



Mayor Ellen Kamei  
Vice Mayor Emily Ann Ramos  
Councilmember Chris Clark  
Councilmember Alison Hicks  
Councilmember John McAlister  
Councilmember Lucas Ramirez  
Councilmember Pat Showalter

Kimbra McCarthy, City Manager  
Jennifer Logue, City Attorney  
Heather Glaser, City Clerk

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**Council Chambers and Video Conference, 500 Castro  
St., Mountain View, CA 94041**

**5:00 PM**

**Tuesday, May 27, 2025**

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## REGULAR MEETING

This meeting is being conducted with a virtual component. Anyone wishing to address the Council virtually may join the meeting online at: <https://mountainview.zoom.us/j/84351267142> or by dialing (669) 900-9128 and entering Webinar ID: 843 5126 7142. When the Mayor announces the item on which you wish to speak, click the “raise hand” feature in Zoom or dial \*9 on your phone. When the Mayor calls your name to provide public comment, if you are participating via phone, please press \*6 to unmute yourself. Spanish or Chinese interpretation is available at no cost via Zoom upon request. Please contact the City Clerk's office by 5:00 p.m. at least two business days prior to the day of the scheduled Council meeting by phone at (650) 903-6304 or by email at [city.clerk@mountainview.gov](mailto:city.clerk@mountainview.gov)

Esta reunión se está llevando a cabo con un componente virtual. Cualquier persona que desee dirigirse al Concejo virtualmente, puede unirse a la reunión en: <https://mountainview.zoom.us/j/84351267142> o marcando al (669) 900-9128 e ingresando el ID del Seminario Web. Cuando la alcaldesa anuncie el punto en el que usted desee hablar, haga clic en “levantar la mano” en Zoom o marque \*9 en su teléfono. Si participa por medio de una llamada telefónica, presione \*6 para proporcionar su comentario público cuando la alcaldesa mencione su nombre. Interpretación en español y chino disponible sin costo por medio de Zoom si se solicita. Comuníquese con la Oficina de la Secretaría Municipal antes de las 5:00 p. m. con al menos dos días hábiles antes del día en que la reunión del Concejo está programada. Comuníquese por teléfono al (650) 903-6304 o por correo electrónico a [city.clerk@mountainview.gov](mailto:city.clerk@mountainview.gov)

本次会议的举行将包括虚拟方式。任何希望以虚拟方式向市议会发表意见的人都可以通过以下方式在线参加会议：<https://mountainview.zoom.us/j/84351267142> 或拨打（669）900-9128 并输入网络会议ID：843 5126 7142。当市长宣布您希望发言的项目时，请点击Zoom中的“举手”（“raise hand”）功能，或在电话上拨打\*9。当市长叫到您的名字时，如果您是通过电话参与，请按\*6取消静音。西班牙语或中文口译服务可根据要求通过Zoom免费提供。请至少在预定的市议会会议召开的两个工作日前的下午 5:00 之前通过以下方式联系市书记 办公室，致电（650）903-6304 或发送电子邮件至 [city.clerk@mountainview.gov](mailto:city.clerk@mountainview.gov)

**5:00 P.M.-CLOSED SESSION****1. CLOSED SESSION ANNOUNCEMENT (OPEN SESSION)****2. CLOSED SESSION (PLAZA CONFERENCE ROOM)**

- 2.1 Conference with Real Property Negotiator (California Government Code §54956.8)-Property: City Lots 4 and 8; no street address (APNs 158-20-069 and 158-20-004)-Agency Negotiators: Arn Andrews, Assistant City Manager, Dawn Cameron, Assistant City Manager, Christian Murdock, Community Development Director, Amanda Rotella, Acting Economic Vitality Manager, Angela LaMonica, Real Property Program Administrator-Negotiating Party: The Robert Green Company-Under Negotiation: Price and Terms of Payment for Lease of Real Property**
- 2.2 Conference with Legal Counsel-Existing Litigation (California Government Code §54956.9(d)(1)); Name of case: San Francisco Baykeeper v. City of Mountain View; City of Sunnyvale; United State District Court, Northern District of California, Case No. 20-CV-00824-EJD**

**6:30 P.M.-REGULAR SESSION****1. CALL TO ORDER/PLEDGE OF ALLEGIANCE/ROLL CALL****2. CLOSED SESSION REPORT****3. PRESENTATION**

This is a presentation only. The City Council will not take any action.

