

## Council Questions

### June 13, 2023 – City Council Meeting

#### ITEM 4.6 CalRecycle SB 1383 Local Assistance Grant Program Funds

1. Will the food waste prevention campaign cover all residents, including those in multi-family residences?

The food waste prevention campaign is intended to focus exclusively on multi-family residences and will include studying the effectiveness of the campaign in reducing the disposal of food waste. The results of the campaign and study will be used to improve Mountain View's educational efforts and shared with other jurisdictions in Santa Clara County as they begin their own multi-family efforts to reduce food waste disposal.

#### ITEM 6.1 Google North Bayshore Master Plan

1. What is the residential FAR of this project, and how is it calculated?

The weighted average residential FAR of the project is 1.47 FAR (Tier 1). This was calculated applying the estimated total residential square footage (including at-grade and above-grade parking, approximately 8.9m sf) over the Master Plan Area. This is consistent with how FAR is calculated in a Master Plan which may include parcels across different character areas. This FAR is consistent with Tier 1 in the North Bayshore Precise Plan, which allows a maximum weighted FAR of 2.72 when applied across parcels. As a reference, this is similar to the methodology applied in the East Whisman Precise Plan and used in the Middlefield Park Master Plan.

2. The Tier 2 Residential FAR Bonus program in the North Bayshore Precise Plan includes a 20% affordability requirement. Does any individual residential building in the Master Plan exceed the Tier 1 FAR maximum, which would otherwise trigger the 20% affordability requirement?

The master planning process provides a coordinated and integrated approach to larger developments or areas under certain conditions. This process allows the City to achieve key Precise Plan objectives, such as creating new publicly accessible streets and parks and open space, while allowing projects flexibility and a process focusing on key development objectives. Per the Master Plan process outlined in the North Bayshore Precise Plan, Section 3.5.2(8) - Developments with different character area/building height boundaries/mix of uses - provides the following guidance on calculating building intensities across multiple parcels.

“Existing or proposed developments with parcels in different character areas or building height zones may be provided flexibility through the Master Plan process. Building intensities (FAR) or heights may be adjusted between subject parcels if 1) the Master Plan and subsequent Planned Community Permit demonstrates conformance with the purpose and intent of the Precise Plan, including but not limited to, superior siting, architectural design, and transitions; 2) the overall FAR of the project does not exceed the allowable FAR of the combined subject parcels; and 3) the maximum allowable building heights are not exceeded in their respective character areas.

The weighted average residential FAR of the project is 1.47 FAR. This was calculated applying the estimated total residential square footage (including at-grade and above-grade parking, approximately 8.9m sf) over the Master Plan Area (weighted average). Therefore, the calculation of individual building FARs are not utilized to determine compliance with the Master Plan. This is similar to the methodology applied in the East Whisman Precise Plan and used in the Middlefield Park Master Plan.

3. Can staff quantify the value of the DA to Google? Or, at least, can staff list all benefits, concessions, and regulatory changes in the DA that financially benefit the applicant?

Staff acknowledges that providing an accurate assessment of the value of all the Development Agreement (DA) benefits to the applicant is challenging. The lengthy timeline of the DA and the absence of specific details regarding the phasing make it difficult to make reliable assumptions that will accurately reflect the reality of the situation. As requested, the specific benefits and concessions to the applicant are noted below. Please note that these do not include benefits for the City.

DA Item	Benefit/ Concession
Park Land	<u>Benefit:</u> 100% POPA credit for the Master Plan instead of 75% maximum currently allowed in the City’s ordinance.
Impact Fees	<u>Benefit: (Note: this is similar to the Middlefield Master Plan DA):</u> <u>Residential:</u> <ul style="list-style-type: none"> <li>• No new or revised fee applicable during the full 30-year term. Fees may be escalated by the annual fee schedule (e.g., CPI or CCI).</li> <li>• Staff cost recovery fees to apply.</li> </ul> <u>Non-Residential:</u> <ul style="list-style-type: none"> <li>• No new or revised fee applicable during Initial 15-year term. Fees may be escalated by the annual fee schedule (e.g., CPI or CCI).</li> <li>• New fees to apply for Extended term (after 15 years); however, a credit of \$13.5 million of public benefit (multiplied by CPI annually) can apply to the new fees. Note: \$5 million in public benefits related to the Eco Gem do not apply.</li> <li>• Staff cost recovery fees to apply.</li> </ul> <u>Park Impact Fee for Residential:</u> <ul style="list-style-type: none"> <li>• Land valuation - 2023 land value multiplied by CCI each year. Typically, projects pay land value at time of application.</li> </ul>
New City Laws	<u>Concession:</u> Project will be vested against new City laws, with some limited exceptions related to biodiversity and light pollution for the term of the DA.

4. After EPC or ZA review, is there a point at which modifications are so significant/substantial that the recommendation of the EPC/ZA becomes moot, and the EPC/ZA really ought to review the project again given the substantive changes?

There is a point at which changes made after EPC or ZA review are so substantial as to warrant additional review by the advisory body/official; for example, if project changes would require an amendment of the entitlement application or the DA's statutorily required contents are materially revised. The Council may determine that such a review is appropriate in light of intervening changes. However, with respect to this project, key changes to the DA were principally made as clarifications and some originated from the ZA and EPC recommendations as well as public comment. Staff did not consider these changes to be so substantial that they would require another review by EPC/ ZA prior to Council consideration.

Minor modifications to the project conditions also include clarification of intent, corrections to remove typographical errors, and addition of a standard condition of approval for pre-construction nesting bird survey. This condition was referred to in the project conditions, but the actual condition was missed in the EPC package.

5. Does the Google NBS Master Plan DA include anything related to land subdivisions, planning, zoning, or any other provisions in the code or charter that would require a review by EPC, PRC, or any other advisory body? (The DA, for example, overwrites the Parkland Dedication Ordinance by increasing POPA credit beyond what the code otherwise would allow.)

Based upon the City Council support at the December 2021 Study Session, the Master Plan will have a streamlined review process for subsequent zoning permits with the final decision to be made by the Zoning Administrator at a public hearing. This streamlined approach is allowed under Precise Plan's master planning process and is consistent with the streamlined review process approved with the Middlefield Park Master Plan. Additionally, each permit will have a community meeting and one or two DRC meetings to discuss site and other design elements. All these meetings will be held prior to the Zoning Administrator public hearing.

The DA is adopted by a separate ordinance that applies only to the Master Plan. This ordinance does not amend Chapter 41 – Park Land Dedication or in Lieu Fees Thereof, which applies generally to all residential projects.

