article XIV of Chapter 36 of the Mountain View City Code, Sections 36.40 to 36.40.70, Regarding the Below Market Rate Housing Program, read in title only, further reading waived, and set a second reading for June 25, 2019, with an ownership BMR requirement for townhouses and rowhouses of 15 percent at up to 120 percent AMI, with a 100 percent weighted average, and a required additional 10 percent from 120 percent to 150 percent AMI, with a 135 percent weighted average; and direct staff to compute the associated equivalency fee level.

2. Adopt Resolution No. 18354 Amending the Below Market Rate Housing Program

Administrative Guidelines Associated with the Ordinance Amending the Below Market Rate Housing Program, Mountain View City Code Sections 36.40 Through 36.40.70, read in title only, further reading waived; and  
Direct staff to return to Council in three years to review the amendments to the ordinance.

City Attorney Quinn stated the ordinance language revisions are as follows: in Section 36.40.10b.1. Ownership Units, in the third sentence: Rowhouses and townhouses in residential ownership developments shall be subject to a 25 percent on-site BMR requirement with 15 percent at 100 percent AMI weighted average with a range of units between 80 percent and 120 percent AMI, and an additional 10 percent on-site BMR requirement at 135 percent AMI weighted average.

City Attorney Quinn stated the revisions to the guidelines are as follows: on page 7, b., in the last sentence of the first paragraph: Rowhouses and townhouses in residential ownership developments shall be subject to a 25 percent on-site BMR requirement with 15 percent at a weighted average of 100 percent within the range of 80 percent and 120 percent AMI, and the remaining 10 percent on-site BMR requirement at a weighted average of 135 percent AMI with a range of 80 percent and 150 percent AMI.

Assistant Community Development Director Chen added that a modification would also need to be made to the equivalency in-lieu fee.

The motion carried by the following roll call vote:

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

## **6.2 Adoption of Fiscal Year 2019-20 Budgets, Appropriations Limit, Fee Modifications, and Funding for Fiscal Year 2019-20 Capital Improvement Projects, and Projects 20-59 and 24-40**

City Manager Dan Rich introduced the item. Finance and Administrative Services Director Jesse Takahashi presented the staff report. City Manager Rich provided additional information.

Public Hearing opened at 8:06 p.m.

No speakers.

Public Hearing closed at 8:06 p.m.

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

City of Mountain View Actions:

1. Adopt Resolution No. 18355 Approving Capital Improvement Project 20-59 (Automated Guideway Transportation Phase II, Feasibility Study) Identified in the Fiscal Years 2019-20

through 2023-24 Capital Improvement Program, read in title only, further reading waived.

3. Adopt Resolution No. 18357 Adopting Appropriations for the Adopted Capital Improvement Project 20-59 (Automated Guideway Transportation Phase II, Feasibility Study) Identified in the Fiscal Years 2019-20 through 2023-24 Capital Improvement Program, read in title only, further reading waived.

6. Adopt Resolution No. 18360 Adopting the Fiscal Year 2019-20 City Budget and Appropriations for the Remainder of the Adopted Fiscal Year 2019-20 Capital Improvement Projects, Including Amendments to Existing Projects, but Excluding the Shoreline Regional Park Community, read in title only, further reading waived (Attachment 6 to the Council report).

7. Adopt Resolution No. 18361 Adopting the Fiscal Year 2019-20 Appropriations Limit, read in title only, further reading waived.

8. Adopt Resolution No. 18362 Amending the City of Mountain View Master Fee Schedule, read in title only, further reading waived.

9. Commit \$2,729,000 of Park Land Dedication funds to the adopted Fiscal Year 2019-20 Capital Projects, including amendments to existing projects, shown on Attachment 9 to the Council report.

10. Adopt Resolution No. 18363 Authorizing the City Manager or His Designee to Amend the Classification and Salary Plans for Regular and Hourly Employees for Fiscal Year 2019-20, read in title only, further reading waived.

