



Margaret Abe-Koga, Mayor  
Ellen Kamei, Vice Mayor  
Chris Clark, Councilmember  
Alison Hicks, Councilmember  
Lisa Matichak, Councilmember  
John McAlister, Councilmember  
Lucas Ramirez, Councilmember

Kimbra McCarthy, City Manager  
Krishan Chopra, City Attorney  
Lisa Natusch, City Clerk

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Video Conference with No Physical Meeting Location

4:30 PM

Tuesday, November 17, 2020

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## SPECIAL MEETING OF THE CITY COUNCIL

**This meeting will be conducted in accordance with State of California Executive Order N-29-20, dated March 17, 2020. All members of the City Council will participate in the meeting by video conference, with no physical meeting location.**

**Members of the public wishing to observe the live meeting may do so at <https://mountainview.legistar.com>, on YouTube at [www.MountainView.gov/YouTube](http://www.MountainView.gov/YouTube) and on Comcast Channel 26.**

**1. Email comments to [city.council@mountainview.gov](mailto:city.council@mountainview.gov) by 4:30 p.m. on the meeting date. Emails will be forwarded to the City Council by the City Clerk's Office. Please identify the Agenda Item number in the subject line of your email.**

**2. Provide oral public comments during the meeting:**

**Online:**

**Register in advance to access the meeting via Zoom Webinar:**

**[https://mountainview.gov/cc\\_speakers](https://mountainview.gov/cc_speakers)**

**You will be asked to enter an email address and a name. Your email address will not be disclosed to the public. After registering, you will receive an email with instructions on how to connect to the meeting.**

**When the Mayor 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 and enter Webinar ID: 951 7739 6182**

**When the Mayor 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 3 minutes, at the discretion of the Mayor).

#### **4:30 P.M.-STUDY SESSION**

**1. CALL TO ORDER**

**2. ROLL CALL**

**3. STUDY SESSION**

**3.1 Conduct Environmental Planning Commission Applicant Interviews**

*Recommendation(s):* Interview two applicants for the upcoming vacancy on the Environmental Planning Commission.

*Attachment(s):* [Study Session Memo](#)

[ATT 1 - Interview Schedule](#)

[ATT 2 - Current EPC Roster](#)

[ATT 3 - EPC Members Selection Process](#)

[ATT 4 - Board/Commission/Committee Mbrs. Selection Guidelines](#)

#### **5:30 P.M.-STUDY SESSION**

**1. CALL TO ORDER**

**2. ROLL CALL**

**3. STUDY SESSION**

**3.1 Traffic Operations Center Feasibility Study, Project 19-51-Overview**

*Recommendation(s):* The purpose of this Study Session memorandum is to provide an overview and update on the City's Traffic Operations Center Feasibility Study, Project 19-51, and to obtain City Council feedback and endorsement on the vision of the Traffic Operations Center and a Transportation Smart City implementation strategy.

*Attachment(s):* [Study Session Memo](#)

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

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

**2. ROLL CALL**

### 3. PRESENTATIONS

#### 3.1 Update from Los Altos School District Superintendent Jeff Baier

#### 3.2 Proclamation in Recognition of Outgoing City Clerk Lisa Natusch

### 4. CONSENT CALENDAR

These items will be approved by one motion unless any member of the Council or audience wishes to remove an item for discussion. The reading of the full text of ordinances and resolutions will be waived unless a Councilmember requests otherwise.

#### 4.1 Approve Meeting Minutes

*Recommendation(s):* Approve the City Council meeting minutes of June 30, 2020 and September 22, 2020.

*Attachment(s):* [06-30-20 Council Minutes](#)  
[09-22-20 Council Minutes](#)

#### 4.2 2021 City Council Meeting Schedule

*Recommendation(s):* Approve the 2021 City Council meeting schedule.

*Attachment(s):* [Council Report](#)

#### 4.3 660 Tyrella Avenue and 2296 Mora Place; and 2632, 2660, and 2698 Marine Way-Accept Public Improvements

*Recommendation(s):*

1. Accept the public improvements for the development at 660 Tyrella Avenue for maintenance throughout their useful life.
2. Accept the public improvements for the development at 2296 Mora Place for maintenance throughout their useful life.
3. Accept the public improvements for the development at 2632, 2660, and 2698 Marine Way for maintenance throughout their useful lives.