6. If fewer than 1,050 affordable units are constructed on the land dedicated to the City to satisfy the affordable housing obligation at full build-out, does the Master Plan remain in compliance with the 15% affordable housing requirement?

The North Bayshore Precise Plan and Affordable housing guidelines allow the applicant to meet the affordable housing requirement via inclusionary housing units on site or through land dedication to the City. The applicant is proposing to meet this requirement through land dedication of approximately 6.94 acres. Through an Affordable Housing assessment, staff has determined the proposed land donation can accommodate the 15% requirement of 1,050 units. Once the parcels are dedicated, the City Council will have authority to determine the unit mix and density. This decision by the Council may decrease or increase the number of estimated units on each parcel. However, the final affordable housing program decision by Council will not change the Master Plan compliance with the Precise Plan.

7. If the applicant is receiving 100% credit for POPA, why would they not just dedicate the land to the city? What are the downsides to them (not the city as those is spelled out in the staff report) for dedicating the land?

Potential benefits to applicants in receiving a park land credit for POPA open spaces (applicant retains ownership of the land) rather than dedicating land to the City include having more control over the design/layout of the land and the timing of completing the POPA improvements and maintaining property rights to use the underground area for their infrastructure. The POPA areas are located immediately adjacent to new buildings, and in some cases between new buildings, where the POPA open space can be planned and designed as part of the building and site design, including timing the POPA construction with the development for best integration. Dedicating the land to the City would subject the POPA open space to the City's park development process for layout/amenities, and the timing of the park completion may not match with the applicant's adjacent development due to other City project priorities and City staff/funding available resources. In addition, applicants can place their infrastructure, such as private utilities or parking, under a POPA area, which is not allowed under dedicated City park land. While POPA open spaces would have the same unrestricted public access hours as City parks (from 6 a.m. to half hour after sunset), with a POPA, the applicant can have more control in ensuring no after-hours use of the POPA near their buildings.

8. What are the parameters around the applicant's community meetings prior to ZA public hearings for each development phase? What day of the week? What time of the day? What format (e.g., hybrid, in-person only, virtual only)?

As per standard City practice for development projects, the applicant community meetings would be in-person and would typically occur mid-week (Tuesday- Thursday) on non-holiday days between 6-8 pm.

9. Thought the proposed development of Lot C was modified to be in compliance with the Habitat Overlay Zone. Has something changed?

Due to the level of detail in the master planning process, the exact layout and design of the Lot C development has not been determined. Proposed development on Lot C would be subject to the Public Facility (PF) zoning district development standards and Shoreline Burrowing Owl Preservation Plan.

The follow-up Habitat Assessment that is being recommended as part of the application for the Planned Community Permit will be the step in the development process where the design of the Lot C development is determined and the appropriate measures to remain environmentally compliant will be applied. For further clarity, Lot C as a whole is not included in the Burrowing Owl Habitat Overlay Zone (HOZ) as defined in the North Bayshore Precise Plan EIR. A portion of Lot C falls within the HOZ and the appropriate measures will be taken at the time of development to remain compliant with the boundaries of the HOZ.

10. What is meant by passive relocation of burrowing owls? How successful has passive relocation been in the past? How has the location of burrowing owls in the North Bayshore area changed over time?

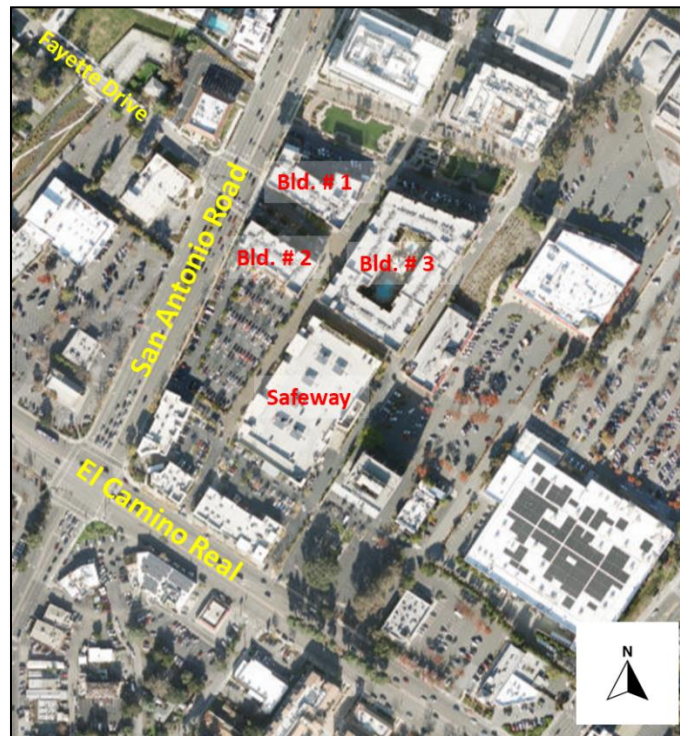
Passive relocation of owls refers to the deliberate efforts taken to encourage burrowing owls to utilize areas outside of a project site on their own. This is done by performing habitat enhancements that make areas adjacent to the project site more desirable for the owls to reside by providing safety and/or additional food sources. Passive relocation does not entail actively capturing and moving burrowing owls to a new burrow. For Lot C, passive relocation would only be pursued if an owl is present on the project site at the time of groundbreaking.

In recent history, burrowing owls have been found throughout Shoreline at Mountain View, including Vista Slope. However, burrowing owls have not been found nesting directly in Lot C. The Habitat Assessment as part of the application for the Planned Community Permit will provide a better point-in-time reference for the Lot C project and measures that need to be undertaken in consultation with the California Department of Fish and Wildlife.

- For reference, what are the distances between the apartment buildings in Phase II of San Antonio Center? Specifically, between the buildings on either side of the entrance road (continuation of Fayette?), and between the buildings on either side of the internal driveway that is a T intersection with the entrance road, and between Safeway and the apartment building? (Page 16 of staff report)

Below is the distance between buildings information for the San Antonio Phase I project with Safeway building.

<b>Buildings</b>	<b>Distance between buildings</b>	<b>Building Height (in feet)</b>
Building 1 and Building 2	98 feet	Building 1 – 125’ and Building 2 - 124.1’
Building 1 and Building 3	65.9 feet	Building 1 - 125’ and Building 3 - 125.5’
Building 2 and Building 3	57.1 feet	Building 2- 124.1’ and Building 3 - 125.5’
Building 3 and Safeway building	40 feet	Building 3-- 125.5’ and Safeway 40’



**Figure 1: San Antonio Phase I building locations**

12. What permanent improvements are planned on existing surface lots? (Page 16 of staff report)

Referenced permanent improvement would include circulation and access improvements and surface parking. The applicant is requesting an exception from the Precise Plan parking standard which prohibits surface parking in the front of buildings within the Complete Neighborhood area and along certain identified in Section 3.3.11 Figure 17 (page 83).