**3.1 Asian American Native Hawaiian Pacific Islander Heritage Month Proclamation****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 AB 481 Military Equipment Annual Report and Policy Adoption (Second Reading)**

***Recommendation(s):*** Adopt an Ordinance of the City of Mountain View Renewing Approval of Mountain View Police Department Military Equipment Use Policy, Adopting Updated Military Equipment Use Policy, and Finding That This Action is Not Subject to the California Environmental Quality Act, to be read in title only, further reading waived (Attachment 1 to the Council report). (First reading: 7-0)

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

[ATT 1 - Ordinance and Exhibit A \(MVPD Policy 709: Military Equipment\)](#)

**4.2 Centralized Purchasing System Ordinance and Council Policy A-10 Amendments**

**Recommendation(s):** 1. Introduce an Ordinance of the City of Mountain View Amending Mountain View City Code Article XIII, Centralized Purchasing System, to Align the Mountain View City Code with Public Contract Code Section 22034 and Make Other Clarifying Amendments and Finding the Ordinance is Not a Project Under the California Environmental Quality Act, to be read in title only, further reading waived, and set a second reading for June 24, 2025 (Attachment 1 to the Council report).

2. Adopt a Resolution of the City Council of the City of Mountain View Amending Exhibit A, Schedule of Authorizations to Sign City Contracts and Agreements, to Council Policy A-10, Authorization to Execute City Contracts and Agreements, to be read in title only, further reading waived (Attachment 2 to the Council report).

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

[ATT 1 - Proposed Ordinance](#)

[ATT 2 - Resolution](#)

[ATT 3 - City Charter Sections 1107 and 1111](#)

[ATT 4 - California Public Contract Code Sections 22032 and 22034](#)

#### 4.3 Human Relations Committee Establishing Resolution

**Recommendation(s):** Adopt a Resolution of the City Council of the City of Mountain View: (1) Repealing Resolution Nos. 15732, 16148, and 18198, and All Amendments Thereto, Which Established and/or Prescribed the Duties, Responsibilities, Powers, and Membership of the Human Relations Commission; and (2) Establishing the Human Relations Committee and Prescribing Anew the Duties, Responsibilities, Powers, and Membership Thereof, to be read in title only, further reading waived (Attachment 1 to the Council report).

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

[ATT 1 - Resolution](#)

#### 4.4 Economic Vitality Strategy Annual Progress Report

**Recommendation(s):** Accept the 2025 Economic Vitality Strategy Annual Progress Report.

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

[ATT 1 - Measures of Success](#)

[ATT 2 - EVS Implementation Matrix](#)

[ATT 3 - Downtown Vitality Update Memorandum](#)

#### 4.5 Safe Routes to School Program-Professional Services Agreement

**Recommendation(s):** 1. Authorize the City Manager or designee to amend the professional services agreement with NN Engineering, Inc., a California corporation (Entity No. 4253715), for the Safe Routes to School program, to add \$50,000 during Fiscal Year 2024-25, for a

total not-to-exceed amount of \$497,000.

2. Upon approval and adoption of the Fiscal Year 2025-26 City Budget, authorize the City Manager or designee to amend the professional services agreement with NN Engineering, Inc., a California corporation (Entity No. 4253715), for the Safe Routes to School program, to add \$183,000, for a total not-to-exceed amount of \$680,000.

