



CITY OF MOUNTAIN VIEW

DOWNTOWN COMMITTEE

AGENDA

REGULAR MEETING – TUESDAY, FEBRUARY 1, 2022
TELECONFERENCE – WITH NO PHYSICAL MEETING LOCATION
10:00 A.M. TO 11:30 A.M.

During this declared state of emergency, the meeting will be conducted in accordance with California Government Code § 54953(e) as authorized by resolution of the City Council. Please contact city.clerk@mountainview.gov to obtain a copy of the applicable resolution. All members of the Downtown Committee will participate in the meeting by video conference, with no physical meeting location. Members of the public wishing to comment on an item on the agenda may do so in the following ways:

1. Email comments to sabina.mora@mountainview.gov by 5:00 p.m. on Monday, January 31, 2022. Emails will be forwarded to the Downtown Committee. Please identify the Agenda Item number in the subject line of your email. All emails received will be entered into the record for the meeting.
2. Provide oral public comments during the meeting:
 - Online: You may join the meeting via Zoom Webinar at <https://mountainview.gov/meeting> and entering Webinar ID 828 4155 2671. You may be asked to enter an email address and a name. Your email address will not be disclosed to the public.

When the Chair announces the item on which you wish to speak, click the “raise hand” feature in Zoom. Speakers will be notified of their turn shortly before they are called on to speak.

- By phone: Dial: 669-900-9128 or 877-853-5257 (toll-free) and enter Webinar ID 850 4190 6523. When the Chair announces the item on which you wish to speak, dial *9. Phone participants will be called on by the last two digits of their phone number.

When called to speak, please limit your comments to the time allotted (up to three minutes, at the discretion of the Chair).

1. **CALL TO ORDER**

2. **ROLL CALL**—Committee members Pamela Baird, Erik Cormier, Raghav Gupta, Maria Lange, Kira Pascoe, Jamil Shaikh, Vice Chair Mike Kasperzak, and Chair Merry Yen.

3. **MINUTES APPROVAL**

Minutes for the December 7, 2021 meeting have been delivered to Committee members and copies posted on the City Hall bulletin board. If there are no corrections or additions, a motion is in order to approve these minutes.

4. **UPCOMING AGENDA TOPICS**

This portion of the agenda is reserved for identification of agenda items for future meetings.

5. **ORAL COMMUNICATIONS FROM THE PUBLIC**

This portion of the meeting is reserved for persons wishing to address the Committee on any matter not on the agenda. Speakers are limited to three minutes. State law prohibits the Committee from acting on nonagenda items.

6. **UNFINISHED BUSINESS**

6.1 **DOWNTOWN DEVELOPMENT UPDATES**

Staff will provide updates on downtown development projects.

6.2 **CASTRO STREET CLOSURE UPDATE**

Staff will provide an update on the current Castro Street closure and the Castro Street Pedestrian Mall Feasibility Study.

7. **NEW BUSINESS**

7.1 **DOWNTOWN AMBASSADOR PILOT PROGRAM**

Staff will provide an overview of the Downtown Ambassador Pilot Program.

7.2 DOWNTOWN VACANCY UPDATE

Staff will provide an update on vacancies in the downtown.

7.3 ELECTION OF THE CHAIR AND VICE CHAIR

The Committee shall nominate and elect a new Chair and Vice Chair for 2022.

8. COMMITTEE/STAFF COMMENTS, QUESTIONS, COMMITTEE REPORTS

No action will be taken on any questions raised by the Committee at this time.

9. ADJOURNMENT

SM/4/CDD
805-02-01-22A

AGENDAS FOR BOARDS, COMMISSIONS, AND COMMITTEES

- The specific location of each meeting is noted on the notice and agenda for each meeting which is posted at least 72 hours in advance of the meeting. Special meetings may be called as necessary by the Committee Chair and noticed at least 24 hours in advance of the meeting.
- Questions and comments regarding the agenda may be directed to Sabina Mora at 650-903-6535.
- Interested persons may review the agenda and staff reports at the Mountain View Library (585 Franklin Street) beginning the Monday evening before each regular meeting and at the Community Development Department, 500 Castro Street, First Floor, beginning the Monday morning before each meeting. Staff reports are also available during each meeting.
- **SPECIAL NOTICE – Reference: Americans with Disabilities Act, 1990**
Anyone who is planning to attend a meeting who is visually or hearing-impaired or has any disability that needs special assistance should call the Community Development Department at 650-903-6379 48 hours in advance of the meeting to arrange for assistance. Upon request by a person with a disability, agendas and writings distributed during the meeting that are public records will be made available in the appropriate alternative format.
- The Board, Commission, or Committee may take action on any matter noticed herein in any manner deemed appropriate by the Board, Commission, or Committee. Their consideration of the matters noticed herein is not limited by the recommendations indicated herein.
- **SPECIAL NOTICE –** Any writings or documents provided to a majority of the Downtown Committee regarding any item on this agenda will be made available for public inspection in the Community Development Department, located at 500 Castro Street, during normal business hours and at the meeting location noted on the agenda during the meeting.