The NBPP acknowledges that early residential development may struggle with the maximum permitted car parking ratios due to the lack of on-site amenities and services. Therefore, the Applicant requests that residential development be allowed to have a maximum parking ratio of up to 1.25 stalls/unit. This parking ratio would thereafter incrementally decrease to a maximum of 0.65 stalls/unit as the Master Plan is built out. To accommodate the interim 0.6 spaces, it is requested that surface parking lots be temporarily utilized to accommodate off-site parking until district parking garages are constructed.

13. How many meetings has the applicant had with the school district superintendents or trustees going back a few years? When were those meetings held and who were they with? If staff does not have this information, can staff please ask the applicant to provide this information?

Applicant Response:

**MVWSD**

Prior to the submission of the Preliminary Master Plan and Bonus FAR request in February 2021, there had been numerous meetings with MVWSD staff, primarily focused on a preferred location of the school (at this point it was planned for the Joaquin neighborhood), and various urban school models. This included Google's urban design team preparing and presenting various design studies around the location of the school.

On June 13, 2019, the Google Project Team presented to the MVWSD Board of Trustees on the Master Plan, which included discussion around the location of the school site.

Since the Formal submittal of the Master Plan in August 2021, there have been various meetings and correspondence with the school district. This meetings/correspondence often jointly covered both Middlefield Park and North Bayshore. A summary of these interactions is outline below:

- October 27, 2021, met with MVWSD Superintendent Dr. Rudolph re: updated of NBS Master Plan
- October 28, 2021, emailed letter to MVWSD Superintendent Rudolph and Trustees outlining brief history and overview of NBS Master Plan
- November 11, 2021, emailed MVWSD Trustees to offer to brief them individually on the NBS Master Plan. Briefings were held with Trustees Blakley, Wheller, Chiang, Conley, Ramirez.
- May 23, 2022, met with MVWSD Superintendent to discuss the district considering placing on the ballot a Mello-Roos measure.
- April 28, 2023, emailed MVWSD and Board of Trustees offering to brief them on the latest aspects of the NB Master Plan. We heard back from and met with MVWSD Superintendent Dr. Rudolph and Trustee Blakely, and Trustees Conley and Lambert.



Google, along with a group of other local developers, also met with MVWSD staff in January 2020 to discuss opportunities to help finance new schools. Additional meetings were planned but were canceled following a no vote on State Proposition 13 (AB48).

### MVLA

- On December 19, 2021, Google met with MVLHSD Superintendent Meyer regarding MVLA's interest in Shenandoah Square as a possible new high school location.
- On February 14, 2022, Google also met with MVLA Superintendent Meyer to provide a briefing on the NBS Master Plan.
- On April 28, 2023, emailed MVLHSD Superintendent Meyer and Board of Trustees offering to brief them on the latest aspects of the NB Master Plan.

#### 14. Why are 1220 and 1230 Pear called out in the DA re their FAR? (Page 10 of DA)

The Master Plan proposal includes 1.8 million square feet of existing office space to be demolished and rebuilt. This includes 30,520 square feet on buildings located at 1220 and 1230 Pear Avenue which are proposed to be dedicated as affordable housing parcels in the Master Plan. This floor area transfer complies with the office FAR transfer guidelines and standards in the Precise Plan, which allows the City to approve transfer of demolished office building square footage from the project site to other parcels within the Precise Plan area. Therefore, the 1220 and 1230 Pear Avenue are called out in the existing FAR section of the DA.

#### 15. Sections 2.1 and 2.2 on page 20 of the DA – Is this saying that the 30-year term could commence 3 years from about now if one party does not sign the agreement until 3 years from now? Is it possible that in effect this could be a 33-year Development Agreement if the effective date is delayed by 3 years? What is the rationale for potentially having the term start 3 years from about now? And with the force majeure section, could this agreement last for 36 years?

Most DAs include a limited delay on commencement of the DA term to address litigation- or referendum-related delays in connection with the approval of the DA and other initial project approvals. The North Bayshore Master Plan DA allows for a maximum of a three-year delay in start of the Term. If the DA Term commencement has been delayed due to litigation or referendum challenging the project approvals, and there is later a force majeure extending the DA term for up to an additional 3 years, the DA could be in effect until 36 years after the effective date. This is consistent with the Middlefield Park DA, which allowed for a two-year delay to the start term and an additional two years for “*force majeure*” provisions for a total of 24 years. “*Force majeure*” refers to unforeseen events or circumstances that are beyond the control of the parties involved, making it impossible or impracticable for them to fulfill their contractual obligations.

#### 16. Why are only 1250 market rate units required 15 years into the DA, when half of the DA term has passed? Why are one half, or 3,500, of the market rate units not required? (Page 21 of the DA)

Initially, there were discussions about achieving 50% of market-rate units with the applicant. The applicant said that their goal was to obtain permits for more than 1,250 market rate units within the first 15 years. However, they acknowledged that due to the significant upfront investment, uncertainty in the office market and residential unit market absorption (ability to rent or sell more than a certain number of units in a year), they would only commit to 1,250 units for the Initial Term.

Their initial proposal was to include the 500 units from the affordable housing parcels as part of the 1,250 units. Nevertheless, the staff was able to negotiate that the 1,250 units in the DA only represent market-rate units, as reflected in the final agreement.

17. Section 3.3.1 on page 24 of the DA – why are the Affordable Housing Delivery Plan and the Parks Delivery Plan called out in this section?

The references to the Affordable Housing and Parks Delivery Plans are arguably redundant as “*the Agreement*” incorporates and includes all its exhibits including these two plans. However, because the Affordable Housing and Parks Delivery Plans each authorize City to withhold Subsequent Approvals project-wide in the event of Developer’s failure to put affordable housing and parkland parcels in the “*Required Condition*” within agreed upon timelines, the DA includes specific references to those two plans in this Section as a reminder, and make it easier for, future City staff to administer the DA.

18. The DA references substantially similar types of development projects and properties a few times. What would be an example of a substantially similar type of development project or property given the scale of this master plan?

