



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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November 17, 2020

Video Conference with No Physical Meeting Location

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## SPECIAL MEETING OF THE CITY COUNCIL

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

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

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

Mayor Abe-Koga called the meeting to order at 4:34 p.m.

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

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

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

##### **3.1 Conduct Environmental Planning Commission Applicant Interviews**

Mayor Abe-Koga introduced the item.

Public Comment opened at 4:36 p.m.

No speakers.

Public Comment closed at 4:36 p.m.

Council discussed the proposed interview questions.

Council interviewed applicants Hank Dempsey and Dylah Ray.

MOTION - M/S - McAlister/Clark to recommend appointment of Hank Dempsey to a four-year term January 1, 2021 to December 31, 2024.

The motion carried by the following roll call vote:

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

The Study Session concluded at 5:31 p.m.

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

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

Mayor Abe-Koga called the meeting to order at 5:31 p.m.

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

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

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

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

Associate Civil Engineer Carla Ochoa presented the staff report. Director of Public Works Dawn Cameron and City Traffic Engineer Lorenzo Lopez provided additional information.

Public Comment opened at 5:42 p.m.

The following members of the public spoke:

April Webster

Bruce England, Mountain View Coalition for Sustainable Planning

Public Comment closed at 5:46 p.m.

Council expressed support for the staff recommended vision, including the proposed functions and features, for the Traffic Operations Center and the proposed strategy for gradual implementation of a Transportation Smart City with initial priority on developing the Traffic Operations Center.

The Study Session concluded at 6:16 p.m.

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

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

Mayor Abe-Koga called the meeting to order at 6:34 p.m. and led the Pledge of Allegiance.

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

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

Councilmember Matichak arrived at 6:34 p.m.

#### **3. PRESENTATIONS**

City Manager Kimbra McCarthy provided an update on COVID-19.

Public Comment opened at 6:40 p.m.

The following member of the public spoke:

Steven Goldstein

Public Comment closed at 6:42 p.m.

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

Los Altos School District Superintendent Jeff Baier provided an update on Los Altos School District operations.

Public Comment opened at 6:54 p.m.

The following member of the public spoke:

Cynthia Razo

Public Comment closed at 6:55 p.m.

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

Mayor Abe-Koga presented a proclamation to outgoing City Clerk Lisa Natusch. City Clerk Natusch provided comments.

## **4. CONSENT CALENDAR**

City Manager Kimbra McCarthy responded to questions regarding Item 4.2.

MOTION - M/S - Clark/Matichak - To approve the Consent Calendar.

The motion carried by the following roll call vote:

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

### **4.1 Approve Meeting Minutes**

Approve the City Council meeting minutes of June 30, 2020 and September 22, 2020.

### **4.2 2021 City Council Meeting Schedule**

Approve the 2021 City Council meeting schedule.

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

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.

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

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.

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

Steven Goldstein spoke regarding the impacts of COVID-19.

Albert Jeans spoke regarding abandoned vehicles parked on the street, and displayed a photo.

**6. PUBLIC HEARINGS**

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

Business Development Specialist Tiffany Chew presented the staff report. City Attorney Krishan Chopra provided additional information.

Public Hearing opened at 7:23 p.m.

No speakers.

Public Hearing closed at 7:23 p.m.

MOTION - MS - Hicks/ Ramirez - To

1. Adopt Resolution No. 18518 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, read in title only, further reading waived.

2. Adopt Resolution No. 18519 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, read in title only, further reading waived.

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.

The motion carried unanimously by the following roll call vote:

Yes: 7 - Councilmember Clark, Councilmember Hicks, Councilmember Matichak,

Councilmember McAlister, Councilmember Ramirez, Vice Mayor Kamei, Mayor Abe-Koga

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

Councilmember Ramirez disclosed he spoke with the applicant and visited the project site.

Vice Mayor Kamei disclosed she met with the applicant.

Councilmember Matichak disclosed she visited the project site.

Councilmember Hicks disclosed she met with the applicant.

Councilmember Clark disclosed he met with the applicant.

Councilmember McAlister disclosed he met with the applicant.

Mayor Abe-Koga disclosed she has met with the applicant in the past, but not regarding this proposal.

Senior Planner Eric Anderson presented the staff report. Assistant City Manager/Community Development Director Aarti Shrivastava provided additional information.

Applicant Emeric McDonald, Octane, and Maren Mogel, Architect, provided information regarding the proposed project.

Public Hearing opened at 8:03 p.m.

No speakers.

Public Hearing closed at 8:03 p.m.

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

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 Resolution No. 18520 of the City Council of the City of Mountain View Approving Amendments to the P-40 (San Antonio) Precise Plan, read in title only, further reading waived.

4. Adopt Resolution No. 18521 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, read in title only, further reading waived.

5. Adopt Resolution No. 18522 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, 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 Kamei, Mayor Abe-Koga

No: 1 - Councilmember Matichak

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

Councilmember Matichak disclosed she visited the project site.

Councilmember Ramirez disclosed he spoke with applicant.

Vice Mayor Kamei disclosed the applicant reached out to her but they did not connect, and she visited the project site.

Councilmember Hicks disclosed she communicated with the applicant via email.

Councilmember McAlister disclosed he communicated with the applicant.

Councilmember Clark disclosed he exchanged emails with the applicant and visited the project site.

Mayor Abe-Koga disclosed she received an email from the applicant but they did not connect.

Senior Planner Margaret Netto presented the staff report.

Applicant Tim Steele, Sobrato Organization, Thomas Yee, Studios Architecture and Landscape Architect James Stockham provided information regarding the proposed project.

Public Hearing opened at 8:56 p.m.

The following members of the public spoke:

Jeff Baier, Superintendent, Los Altos School District  
Alex Brown

Public Hearing closed at 9:00 p.m.

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

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 Resolution No. 18523 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, read in title only, further reading waived.
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, read in title only, further reading waived, and set a second reading for December 8, 2020; and the staff recommended modifications to page 10 of the Development Agreement, Section 3.1(a), to modify the amount from \$200,000 to \$400,000.

The motion carried by the following roll call vote:

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

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

Councilmember McAlister spoke regarding use of Measure B funds.

Councilmember Matichak inquired as to whether a Councilmember has been designated as the voting delegate at the National League of Cities Conference.

Following discussion, City Attorney Krishan Chopra stated he would coordinate with the City Clerk to follow up with Council separately.

As a follow up to comments during Oral Communications, Councilmember Matichak inquired about the enforcement of abandoned vehicles on city streets such as boats. City Manager Kimbra McCarthy stated staff will follow up on the issue.

Mayor Abe-Koga reported her attendance at the grand opening of Evandale Park, a meeting of the VTA Policy Advisory Committee, and a meeting of the Cities Association Selection Committee in which she was appointed to the Metropolitan Transportation Commission.

**8. CLOSED SESSION REPORT**

City Attorney Krishan Chopra stated there was no Closed Session report.

**9. ADJOURNMENT**

Mayor Abe-Koga adjourned the meeting at 9:17 p.m.

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Lisa Natusch, City Clerk