*Attachment(s):* [Council Report](#)

#### 4.4 Evandale Mini-Park, Project 17-45, and Shoreline Park Irrigation Replacement, Project 16-31-Accept Construction

*Recommendation(s):*

1. Accept Evandale Mini-Park, Project 17-45, and authorize the final contract payment.
2. Accept Shoreline Park Irrigation Replacement, Project 16-31, and authorize the final contract payment.

*Attachment(s):* [Council Report](#)

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

This portion of the meeting is reserved for persons wishing to address the Council on any matter not on the agenda. Speakers are allowed to speak on any topic for up to three minutes during this section. If there appears to be a large number of speakers, speaking time may be reduced to no less than 1.5 minutes. State law prohibits the Council from acting on nonagenda items.

## 6. PUBLIC HEARINGS

### 6.1 Public Hearing on Downtown Business Improvement Areas and Allocation of 2021 Business Improvement Areas Revenues

- Recommendation(s):**
1. Adopt a Resolution of the City Council of the City of Mountain View Levying the Annual Benefit Assessments for Fiscal Year 2020-21 for Downtown Mountain View Business Improvement Area No. 1, to be read in title only, further reading waived (Attachment 1 to the Council report).
  2. Adopt a Resolution of the City Council of the City of Mountain View Levying the Annual Benefit Assessments for Fiscal Year 2020-21 for Downtown Mountain View Business Improvement Area No. 2, to be read in title only, further reading waived (Attachment 2 to the Council report).
  3. Authorize the City Manager to execute a contract for services with the Downtown Business Association for 2021 and authorize the allocation of 2021 revenues from Business Improvement Area No. 1 and Business Improvement Area No. 2 to the Downtown Business Association.

**Attachment(s):** [Council Report](#)  
[ATT 1 - BIA No. 1 Resolution](#)  
[ATT 2 - BIA No. 2 Resolution](#)  
[ATT 3 - October 27, 2020 Council Report](#)  
[ATT 4 - DBA Annual Report 2020](#)

### 6.2 44-Unit Condominium Project at 2645 and 2655 Fayette Drive

- Recommendation(s):**
1. Approve an Initial Study/Mitigated Negative Declaration and Mitigation Monitoring or Reporting Program for the 2645 and 2655 Fayette Drive Residential Project pursuant to the California Environmental Quality Act (Attachment 1 to the Council report).
  2. Introduce an Ordinance of the City of Mountain View Amending the Zoning Map for the Properties Located at 2645 and 2655 Fayette Drive from the R3-D (Multi-Family Residential) Zoning District to the P-40 (San Antonio) Precise Plan Zoning District, to be read in title only, further reading waived, and set a second reading for December 8, 2020 (Attachment 2 to the Council report).

3. Adopt a Resolution of the City Council of the City of Mountain View Approving Amendments to the P-40 (San Antonio) Precise Plan, to be read in title only, further reading waived (Attachment 3 to the Council report).
4. Adopt a Resolution of the City Council of the City of Mountain View Approving a Planned Community Permit, Development Review Permit, and Provisional Use Permit for a Six-Story, 44-Unit Condominium Project with a State Density Bonus and a Heritage Tree Removal Permit for the Removal of Eight Heritage Trees at 2645 and 2655 Fayette Drive, to be read in title only, further reading waived (Attachment 4 to the Council report).
5. Adopt a Resolution of the City Council of the City of Mountain View Approving a Vesting Tentative Map to Create 44 Condominiums and One Common Lot at 2645 and 2655 Fayette Drive, to be read in title only, further reading waived (Attachment 5 to the Council report).

**Attachment(s):** [Council Report](#)

[ATT 1 - Initial Study, MND, MMRP](#)

[ATT 2 - Ordinance](#)

[ATT 3 - Resolution](#)

[ATT 4 - Resolution](#)

[ATT 5 - Resolution](#)

[ATT 6 - Project Plans](#)

[ATT 7 - Previous Project Council Report](#)

[ATT 8 - Gatekeeper Request Council Report](#)

[ATT 9 - City Council Study Session Memorandum](#)

[ATT 10 - EPC Public Hearing Agenda, Questions, and Report](#)

[ATT 11 - Public Comment](#)

[ATT 12 - Density Bonus Request](#)