The references to “*substantially similar types of Development Projects and properties*” is intended to provide Developer limited protection against City’s adoption of “*New City Laws*” that are targeted specifically/exclusively to the North Bay Shore Master Plan project. For example, if City were to adopt a new law applicable City-wide or Precise Plan area-wide (e.g., all high-density residential development within the City, all high density residential development within the North Bay Shore Precise Plan area, all office park development within the North Bayshore Precise Plan), the applicant would need to comply with the New City Law provided application of the New City Law does not prevent the applicant from developing the Project in accordance with the existing approvals (e.g., the Master Plan, DA). By contrast, the City in the future, could not single out this project by adopting a new law limited in application to the North Bayshore Master Plan specifically or a smaller subset of projects in the Precise Plan area.

19. Do all the proposed POPAs need to meet the city’s POPA requirements in terms of size, shape, programming, etc.? Where is this called out in the DA or conditions of approval? If not, which POPA requirements do not need to be met?

Only POPA open spaces requesting credit toward the project’s park land obligation would require meeting City established eligibility criteria including size and specific design elements. ([City Code Section SEC. 41.11. - Credit.](#))

Staff and Design Review Committee reviewed the conceptual POPA space design details included in the Parks and Open Space design objectives exhibit of the Implementation Plan (Exhibit E in Attachment 8 to the Council Report) for compliance with the City Code. All the proposed POPA open spaces meet the City Code requirement.

The Master Plan is requesting an exception to allow for 100% park land credit for its POPA open space wherein the City Code allows a maximum credit up to 75%. The proposed ordinance for the Development Agreement (Attachment 2 to the Council report) authorizes the 100% credit.



20. What is the current estimated office square footage to employee ratio, given that the open office configuration is now the norm and employees, being cycled in during the work week now with hybrid work, but some distancing may be required in the post-Covid work world? (I've heard it was 1k sqft to 3 employees when offices consisted of the large old cubicles of the 1990s: 1k sqft to 4 employees with small prefab cubicles and 1k sqft to 5-6 employees with open offices. [How Much Office Space Do We Need Per Employee? \[2023\] - Zippia](#))

Recent City documents (East Whisman Precise plan, Circulation Study, North Bayshore Precise Plan) have assumed four (4) employees per thousand square feet of office space ratio. The City still doesn't have data on the new normal for office operations in the region. It will take a few years before the office use trend settles and a new ratio can be established.

21. When all the office and housing allocation in N Bayshore are built out, have we improved the jobs/housing balance in MV or made it worse? What if we add in the SyWest proposed housing and other development in the Shoreline area?

Since 1970, North Bayshore has been developed with low-rise industrial buildings lined by streets that are primarily built for automobiles. Residential development in the area is primarily limited to Santiago Villa Mobile Home Park. Some recently approved project residential projects (1255 Pear Ave and 100 La Avenida Street), if built, would be the first new residential developments in the area. The Master Plan includes up to 7000 residential units which would account for 71 % of total residential development envisioned in the Precise Plan. This amounts to approximately 5.38 units/1000 square feet of Bonus Office FAR, which is higher than the 3 units/1000 square feet required by the East Whisman Precise Plan. Therefore, at full build out the Master Plan would improve the jobs/housing balance in the City.

22. How does Google/Lendlease intend to bring in an initial grocery outlet and a later larger grocery outlet or outlets?

Applicant Response:

Unlike the East Whisman Precise Plan, the North Bayshore Precise Plan does not identify a Grocery store as a priority retail/commercial.

The Master Plan proposal includes a rich mix of "active uses" on the ground floor. Active uses refer to a combination of retail community entertainment services etc. So, in addition to shops and restaurants, the plan also envisions a spectrum of experiences: community uses, personal services, and daily needs such as a grocery store.

The Master Plan includes sufficient retail square footage to allow for pop up markets and a grocery store to be located in Shorebird Neighborhood. As part of the Ground Floor Activation Program, which contributes \$10M in public benefits in the DA, the applicant anticipates starting the project with a small convenience market and securing a permanent grocery tenant when a critical mass of residential is delivered.

23. “Based on Council and staff direction, Google revises the site plan to relocate a residential district parking garage adjacent to the future school site (named “Shorebird Yards”) to consider the safety of students walking and biking to the school.” What does this mean?

The March 2021 Preliminary Master Plan proposal included a district parking garage (shown in grey) at the end of Shorebird Way and adjacent to a proposed school site (Shorebird wilds) shown in coral block below (figure 2). At the March 23, 2021, meeting, Council provided feedback on the preliminary master plan and recommended relocating the district parking garage to ensure pedestrian and bicyclist safety near proposed school site. Subsequently, the applicant submitted a formal master plan with revised land use plan removing the district parking garage and introducing market rate residential use adjacent to the school site.

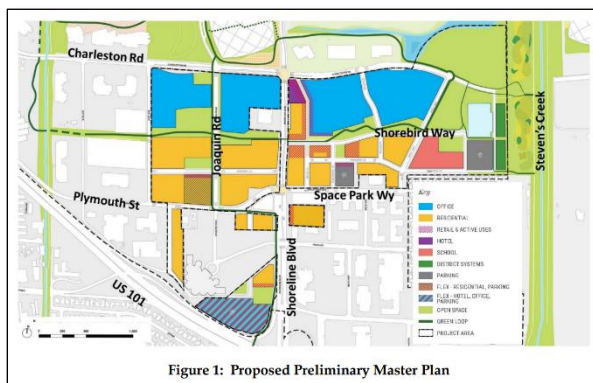


Figure 2: Preliminary Master Plan, March 2021

24. “Allow a maximum block size length over 400’ for a noncontiguous residential parcel (PE-BR-2) to achieve the proposed residential yield under the existing conditions and ownership, which prevent the applicant from providing a through-block pedestrian connection.” What does this mean?

This refers to the applicant’s request for an exception to the Precise Plan block redevelopment standard (Section 3.3.9, standard 2 and Table 10.18 on PP page# 81). The Precise Plan restricts the maximum block length of 400’ for new blocks being created within complete neighborhoods. Master Plan includes six parcels - Residential parcel PE-BR-2 (VTM Parcel PE2) and Non-residential parcels SB-BO-3, SB-DCP, JN-BO-1, JN-BO-2, and JS-FLEX with block length over 400’ without through public access.

**Residential parcel PE-BR-2** is a non-contiguous parcel and reflects existing conditions. Due to surrounding parcel ownership, configuration, and adjoining entitled development, it is not possible to provide through-block connections to reduce the length of this block to be less than 400 ft.