ADDRESSING THE BOARD, COMMISSION, OR COMMITTEE

- Interested persons are entitled to speak on any item on the agenda and should make their interest known to the Chair.
- Anyone wishing to address the Board, Commission, or Committee on a nonagenda item may do so during the “Oral Communications” part of the agenda. Speakers are allowed to speak one time on any number of topics for up to three minutes.



MINUTES

REGULAR MEETING - TUESDAY, DECEMBER 7, 2021
TELECONFERENCE – WITH NO PHYSICAL MEETING LOCATION
10:00 A.M.

1. **CALL TO ORDER**

The meeting was called to order at 10:02 a.m.

2. **ROLL CALL**

Present: Committee members Pamela Baird, Erik Cormier, Maria Lange, Kira Pascoe, Jamil Shaikh, Vice Chair Mike Kasperzak, and Chair Merry Yen.

Absent: None.

Staff Present: John Lang, Economic Vitality Manager; Tiffany Chew, Business Development Specialist; Sabina Mora, Business Development Specialist; Krisha Penollar, Associate Planner; and Wahed Magee, Police Lieutenant.

3. **MINUTES APPROVAL**

The minutes of the November 2, 2021 meeting were distributed prior to the meeting and approved as distributed.

Motion – M/S Lange/Baird – Carried 7-0 – To approve the minutes of the November 2, 2021 meeting.

4. **UPCOMING AGENDA TOPICS**

- Castro Street Pedestrian Mall Feasibility Study
- Addressing Downtown Vacant Storefronts

5. **ORAL COMMUNICATIONS FROM THE PUBLIC** – None.

6. **UNFINISHED BUSINESS**

6.1 **DOWNTOWN DEVELOPMENT UPDATE**

Planning Division staff provided an update on downtown development projects.

No action taken.

6.2 **DOWNTOWN PARKING STRATEGY UPDATE**

Economic Development Division staff provided an update on the Downtown Parking Strategy. The City Council adopted the Strategy on November 9, 2021. The Committee discussed implementation of the strategy and next steps.

No action taken.

7. **NEW BUSINESS**

7.1 **TASTE OF MOUNTAIN VIEW**

The Downtown Business Association (DBA) provided an update on the Taste of Mountain View held on November 10, 2021. The Committee provided input on how to improve similar future events.

No action taken.

7.2 **MIDYEAR WORK PLAN REVIEW**

Economic Development Division staff provided an update on the Fiscal Year 2021-22 Downtown Committee Work Plan, including completed items, ongoing items, new items, and items that have been delayed. The Committee directed staff to consider adding an item to the work plan which would propose funds in the City budget for the Downtown Committee and other advisory bodies to support the annual work plan. Committee members asked that the work plan show current status of each project.

No action taken.

7.3 DOWNTOWN COMMITTEE SCHEDULE

As required by City Council Policy K-2, the Committee proposed the following schedule for the 2022 calendar year:

The proposed schedule is the first Tuesday of the following months at 10:00 a.m.: February 1, March 1, April 5, May 3, June 7, September 6, October 4, November 1, and December 6. No meeting is proposed on January 4, July 5, and August 2.

Motion – M/S Kasperzak/Lange – Carried 7-0 – To approve the schedule of annual meetings as proposed.

8. COMMITTEE/STAFF COMMENTS, QUESTIONS, COMMITTEE REPORTS

Police Lieutenant Wahed Magee provided an update on public safety measures in the downtown.

Committee members requested an update on Downtown Committee membership vacancies and requirements.

9. ADJOURNMENT

The meeting was adjourned at 11:32 a.m.

SM/4/CDD
805-12-07-21mn

**MEMORANDUM**

Community Development Department

DATE: February 1, 2022

TO: Downtown Committee

FROM: Krisha Penollar, Associate Planner

SUBJECT: February 2022 Downtown Development Update

NEW CONSTRUCTION – RESIDENTIAL

1. **231-235 Hope Street (Maston Architects):** Three stories, nine units.

Applicant: Maston Architects

- The City Council approved the project on June 16, 2015. The project entitlement expired.
- New application for the same project was filed in June 2019.
- The City Council approved the project on December 10, 2019.
- Under construction.

2. **325 Franklin Street (DaRosa Associates):** 15-unit condominium.

Applicant: DaRosa Architects

- Approved by the City Council on December 8, 2020.
- Proposes a 15-unit condominium project to replace 13 apartment units.

3. **864 Hope Street (Acadia Architecture):** Two to three stories, three detached condominium units.

Applicant: Christina Liu

- Approved by the Zoning Administrator on November 14, 2018.
- Under construction.

NEW CONSTRUCTION – MIXED-USE

4. **Hope Street Lots:** Four to five stories, 180 hotel rooms, 53,000 square foot office and commercial spaces.

Applicant: The Robert Green Company

- The City Council approved the project on November 27, 2018.
- Building permits under review.
- Approved by the Zoning Administrator for a one-year permit extension on October 27, 2021.

5. **676 West Dana Street (Maston Architects):** Four stories, two levels of underground parking, ground-floor retail and office spaces, and seven residential units on Floors 2 through 4.

Applicant: Maston Architects

- Approved by the City Council on December 8, 2020.