[ATT 13 - Public Benefit Proposal](#)

[ATT 14 - VMT Memo](#)

### **6.3 600 Ellis Street Office Development Project**

- Recommendation(s):**
1. Approve an Initial Study of Environmental Significance for the 600 Ellis Street Project, pursuant to Section 15168 of the California Environmental Quality Act (CEQA) (Attachment 1 to the Council report).
  2. Adopt a Resolution of the City Council of the City of Mountain View Conditionally Approving a Planned Community Permit and Development

Review Permit for a New, 259,095 Square Foot, Six-Story Office Building and Eight-Level Parking Structure; 80,000 Square Feet of Transfer of Development Rights from 2535 California Street, 506 Showers Drive, and 350 Showers Drive to 600 Ellis Street in Relation to the Los Altos School District TDR Program; and Heritage Tree Removal Permit to Remove 23 Heritage Trees Located at 600 Ellis Street, to be read in title only, further reading waived (Attachment 2 to the Council report).

3. Introduce an Ordinance of the City of Mountain View Approving a Development Agreement for 600 Ellis Street and 636 Ellis Street, Mountain View, California, to be read in title only, further reading waived, and set a second reading for December 8, 2020 (Attachment 3 to the Council report).

*Attachment(s):* [Council Report](#)

[ATT 1 - Initial Study](#)

[ATT 2 - Resolution](#)

[ATT 3 - Ordinance](#)

[ATT 4 - Project Plans](#)

[ATT 5 - Gatekeeper Application Council Report](#)

[ATT 6 - EPC Study Session Staff Report](#)

[ATT 7 - EPC Public Hearing Staff Report](#)

[ATT 8 - Administrative Zoning Hearing Findings Report](#)

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

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

## **8. CLOSED SESSION REPORT**

## **9. ADJOURNMENT**

## NOTICE TO THE PUBLIC:

The agenda and staff reports are available online at [mountainview.legistar.com](http://mountainview.legistar.com).

There is a 90-day limit for the filing of a challenge in Superior Court to certain City administrative decisions and orders which require a hearing by law, the receipt of evidence and the exercise of discretion. The 90-day limit begins on the date the decision is final (Code of Civil Procedure Section 1094.6). Further, if you challenge an action taken by the City Council in court, you may be limited, by California law, including but not limited to Government Code Section 65009, to raising only those issues you or someone else raised in the public hearing, or in written correspondence delivered to the City Council prior to or at the public hearing. The City Council may be requested to reconsider a decision if the request is made prior to the next City Council meeting.

City Council meetings are broadcast live on Comcast Channel 26 and replayed on Thursday at 6:30 p.m., Saturday at 10:00 a.m., and Sunday at 5:00 p.m. In addition, Council meetings are webcast live and archived at [mountainview.legistar.com](http://mountainview.legistar.com).

The Council may consider and act on items listed on the agenda in any order and thus those interested in an item listed on the agenda are advised to be present throughout the meeting. The reading of the full text of ordinances and resolutions will be waived unless a Councilmember requests otherwise. Per Council Policy A-13, no new items of business will begin after 10:00 p.m. unless an exception is made by vote of the Council.

Pursuant to the Americans with Disabilities Act (ADA), if you need special assistance in this meeting, please contact the City Clerk's Office at (650) 903-6399. Notification of 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. (28 CFR 35.160 (b) (1))

## ADDRESSING THE COUNCIL:

Pursuant to Council Policy A-13, an individual speaker shall have up to 3 minutes to address the Council. For any agenda item or for Oral Communications on nonagenda items, if there appears to be a large number of speakers, the Mayor may reduce speaking time to no less than 1.5 minutes per speaker unless there is an objection from Council by majority vote.

If requested in advance of the public input portion of the agenda item to the Mayor or City Clerk, a speaker who represents five or more members of the public in attendance who elect not to speak may have up to 10 minutes to address the Council, if the Mayor determines that such extension will reduce the total number of speakers who planned to speak.

An applicant and/or appellant for a zone change, precise plan or quasi-judicial hearing or appeal to the Council shall have up to 10 minutes to address the Council and, with the consent of the Council, two minutes of rebuttal at the conclusion of all public speakers.

Pursuant to Government Code Section 54954.3(b)(1), at least twice the allotted speaking time will be provided to a member of the public who utilizes a translator.