**Non-Residential Parcels (SB-BO-3, SB-DCP, JN-BO-1, JN-BO-2, and JS-FLEX):** Except for publicly accessible streets, Google’s security access requirements prohibit public pedestrian and bicycle access between Google office buildings. This results in all but two (SB-BO-1 & JS-BO-1) non-residential parcels exceeding 400ft without through public access. Where non-residential blocks exceed 400 ft, Type II mid-block breaks will be provided between buildings to create human-scale, daylight, and permeability at key locations.

## ITEM 6.2 Fiscal Year 2023-24 Recommended Budget and Council Strategic Priorities and Work Plan for Fiscal Years 2023-25

1. Is the Muni Code Clean-up strategic priority funded?

Staff has not included a request in the FY 2023-24 budget for funding to support the municipal code clean-up project. The project is recommended for Priority Category C, meaning it will be worked on as time and resources allow and staff intends to approach this project in phases using existing staff. Therefore, no additional appropriation is needed for this project at this time.

2. How are the Performance/Workload Measures determined, and who establishes these metrics? How are the measures/metrics used to make budgetary decisions?

Each department determines the Performance/Workload Measures appropriate to their operations. The measures are provided annually to the Budget Review Team as part of the budget development process and may be used as a source of information when developing and reviewing budget proposals. A new project to overhaul the current Performance/Workload Measures will begin this next fiscal year, with the goal to create more meaningful measures that better inform decision-making and illustrate outcomes of programs and projects.

3. Does Intergovernmental Revenue include ARPA funds? If not, where are the ARPA funds represented?

No, the ARPA funds are not categorized under the GOF Intergovernmental Revenue. It is a separate sub fund in the General Fund Reserves. City has received and fully claimed the ARPA funds in FY 2022-23, therefore, ARPA funds are not included in the FY23-24 Recommended Budget.

4. On pages 1-57 and 1-59, what accounts for the significant "Other Revenues" in FY21-22?

FY2021-22 Miscellaneous/Other Revenues was significantly higher due to \$8.8 million CDBG loan repayments and \$5.7 million one-time participation rent revenue from Ameswell.

5. How much revenue have we generated now that we are collecting fees for shopping cart abatement?

Fiscal Year 2022-23 currently has revenue collected of \$105.

6. Can staff explain the cost recovery model that CDD operates on? If CDD is 100% cost recovery, does the Department pay rent to the General Fund for occupying City Hall or other City facilities?

CDD is funded by various funds, such as the general operating fund (GOF), Development Service Fund, housing funds, and CSFRA Fund. Except for the GOF, all other funds pay an administrative cost to the General Operating fund to cover the overhead costs.

7. We have received public input regarding reduced community/non-profit rates for reserving the Community Center rooms. Is this currently being explored?

The Community Center currently provides reduced rental fees for Mountain View-based or Mountain View-serving nonprofit organizations and community groups. Fees vary by room and by off-peak versus peak reservation times.

Off-peak hours are Monday through Thursday from 8:30 a.m. to 10 p.m. and Friday 8:30 a.m. to 5 p.m. Peak hours are Friday 5 to 11 p.m. and Saturday and Sunday from 8 a.m. to 11 p.m. Peak fees are higher due to the demand for peak hour reservations.

Below is a table that shows the current hourly rental rates for the Community Center rooms. These fees will be reviewed as part of the Citywide Master Fee Study that will begin this year and will come to Council for approval as part of next year’s recommended budget.

Room	Reservation Time	Nonprofit/Community Group (Hourly rate)	Resident (Hourly rate)	Nonresident (Hourly rate)
Maple Room <i>Capacity - 65</i>	Off-Peak Hours	\$10	\$38	\$85
	Peak Hours	\$56	\$75	\$113
Cedar Room <i>Capacity - 50</i>	Off-Peak Hours	\$5	\$38	\$85
	Peak Hours	\$56	\$75	\$113
Willow Room <i>Capacity – 20</i>	Off-Peak Hours	\$5	\$38	\$85
	Peak Hours	\$56	\$75	\$113
Elm Room <i>Capacity – 50</i>	Off-Peak Hours	\$5	\$38	\$85
	Peak Hours	\$56	\$75	\$113
Redwood Hall <i>Capacity – 250</i>	Off-Peak Hours	\$50	\$125	\$244
	Peak Hours	\$188	\$250	\$375
Magnolia Room <i>Capacity – 85 Dance and Fitness only</i>	Off-Peak Hours	\$10	\$75	\$171
	Peak Hours	\$113	\$150	\$225
Oak Room <i>Capacity – 100 Dance and Fitness only</i>	Off-Peak Hours	\$10	\$75	\$171
	Peak Hours	\$113	\$150	\$225

- Many governments have been reducing minimum qualifications to help fill vacancies. Is Mountain View exploring reducing MQs? Are the MQs informed by job descriptions and union input? Or are they determined solely by HR?

Yes, when a position vacates, HR and the department review the current job description to ensure it is updated with any changes to the position or department/division structure that may have evolved since the last recruitment. This includes review of the MQs and exploring updates. Determinations of MQs are made by HR and the Departments and include consideration of: industry standards and/or best practices; the knowledge, skills, abilities, and experience needed to perform the duties of the position (which may or may not include technical certifications, formal education, licenses and/or skill proficiency such as typing); and the City’s classification and compensation structure. In some cases, such as recent flexibility included in some IT MQs, a change to MQs is supported. In other cases, MQs are found to be appropriate.

Should the MQs prove to be a significant barrier to filling vacancies and a change to MQs is not supported, Mountain View can utilize alternate approaches to filling vacancies such as filling the vacancy at a lower level and providing training and support for an employee to ultimately obtain the knowledge or experience necessary to perform independently at the higher level. Ultimately, changes to the job description are set by the City, however HR shares anticipated changes with represented bargaining groups to receive feedback prior to finalizing changes.

9. What would it take to make Juneteenth a City holiday?

The City currently has 11 scheduled holidays with one floating holiday employees can use each year. In addition to the floating holiday, employees who wish to observe holidays particular to their beliefs/culture may request the time off with approval from their department head. Changes to city holidays require management to meet and confer with each bargaining unit. Bargaining groups may have different interests, including proposals to observe alternate and/or additional holidays. In addition, there are employees who work in positions required to work on City holidays and therefore they receive holiday-in-lieu pay as a percentage of their salary to compensate for the value of the holiday time off they are not eligible to observe. Holiday-in-lieu compensation is included in the final pay calculations for purposes of CalPERS retirement and is also included in the regular rate of pay for calculating overtime. As such, consideration for additional holidays is typically explored during negotiations to include costing of the holiday to understand budget impact, the ability to recognize employee's ineligible to observe City holidays and consider employee interests.