6. **Lot 12:** Five stories, ground-floor commercial space, and 120 affordable units.

Applicant: Related/Alta Housing

- Under review. Formal application submitted January 25, 2022.
- Authorized to submit a formal application by the City Council on August 24, 2021.

NEW CONSTRUCTION – COMMERCIAL

7. **701 West Evelyn Avenue:** Four stories, 28,090 square foot office space and 6,841 square foot ground-floor commercial space (Subway Restaurant, Depot Garage, etc.).

Applicant: Tim McEnery, Marwood

- The City Council approved the project on November 18, 2019, but also expressed interest in alternative parking agreements with the developer, which may include more parking funding or construction of a parking garage on Lot 6.
- The alternate parking program may be considered by the City Council after review of the Downtown Parking Strategy.

8. **705 West Dana Street:** Three stories, two levels of underground parking, ground-floor retail space, and upper-floor office space.

Applicant: Lund Smith, Hope Dana LP

- Under review.

9. **756 California Street:** Three stories, 7,664 square foot office building with ground-floor medical office.

Applicant: 756 California LLC

- Under review.
- Recommended for approval at the Administrative Zoning hearing on January 26, 2022. Scheduled for a City Council hearing on February 22, 2022.

10. **747 Dana Street (Kenneth Rodrigues and Partners, Inc.):** Three-story, 8,552 square foot building with ground-floor retail space.

Applicant: Ken Rodrigues, Kenneth Rodrigues and Partners, Inc.

- Approved by City Council hearing on November 10, 2021. Building permit plans pending.

11. **590 Castro Street (The Sobrato Organization):** Four-story, 106,000 square foot office building with a public plaza (Wells Fargo).

Applicant: Tim Steele, The Sobrato Organization

- Under review.

FACADE IMPROVEMENTS AND NEW TENANTS

12. **444 Castro Street:** Provisional Use Permit for Cyclebar.

Applicant: Jihan Bayyari, Cyclebar

- Approved by the Zoning Administrator on February 12, 2020.
- Building permit plans under review.

13. **312 Castro Street:** Provisional Use Permit for Orange Theory.

Applicant: Terri Dickerhoff, CRG Development

- Approved by the Zoning Administrator on May 13, 2020.
- Under construction.

14. **298 Castro Street:** Provisional Use Permit for a new restaurant (Nick the Greek).

Applicant: Glenn Cunningham, Glenn Bull's Eye Cadd

- Approved by the Zoning Administrator on December 9, 2020.
- Building plans under review.

15. **954 Villa Street:** Provisional Use Permit to allow an office use to replace an existing restaurant use (Tied House).

Applicant: Maston Architect

- Approved by the Zoning Administrator June 9, 2021.
- Building plans under review.

16. **301 Castro Street:** Provisional use permit to allow a coffee bar at a new retail tenant (Bloomsgiving).

Applicant: Ken Rodrigues, Kenneth Rodrigues & Partners, Inc.

- Approved by the Zoning Administrator on January 26, 2022.

17. **682 Villa Street:** Provisional Use Permit to convert an existing multi-tenant commercial building with office and medical uses into a single-tenant administrative office building.

Applicant: Lund Smith, Hope Villa LP

- Building plans under review.

18. **105 Hope Street:** Provisional Use Permit to convert an existing multi-tenant commercial building with office and medical uses into a single-tenant administrative office building.

Applicant: Lund Smith, Hope Evelyn LP

- Building plans under review.

19. **220 Castro Street:** New restaurant tenant (Ume).

Applicant: No information.

- Sign permits under review.

20. **975 West Dana Street:** New restaurant tenant (Koko Brunch).

Applicant: No information.

- Building permit plans under review.

CITY PROJECTS

21. **Downtown Precise Plan Update:** On December 3, 2019, the City Council approved the consultant scope of work for the Downtown Precise Plan Phase 1 update. The update is limited to three areas of the Precise Plan: Areas A, G, and H. At the June 8,

2021 City Council Study Session, staff was directed to focus on the following key elements:

- Update the City's Historic Preservation Ordinance.
 - Disallow administrative and research and development office use on the ground floor of Area H fronting Castro Street and the side streets one block off Area H.
 - Update the standards and guidelines of Areas A, G, and H to be objective, purposeful, and ensure development respects the existing character of downtown.
 - Conduct an economic development feasibility analysis.
 - Final action public hearings expected mid-2022.
22. **Sidewalk Café License:** The City Council waived Sidewalk Café payments for Fiscal Year 2022-23.
23. **Downtown Parking Strategy:** In September 2020, the Economic Development Division began work with Nelson\Nygaard on the Downtown Parking Strategy in conjunction with the Planning Division. The project will take a comprehensive look at parking in downtown, reviewing data of parking utilization, existing and projected land uses, existing parking-related programs and planned improvements, parking operations, and input from stakeholders to develop a package of implementation strategies for parking in downtown.
- Adopted by the City Council in November 2021.
24. **Downtown Parking Structure:** On August 24, 2021, the City Council directed staff to start studying a new parking structure on Lot 5 and to pursue additional developer partnerships to help fund the project.