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

**4.6 City Hall Remodel (Community Development Department Reception Area Phase), Project 16-64; Street Reconstruction Project (Park Drive, Park Court, and Sonia Way), Project 19-48; Plymouth Street to Space Park Way Realignment (Building Demolition Phase), Project 20-40-Construction Acceptance**

**Recommendation(s):** 1. Accept City Hall Remodel (Community Development Department Reception Area Phase), Project 16-64, and authorize the final contract payment.

2. Accept Street Reconstruction Project (Park Drive, Park Court, and Sonia Way), Project 19-48, and authorize the final contract payment.

3. Accept Plymouth Street to Space Park Way Realignment (Building Demolition Phase), Project 20-40, 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 within the City Council's subject matter jurisdiction 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 HEARING**

**6.1 Commercial Development at 365-405 San Antonio Road and 2585-2595 California Street**

**Recommendation(s):** 1. Adopt a Resolution of the City Council of the City of Mountain View Amending the San Antonio Precise Plan Related to the Transfer of Development Rights Program and Office Development Regulations and Adopting an Addendum to the Previously Certified Final San Antonio Precise Plan Environmental Impact Report and Finding that the Addendum and Previously Certified EIR Adequately Address the Potential Impacts of the Precise Plan Amendments and Related Approvals for the Commercial Development Project at 365-405 San Antonio Road and 2585-2595 California Street Project Pursuant to Sections 15162, 15164, and 15168 of the California Environmental Quality Act (CEQA) Guidelines, to be read in title only, further reading waived (Attachment 2 to the Council report).

2. Adopt a Resolution of the City Council of the City of Mountain View Conditionally

Approving a Master Plan, Planned Community Permit, and Development Review Permit for a New 182,352 Square Foot, Seven-Story Commercial Building with 150,000 Square Feet of Transfer of Development Rights from the Los Altos School District Transfer of Development Rights Program; a Provisional Use Permit to Allow an Office Use; and a Heritage Tree Removal Permit to Remove Five Heritage Trees on a 0.99-Acre Site Located at 365-405 San Antonio Road and 2585-2595 California Street, to be read in title only, further reading waived (Attachment 3 to the Council report).

3. Introduce an Ordinance of the City of Mountain View Approving a Development Agreement Between the City of Mountain View and Merlone Geier Partners IX, L.P., for the Village at San Antonio Center Phase 3 Project on a 0.99-Acre Site Located at 365-405 San Antonio Road and 2585-2595 California Street, to be read in title only, and set a second reading for June 10, 2025 (Attachment 4 to the Council report).

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

[ATT 1 - Addendum to the San Antonio PP \(P\(40\)\) Certified Final EIR](#)

[ATT 2 - Resolution for San Antonio Precise Plan \(P-40\) Amendments \(PPA\)](#)

[ATT 3 - Resolution for Development Permits](#)

[ATT 4 - Ordinance Approving a Development Agreement](#)

[ATT 5 - Project Plans](#)

[ATT 6 - Council Report Dated December 3, 2019](#)

[ATT 7 - EPC Staff Report Dated November 18, 2020](#)

[ATT 8 - Council Report Dated December 1, 2020](#)

[ATT 9 - EPC Staff Report Dated April 20, 2022](#)

[ATT 10 - Public Comment](#)

[ATT 11 - Transportation Demand Management \(TDM\) Plan](#)

[ATT 12 - Shared Parking Analysis](#)

## 7. NEW BUSINESS

### 7.1 Tobacco and Electronic Cigarette Regulations and Restrictions

**Recommendation(s):** 1. Introduce an Ordinance of the City of Mountain View 1) Repealing Article III (Tobacco Control Regulations) of Chapter 21 of the Mountain View City Code, 2) Amending Article II of Chapter 21 of the Mountain View City Code to Make Clarifying Edits, Delete Inconsistent Provisions, and Add a Provision From Article III Prohibiting Smoking and Use of Tobacco-Related Products Around Public Playgrounds, 3) Enacting Chapter 48 of the Mountain View City Code Regulating the Sale of Tobacco Products, Establishing a Tobacco Retail Permit Program, and Banning the Sale of Flavored Tobacco, Electronic Cigarettes, and Vape-Related Products within the City of Mountain View, and 4) Finding that These Code Amendments Are Not Subject to the California Environmental Quality Act ("CEQA"), to be read in title only, further reading waived, and

set a second reading for June 10, 2025 (Attachment 1 to the Council report).