10. The CNC grant program was increased in a previous fiscal year. Was that a one-time or ongoing increase? How much funding is provided for the program right now, and what is proposed?

In prior years, \$30K had been budgeted for the CNC grant program. A 10% increase was added on an ongoing basis, beginning with FY 2022-23, bringing the total to \$33,000.

11. How much is each department being charged for Equipment Maintenance and Replacement? Is staff evaluating these charges?

Equipment Maintenance and Replacement is funded through non-departmental interfund transfers. Each fund is charged an amount proportional to its share of equipment in the fund. The funding amounts and fund allocations are reviewed annually.

12. For the budget, where can we find information about the CNC neighborhood grants?

CNC Neighborhood grant is an on-going budget. Since there is no change to this item in FY 2023-24, this item is not being called out in this budget. The funding of this line item is included in the Housing Department Supplies and Other Services budget. The total budget amount for FY 2023-24 is \$33,000.

13. When does the [open budget tool](#) get updated to show this proposed budget?

The open budget tool will be updated late September/early October for the FY2023-24 Adopted Budget and FY2022-23 Audited Actual.

14. Fire Station 3 is old, but how old is it? Which station is 55 years old, and which station is 61 years old? (Page 1-2)

Station 3 is 61 years old, and Station 4 is 55 years old.

15. Why is rebuilding of the two old fires stations not mentioned in the planned debt?

FASD felt it was premature to mention the two fire stations as “planned” debt since the City is still in the early stages of a feasibility study for Fire Station 3 and considering the amount of financing needed for either fire station is still unknown.

The results of the feasibility study will determine the future needs of Fire Station 3. Once this is determined, a cost estimate can be prepared, which will inform staff on the cost, and can be analyzed and finalized to determine funding sources and amounts. For Fire Station 4, a feasibility study is not currently being planned. It is anticipated that Fire Station 4 will be remodeled, rather than rebuilt, and is currently in the final stages of remodel #1. The second remodel of Fire Station 4 is in the recommended 5-year CIP and includes design and construction of a separate modular classroom on the site and remodeling the current classroom site inside the Fire Station into an exercise room and 2 private officers. These two remodels cover the major needs identified for Fire Station 4 a few years ago. Future needs will be addressed as they arise.

16. While funds are being put into reserve accounts for projected expenditures for capital projects like a new public safety building, why is the reserve noted to be used for debt service, rather than spending the reserve and borrowing less?

Most of the reserves that the Council approved to set aside for the Public Safety Building can be used for anything related to the public safety building project. The only exception is the \$2.0 million the Council set aside in the CIP Reserve that was specifically approved for the debt services payment. Council can direct staff to change this \$2.0 million for anything related to Public Safety Building. It is anticipated that staff will come back to the Council for approval of a financing plan for the Public Safety Building, which includes an analysis of using reserves for up-front costs versus debt service.

17. How much bonding can the city potentially do? Is it \$6,157,420,000 as listed on page 7-96? How much could the city’s finances potentially handle?

The legal debt margin listed on page 7-96 is a regulatory limitation. Actual bonding capacity is a function of available revenue to support debt service. For example, the 9/27/22 Public Safety Building Design report indicated that a 5% interest rate over a 30-year term would equate to approximately \$9 million in annual debt service payments, on \$140 million in bond proceeds. Staff would need to assess debt capacity by funding source (which fund(s) will repay the debt) to develop a maximum amount of debt that the City could take on.

18. What needs to be done to increase the city’s electric grid capacity, and what is the city’s role vs PG&E’s role in this? (Page 1-2)

PG&E is collecting information for the City regarding constraints of the electrical grid and potential upgrades that could address those challenges. The discussions with the utility have been based on exploring new models of partnership with PG&E for how to ensure the grid capacity keeps pace with the city’s ambitious goals for electrification. Historically grid capacity is the responsibility of PG&E.



19. How much is the estimated cost of the minimum water purchase agreement with the SFPUC for FY 23-24? Are efforts happening to try to address the issue with the minimum purchase agreement? (Page 1-31) It looks like \$5 million is being reserved for this, but is that our best estimate? (Page 5-24)

There is \$22.7M budgeted for the water purchase with the SFPUC. The \$5M we set aside on the fund schedule is the money we received when we sold the water rights to the City of East Palo Alto. This reserve is to be used to smooth rate increases in the event that the Water Fund faces a short-term negative cash situation due to increased water costs. Staff continues to work on options to reduce the cost impact of the minimum purchase agreement.

In 2022, the Water Supply Agreement Amendment that included a Minimum Purchase Transfer to East Palo Alto that will be phased in as East Palo Alto begins to use the water rights Mountain View sold to them. In addition, staff has had discussions with SFPUC and the Bay Area Water Supply and Conservation Agency (BAWSCA) about options to reduce the impact of the minimum purchase after a drought where water use has been greatly reduced and would not necessarily jump right back to pre-drought levels.

20. One of the accomplishments listed is development of a displacement response strategy. (Page 4-125) Is this really done?

This accomplishment was written in anticipation of the displacement response strategy study session initially scheduled for May 23, 2023. The study session is now expected to be held in the fall. Staff recommends modifying “Developed a Displacement Response Strategy” to say, “Extensive coordination with the Housing Element Update process and held a robust community outreach process to seek input as part of developing the Displacement Response Strategy.”

21. SB 330 put an end to displacement due to redevelopment. Under what circumstances are people now being displaced that needs to be addressed? How many people have been displaced since SB 330 went into effect? How many people have been displaced when apartment complexes have been sold/purchased and not redeveloped in the past ~5 years? (Draft workplan)

SB 330 went into effect in 2020 and is currently scheduled to sunset in 2030. There are three residential projects that include demolition of CSFRA units and are therefore subject to SB 330 replacement requirements. One project has been approved and is in the building permit approval process (870 E. El Camino Real), one project has submitted a formal planning application but is not yet approved (1919 Gamel Way), and one project is in the informal planning stage (440 N. Rengstorff Ave). As such, no project subject to SB 330 has yet resulted in the demolition of any CSFRA units. However, tenants will be displaced when the units are demolished. Even though SB 330 projects include a first right for the existing tenants to return to the new units, the lack of temporary relocation options can cause displacement to become permanent.

Additionally, 11 tenants from the Gamel Way project have already vacated, with 6 remaining. Similarly, should the other two projects move forward (and if more projects subject to SB 330 replacement requirements submit formal planning applications in the future), there will be temporary tenant displacement when the CSFRA units are demolished, and the new project is being built.

Therefore, developing realistic temporary relocation options for tenants in redevelopment projects – and preventing temporary displacement from becoming permanent – is the primary circumstance that needs to be addressed while SB 330 is in effect.