Mountain View Shoreline Regional Park Community Actions:

11. Adopt Resolution No. S-162 Adopting the Fiscal Year 2019-20 Shoreline Regional Park Community Budget and Appropriations for the Adopted Fiscal Year 2019-20 Capital Improvement Projects for the Shoreline Regional Park Community, Including Amendments to Existing Projects, read in title only, further reading waived.

City of Mountain View Capital Improvements Financing Authority Actions:

12. Adopt Resolution No. FA-16 Adopting the Fiscal Year 2019-20 Budget for MVCIFA Debt Service Payments, read in title only, further reading waived.

Vice Mayor Abe-Koga stated her vote would be a no vote on Staff Recommendations 1 and 3.

Mayor Matichak stated her vote would be a no vote on Staff Recommendations 1 and 3.

The motion carried by the following roll call vote:

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

Councilmember Kamei stated she has a leasehold interest in property adjacent to Capital Improvement Project 24-40, Moffett Boulevard Class IV Bikeway, Middlefield Clark, Preliminary Design, recused herself, and left the room.

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

City of Mountain View Action:

2. Adopt Resolution No. 18356 Approving Capital Improvement Project 24-40, (Moffett Boulevard Class IV Bikeway, Middlefield Clark, Preliminary Design) Identified in the Fiscal Years 2019-20 through 2023-24 Capital Improvement Program, read in title only, further reading waived.

The motion carried by the following roll call vote:

**Yes:** 6 - Councilmember Clark, Councilmember Hicks, Councilmember McAlister, Councilmember Ramirez, Vice Mayor Abe-Koga, Mayor Matichak

**Recused:** 1 - Councilmember Kamei

At 8:14 p.m., Councilmember Kamei returned to the room and took her seat at the dais.

Councilmember McAlister stated he has a leasehold interest near Project 20-61, El Camino Real Bike Improvements, Design, recused himself, and left the room.

Councilmember Clark stated he has an interest in real property within 500 feet of Project 20-61, El Camino Real Bike Improvements, Design, and recused himself from participation in the item.

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

City of Mountain View Action:

4. Adopt Resolution No. 18358 Adopting Appropriations for the Adopted Capital Improvement Project 20-61 (El Camino Real Bike Improvements, Design) Identified in the Fiscal Years 2019-20 through 2023-24 Capital Improvement Program, read in title only, further reading waived.

The motion carried by the following roll call vote:

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

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

At 8:16 p.m., Councilmember McAlister returned to the room and took his seat at the dais.

Councilmember Hicks stated she owns real property in the downtown area, recused herself, and left the room.

Vice Mayor Abe-Koga stated she owns real property in the downtown area, recused herself, and left the room.

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

City of Mountain View Action:

5. Adopt Resolution No. 18359 Adopting Appropriations for the Adopted Capital Improvement Project 20-66 (Downtown Precise Plan Update) Identified in the Fiscal Years 2019-20 through 2023-24 Capital Improvement Program, read in title only, further reading waived.

The motion carried by the following roll call vote:

**Yes:** 5 - Councilmember Clark, Councilmember Kamei, Councilmember McAlister, Councilmember Ramirez, Mayor Matichak

**Recused:** 2 - Councilmember Hicks, Vice Mayor Abe-Koga

At 8:18 p.m., Vice Mayor Abe-Koga and Councilmember Hicks returned to the room and took their seats at the dais.

Council recessed at 8:19 p.m.

Council reconvened at 8:31 p.m. with all Councilmembers present (Councilmember Clark present by teleconference).

## **7. NEW BUSINESS**

### **7.1 Timing of Future Gatekeeper Application Hearing**

Planning Manager/Zoning Administrator Stephanie Williams presented the staff report. Assistant City Manager/Community Development Director Aarti Shrivastava and City Manager Dan Rich provided additional information.

Public Comment opened at 8:44 p.m.