2. Authorize the City Manager or designee to enter into an agreement with the County of Santa Clara for enforcement of the City of Mountain View Tobacco Retail Permit Program.

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

[ATT 1 - Proposed Ordinance](#)

[ATT 2 - California State of Tobacco Control 2024](#)

[ATT 3 - Santa Clara County Comparable Cities—Tobacco Control Policies](#)

[ATT 4 - Tobacco Retail Program Fact Sheet](#)

## 8. COUNCIL, STAFF/COMMITTEE REPORTS

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

## 9. ADJOURNMENT

### NOTICE TO THE PUBLIC:

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.

The agenda, reports, and any writings or documents provided to a majority of the City Council regarding any item on this agenda are posted at <https://mountainview.legistar.com> under the meeting details for the date of this meeting. The agenda may also be viewed at City Hall, 500 Castro Street, the City Clerk's Office, 500 Castro Street, Third Floor and at the Mountain View Library, 585 Franklin Street, beginning the Friday morning prior to Tuesday City Council meetings. Printed copies of the agenda, reports, and any writings or documents already provided to a majority of the City Council regarding any item on this agenda may be requested at the City Clerk's Office during normal business hours.

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 or by email at [city.clerk@mountainview.gov](mailto:city.clerk@mountainview.gov) 48 hours prior to the meeting so the City can make reasonable arrangements to ensure accessibility to this meeting. (28 CFR 35.160 (b) (1)). If you have a hearing or speech disability, please use the California Relay System at 711, TDD 650-967-0158 or 800-735-2929.

The City of Mountain View does not discriminate on the basis of race, color, religion, national origin, sex, disability, age, source of income, gender, gender expression or identity, or any other State or Federal protected class in any of its policies, procedures or practices. This nondiscrimination policy covers admission and access to, or treatment or employment in, the City of Mountain View programs and activities. For inquiries regarding the nondiscrimination policy, please contact the City's Section 504 Coordinator at [laurel.james@mountainview.gov](mailto:laurel.james@mountainview.gov) or 650-903-6397.

Computer-generated captioning of the City Council meeting is unedited and should neither be relied upon for complete accuracy nor used as a verbatim transcript.

### ADDRESSING THE COUNCIL:

Email comments to [city.council@mountainview.gov](mailto:city.council@mountainview.gov) by 4:30 p.m. on the meeting date. Emails will be received directly by the City Council. Please identify the Agenda item number in the subject line of your email. Requests to show an audio or video presentation during a Council meeting should be directed to [city.clerk@mountainview.gov](mailto:city.clerk@mountainview.gov) by 4:30 p.m. on the meeting date.

Anyone wishing to address the Council in person must complete a blue speaker card indicating the name you would like to be called by when it is your turn to speak and the item number on which you wish to speak. Please complete one blue speaker card for each item on which you wish to speak. Virtual and in-person speakers will be called in order as determined by the Mayor.

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 complete cards but 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.

The presiding officer may remove or cause the removal of any individual(s) for disrupting a meeting in accordance with California Government Code section 54957.95, as may be amended from time to time. In accordance with California Government Code section 54957.9, as may be amended from time to time, the Council may order a meeting room cleared and continue in session in the event a meeting is willfully interrupted by a group or groups of persons so as to render the orderly conduct of the meeting impossible, and order cannot be restored by the removal of individuals who are disrupting the meeting.

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.