The City's displacement response strategy will include a recommendation to develop temporary relocation options, as well as local replacement requirements that would go into effect when SB 330 sunsets per Council direction.

No CSFRA tenants have been displaced just as a result of the sale of a CSFRA apartment building to a new owner and that is not redeveloped. Limits on rent increases remain in place even when there is a change of ownership of a CSFRA building. Additionally, sale of a property does not constitute a Just Cause for termination in the CSFRA.

22. Is it possible to have workload information and performance metrics separated next year?

Yes, we are planning to overhaul the performance/workload measures for next year's budget. We will separate the workload information and performance metrics at that time.

23. Some pages now have the leftmost column of row headers repeated on multipage charts. Can this be done for all pages like this (i.e., 4-4, 4-5)? Most people are reading this document online.

The Budget team is still working to optimize the document for both online and print. We are planning to add left side row headers for the rest of the document in the next update, including 4-4 and 4-5.

24. What have been the results of the cool block program? How many blocks have participated? (Page 4-32)

Over two Mountain View Cool Block Cohorts (2020, 2022), nine blocks and sixty-three total households participated in the 8-session program deeply engaging on topics of sustainability, resilience, and community-building. Fifty of the sixty-three participating households tracked their progress in the Cool Block web portal, with 88% achieving the program's "Cool" or "Super Cool" achievements by completing enough actions. These fifty households reported actions resulting in greenhouse gas emissions reductions of 401,467 pounds of carbon dioxide equivalent (CO<sub>2</sub>e), an average reduction of 28% per home. Total emissions reductions tracked by Mountain View Cool Block households are equivalent to not burning 203,983 pounds of coal or reducing gasoline-powered car trips by 466,828 miles (per the US EPA greenhouse gas equivalency calculator).

25. What is this program - Implement an equity-based community electrification outreach program. – Block Power direct install, PG&E neighborhood electrification projects? (Page 4-32)

The BlocPower direct install program will provide building electrification project management and financing assistance to property owners. This program seeks to serve multifamily properties, as they are one of the more challenging building types to electrify. The types of electrification projects property owners may pursue in this program will likely include heat pump water heaters, atmospheric heating-cooling heat pumps, and electrical infrastructure. City staff anticipate that this program will launch in late 2023 and will serve approximately 400 housing units over the course of two years.

PG&E neighborhood electrification projects: The goal of this effort is to facilitate voluntary home electrification projects, so that entire neighborhoods within Mountain View may be converted to all-electric. Staff are working with PG&E to gather data about the existing electrical and natural gas infrastructure in Mountain View and to identify promising neighborhood sites.

Achieving electrification at a neighborhood scale would allow for the eventual “pruning” back of natural gas lines and the increased investment in electrical infrastructure in Mountain View. This program is in its early stages, and staff are exploring the potential of focusing the next Cool Block cohort on neighborhood electrification projects.

26. What is the last part of this sentence “Implemented Council’s adopted ordinance on responsible construction and ...? (Page 4-49)

This sentence is incomplete. It should read, *“Implemented Council’s adopted ordinance on responsible construction and wage theft as part of the building permit application process, in conjunction with the City Manager’s Office.”*

27. Why is turnout time for Fire increasing? It was 1 minute, then 1.5 minutes, and now it is 2 minutes. (Page 4-111) And why does it say the suppression metrics are new for FY21-22? Very similar metrics have been in the budget document for many, many years.

In the past, our turnout times were based strictly on standards from NFPA 1710 (60 seconds for EMS calls and 90-seconds for fires). In 2020, CityGate Associates, completed a Community Hazard and Risk Assessment, Standards of Cover Study, and Station Location Analysis for the fire department. Recommendation 3 of the report recommended that the City update its deployment policies. CityGate has a turnout time standard of 2:00 minutes. Citygate utilized various industry-recognized best practice guidelines and criteria in the field of deployment analysis, including National Fire Protection Association (NFPA) standards, the self-assessment criteria of the Commission on Fire Accreditation International (CFAI), Insurance Services Office (ISO) schedules, and federal and state mandates relative to emergency services. In addition, the department ran into issues with not meeting standards due to delays in technology (from the time the cellular signal alerts the fire station) and fire station design (at some stations, it takes longer to get dressed and go downstairs, get the call information, and walk to the apparatus bay).

The suppression metrics were new for FY21-22 because those were the changes recommended by the City’s consultant CityGate Associates in their May 2020 report.

28. On page 4-172 the project to work on the new public safety building is listed twice.

This has been corrected in the online PDF and will be corrected in print for the Adopted Budget.

29. On page 4-173 the word rate is used for the first three items in the Field Operations section, and standards are referenced. Are these just absolute numbers? Are they adjusted in any way, such as adjusted for population, vs. the standards referenced?

These numbers are adjusted for population, which is the methodology used for standardized crime reporting.

30. On page 4-173 it says Continue an opt-in growth of 20% per year across digital media platforms. It goes on to say the target is >10%. The growth doesn’t ever look to be 20% so how can that be “continue”?

The target was reduced to 10%, but the description was inadvertently not modified to reflect the change. This will be corrected.

31. What is the staff vacancy rate by department/division?

DEPARTMENT	VACANT FTE BY DEPT.	2022-23 ADOPTED BUDGETED FTE	PERCENTAGE OF CITYWIDE VACANT POSITIONS	VACANT POSITIONS AS A PERCENTAGE OF TOTAL POSITIONS IN DEPT.
CITY ATTORNEY	0	9.00	0.00%	0.00%
CITY CLERK	0	5.00	0.00%	0.00%
CITY MANAGER	2.00	18.50	2.52%	10.81%
HUMAN RESOURCES	3.00	12.00	3.79%	25.00%
IT	2.00	25.00	2.52%	8.00%
FASD	5.50	37.50	6.94%	14.67%
CDD	14.00	62.75	17.67%	22.31%
PWD	17.00	148.50	21.45%	11.45%
CSD	12.75	91.25	16.09%	13.97%
LIBRARY	3.00	31.75	3.79%	9.45%
FIRE	5.50	86.50	6.94%	6.36%
POLICE	14.50	144.50	18.30%	10.03%
<b>TOTAL</b>	<b>79.25</b>	<b>672.25</b>	<b>100.00%</b>	<b>11.79%</b>

**\*Note:** HR has 5 new hires scheduled to start in the new few weeks which will reduce the 79.25 by 5. In addition, new positions approved in the FY 2023-24 budget will be added to the total.