The following members of the public spoke:

Pranav Shah, and submitted written materials  
Adam McMichael, Prometheus, and submitted written materials  
Katia Kamangar, SummerHill Housing  
Bryan Miranda, Regional Vice President, Public Storage  
Randy Tsuda, Palo Alto Housing

Public Comment closed at 8:57 p.m.

Councilmember Ramirez stated he has a leasehold interest 800 feet from the Merlone Geier/Los Altos School District Transfer of Development Rights project, recused himself, and left the room.

Councilmember McAlister stated he has leasehold relationship with Los Altos School District, recused himself, and left the room.

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

Proceed with the Merlone Geier/Los Altos School District (LASD) Transfer of Development Rights (TDR) Gatekeeper authorization separate from the other Gatekeeper requests, and any other LASD TDR Gatekeeper requests.

The motion carried by the following roll call vote:

**Yes:** 5 - Councilmember Clark, Councilmember Hicks, Councilmember Kamei, Vice Mayor Abe-Koga, Mayor Matichak

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

At 9:02 p.m., Councilmembers McAlister and Ramirez returned to the room and took their seats at the dais.

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

Delay the gatekeeper authorization hearing to Q3 of 2020.

Following discussion, Vice Mayor Abe-Koga restated the motion: Hold the next gatekeeper hearing in the third quarter of 2020; complete the visioning for Terra Bella, and if after completion of the visioning staff deems that they have capacity to take on some Terra Bella gatekeeper projects, bring that back to Council for discussion.

The motion carried by the following roll call vote:

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

## 7.2 El Camino Real Streetscape Plan, Project 16-67



Councilmember Clark stated he would not participate in discussion of this item due to his interest in real property within 500 feet, recused himself, and left the meeting at 9:47 p.m.

Councilmember McAlister stated he would not participate in discussion of this item due to a leasehold interest in real property on El Camino, recused himself, and left the meeting at 9:47 p.m.

Transportation Manager Ria Lo presented the staff report. Assistant Public Works Director Dawn Cameron and City Manager Dan Rich provided additional information.

Public Comment opened at 10:02 p.m.

The following members of the public spoke:

John Cordes, Santa Clara County Advocate, Silicon Valley Bicycle Coalition

Steven Lin, business owner, 100 W. El Camino Real

Leia Mehlman

Fred Egler

Cherie Walkowiak

Serge Bonte

Janet Lafleur

Jeff Grafton

Bob Stenz

Terry Barton

Public Comment closed at 10:19 p.m.

By unanimous show of hands (Councilmembers Clark and McAlister recused), Council expressed support for draft concepts, including proposed removal of on-street parking to accommodate bikeways and directed staff to work with Caltrans to identify and advance opportunities to install bikeways between Castro and Sylvan and pedestrian improvements compatible with Caltrans' repaving project, including zebra striping of crosswalks, buffers for cars to stop several feet before the crosswalk and midway islands or a protected midway.

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

Vice Mayor Abe Koga reported her attendance at meetings of the Cities Association Legislative Action Committee and Cities Association Board and reported the positions taken on bills: AB 836-support, AB 1487-oppose, AB 11-support with amendments, SB 50-oppose, AB 1279-oppose. In response to comments by a member of the public during Oral Communications, Vice Mayor Abe-Koga stated she will look at SB 542 as part of her Legislative Action Committee work. Vice Mayor Abe-Koga reported she represented the Cities Association at a meeting with Assemblyman David Chiu in which AB 11, AB 1487, SB 50 and AB 516 were discussed.

Mayor Matichak reported her attendance at a meeting of the Cities Association Board and a

meeting of the Manzanita Talks group.

**9. CLOSED SESSION REPORT**

City Attorney Jannie Quinn stated there was no reportable action from the Closed Session held this evening.

**10. ADJOURNMENT**

At 10:36 p.m., Mayor Matichak adjourned the meeting to the next Council Meeting, Closed Session, to be held on Monday, June 24, 2019, at 8:15 a.m. in the Maple Room, Mountain View Community Center, 201 S. Rengstorff Avenue.