32. What is the Minor Estate Trust (Page 5-36)?

This is the Trust fund City established based on a donation in 2018. The Minor family donated \$410,235 endowment from the Minor Estate that allows the Library Director to spend 75% of the annual interest earned.

33. How many taxis companies, and cars are registered in the city? (Page 7-67)

There are no taxi companies registered in Mountain View.

34. How many On-Demand Mobile Fueling Operating Permits have been issued? (Page 7-69)

Only one on-demand Mobile Fueling Operating permit has been issued. It was issued on July 18, 2019, which expired on July 15, 2020. Currently, there are no permits for on-demand Mobile Fueling.

35. What is the Going Out of Business permit for? (Page 7-75) How many businesses actually apply for this?

Closing businesses may need permits as some of the city codes have limits for advertisements and banner postings. Often the going out of business sales have huge banners which violates codes. In addition, this fee is related to potential auctions and sales of businesses that are closing.

There are currently no permits filed for the current fiscal year. This fee will be analyzed, along with all others, in FY 2023-24, as part of the Master Fee Schedule study.

36. If the cost of sea level rise projects is in the \$122+ million range, why are we limiting the amount in the reserve to \$30 million? Have we considered increasing the amount of the reserve? (Page 8-3) What is the balance in the sea level rise reserve?

Council Policy A-11 has a limit for the sea-level rise reserve for up to \$30 million. The FY2022-23 Sea Level Rise Reserve balance is \$15 million. FASD is aware of the rising cost of projects and plans to update the Financial and Budgetary Policy A-11 in Fall 2023, so the reserve can be increased to meet the project needs.

37. It looks like the date is proposed to be removed from the potential work plan item to amend the City Charter. If the date is removed, does it mean that this could be on a ballot after 2024?

Removing direct reference to the 2024 ballot from the City Charter amendment project was done to provide the Council with the flexibility to determine on which ballot the potential amendments should be included for the electorate's consideration without needing to make amendments to the work plan document. The type and scope of the potential amendments would dictate whether the measure could go to the voters at the 2024 or 2026 election; the more comprehensive the amendments are, the more time it would take to prepare and bring to Council the proposed revisions.

38. Thought the Moffett Blvd Precise Plan project was to hold a study session on whether to do a Precise Plan, and if so, what would it cover. When and how did it change to the wording on the draft work plan?

The FY 21-23 Council Work Plan includes a project to *"hold a study session to explore consideration of a Moffett Boulevard Precise Plan."* In the February 28, 2023, Council Study Session on potential projects for the FY 23-25 Council Work Plan, staff recommended, and the Council approved carrying the project forward as *"begin development of a Moffett Boulevard Precise Plan."* The project was edited to read *"develop a Moffett Boulevard Precise Plan"* in the draft FY 23-25 Council Work Plan reviewed by the Council on April 25, 2023, with the acknowledgement that the timeline for developing a precise plan will necessarily exceed the term of the two-year work plan.

39. What is the net affordable housing created after subtracting any loss of naturally affordable housing? What is the ratio of affordable to market rate ("luxury") housing? What are our jobs/housing balance?

The City has a total of 1,804 deed-restricted affordable housing units, including NOFA projects (1,619 units) and BMR units (185 units). Since 2012, there have been 31 residential projects that include past/planned demolitions of 1,002 CSFRA units that have submitted formal planning applications. Therefore, the net new affordable housing created is 802 units.

However, the affordable housing created (primarily through the City's NOFA process) is necessary just to meet the City's existing needs, not make up for the loss of CSFRA units. Demolished CSFRA units only add to the need. To determine no net loss of units, it is necessary to compare the number of affordable housing units created through the redevelopment projects themselves against the number of demolished protected units. Using this measure, of the 31 redevelopment projects comprising 1,002 CSFRA units that have been/will be demolished, only 290 of them will be replaced with new deed-restricted units, resulting in a net loss of over 712 protected units.

- In total, the City has 39,194 residential units, composed of the following:
  - 1,804 deed-restricted affordable units.
  - 14,950 CSFRA units (fully covered units built before 1995 and partially covered units built between 1995 and 2016).
  - 1,130 mobile homes covered under the Mobile Home Rent Stabilization Ordinance.
  - The remaining 21,310 units is considered market/luxury for the purposes of this response, including but not limited to multifamily rentals built after 2016, single family homes, rowhomes/townhomes, condominiums and ADUs.

The ratio of affordable to market rate/luxury units is 1,804 to 21,310, or approximately 1 to 12.

- The City’s ratio of workers to employed residents (a measure of jobs-housing balance where 1 is perfect balance) before COVID was 2.06. The most recent data available is 2021, during COVID, when it dropped to 1.48.

40. HCD has asked that Mtn View increase its housing supply by approx. 30% over the next 8 years. What other Bay Area cities have been asked to increase by roughly that amount?

Only two cities have higher percentage increase in units from the Regional Housing Needs Allocations (RHNA) than Mountain View: Brisbane and Colma, which are much smaller than Mountain View with several large development opportunity sites. Other cities with RHNA over 25% include Milpitas, Millbrae, Emeryville, Burlingame, and Santa Clara.

41. What does the City Charter work item encompass?

The City Manager, City Clerk, and City Attorney will seek initial direction on the type and scope of amendments from the Council in a study session. This may include direction to convene a Council Charter Amendment Ad Hoc Subcommittee and determine community outreach and polling. Staff will return to the Council with proposed amendments for Council’s consideration and further direction.

Generally, the project would involve revising one or more provisions of the Charter to add, delete or clarify text and preparing a ballot measure for voter consideration. The type and scope of the amendments would dictate whether the measure could go to the voters at the 2024 or 2026 election; the more comprehensive the amendments are, the more time it would take to work on this project.

42. What does the Race Equity and Inclusion Action Plan work item encompass?

To continue advancing the City’s race, equity, and inclusion goals, staff will convene a cross-departmental team to identify new REI action items and will explore engaging with programs or organizations that can assist with developing and implementing equity and inclusion strategies or programs citywide. Staff will present recommendations for updates to the REI Action Plan to the City Council REI Subcommittee at a future date for their consideration and input.



43. What does the Storefront Activation Program work item encompass?

The Storefront Activation Program is a two-fold program based upon the Council's approval on May 9, 2023, of ARPA funds to support small businesses. The first is to provide traditional Façade improvement grants that will allow either property owners or business owners to secure grants to improve the exterior of the building which help with vibrancy. Additionally, business owners can also apply for a \$5,000 grant to enhance the utilization of their storefront area, encouraging both a vibrant and attractive storefront and more cohesive retail corridors throughout the City.