



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

May 27, 2025

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

REGULAR MEETING

This meeting was conducted with a virtual component. All members of the City Council and all speakers participated in-person unless otherwise noted.

5:00 P.M.-CLOSED SESSION

At 5:00 p.m., Mayor Kamei called the meeting to order.

1. CLOSED SESSION ANNOUNCEMENT (OPEN SESSION)

City Attorney Logue announced the items listed for Closed Session.

There were no public speakers in-person or virtually.

At 5:02 p.m., Mayor Kamei recessed the meeting to Closed Session with all Councilmembers present except Councilmember Ramirez.

At 5:03 p.m., Councilmember Ramirez arrived.

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**

At 6:10 p.m., Closed Session concluded.

6:30 P.M.-REGULAR SESSION

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

At 6:30 p.m., Mayor Kamei called the meeting to order.

Mayor Kamei led the Pledge of Allegiance.

Present: 7 - Councilmember Clark, Councilmember Hicks, Councilmember McAlister,
Councilmember Ramirez, Councilmember Showalter, Vice Mayor Ramos, Mayor Kamei

2. CLOSED SESSION REPORT

City Attorney Logue stated no reportable action was taken in Closed Session.

3. PRESENTATION

3.1 Asian American Native Hawaiian Pacific Islander Heritage Month Proclamation

Mayor Kamei presented the proclamation to Leslie Imai, Board President of the Sister City Affiliation of Mountain View.

There were no public speakers in-person or virtually.

4. CONSENT CALENDAR

Councilmember Ramirez pulled Item 4.4 from the Consent Calendar for individual consideration.

The following member of the public spoke:

(Virtual) Bruce England from Mountain View discussed Item 4.6.

MOTION - M/S - Ramos/Ramirez - To approve the balance of the Consent Calendar.

The motion carried, except for Item 4.4, by the following vote:

Yes: 7 - Councilmember Clark, Councilmember Hicks, Councilmember McAlister,
Councilmember Ramirez, Councilmember Showalter, Vice Mayor Ramos, Mayor Kamei

4.1 AB 481 Military Equipment Annual Report and Policy Adoption (Second Reading)

Adopt Ordinance 3.2025 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. (First reading: 7-0)

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

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, and set a second reading for June 24, 2025.

2. Adopt Resolution No. 18988 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.

4.3 Human Relations Committee Establishing Resolution

Adopt Resolution No. 18989 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.

4.4 Economic Vitality Strategy Annual Progress Report

This item was pulled from the Consent Calendar by Councilmember Ramirez for individual consideration.

The following member of the public spoke:

Peter Katz, on behalf of the Mountain View Chamber of Commerce.

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

1. Accept the 2025 Economic Vitality Strategy Annual Progress Report.
2. Direct staff to add in the next Economic Vitality Strategy Annual Progress Report measures of success related to City Measure G (Property Transfer Tax) and City Measure P (Business License Tax).

The motion carried by the following vote:

Yes: 7 - Councilmember Clark, Councilmember Hicks, Councilmember McAlister,
Councilmember Ramirez, Councilmember Showalter, Vice Mayor Ramos, Mayor Kamei

4.5 Safe Routes to School Program-Professional Services Agreement

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.

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

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.

5. ORAL COMMUNICATIONS FROM THE PUBLIC ON NONAGENDIZED ITEMS

The following member of the public spoke:

Michael Meredith from Mountain View discussed the structural safety of balconies in his development.

6. PUBLIC HEARING

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

Vice Mayor Ramos and Councilmembers Ramirez, Showalter McAlister, Hicks, and Mayor Kamei disclosed they each separately met with the applicant.

Deputy Zoning Administrator Rebecca Shapiro presented the item.

Applicant presentation: David Geiser, Managing Director of Design & Construction, Merlone Geier Partners, and Darrel Fullbright, Principal/Design Director, Gensler.

Councilmember Clark disclosed he met with the applicant.

The following members of the public spoke:

Peter Katz, on behalf of the Mountain View Chamber of Commerce, indicated support for the project.

At 7:47 p.m., Councilmember Ramirez left the dais.

(Virtual) Bruce England from Mountain View.

(Virtual) April Webster

At 7:51 p.m., Councilmember Ramirez returned to the dais.

(Virtual) Eli Robles, on behalf of Nor Cal Carpenters Union Local 405.

(Virtual) Daniel Hulse from Mountain View.

(Virtual) Valerie

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

1. Direct staff to bring the resolutions attached to the Council Report back for approval on the Consent

Calendar at the Council's June 10, 2025, meeting.

2. 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, and set a second reading for June 10, 2025.

Amend Section 4 of the ordinance to read:

"The City Council hereby approves the Development Agreement, which shall be effective upon execution by the parties but no sooner than December 2025, and direct staff to explore other mechanisms to effectuate the project without Merlone Geier's purchase of TDR square footage from LASD in the event the City and LASD cannot reach agreement on a new funding and joint use agreement."

At 8:20 p.m., Mayor Kamei recessed the meeting. The meeting reconvened at 8:25 p.m., with all Councilmembers present.

AMENDMENT

Councilmember Ramirez moved to amend his motion to read:

1. Direct staff to bring the resolutions attached to the Council Report back for approval on the Consent Calendar at the Council's June 10, 2025, meeting.

2. 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, and set a second reading for June 10, 2025.

Amend Section 4 of the ordinance to read:

"The City Council hereby approves the Development Agreement, which shall be effective upon execution by the parties but no sooner than December 19, 2025, and direct staff to explore other mechanisms to effectuate the project without Merlone Geier's purchase of TDR square footage from LASD in the event the City and LASD cannot reach agreement on a new funding and joint use agreement and authorize staff to work with the applicant to modify the Development Agreement to establish a vesting date of July 10, 2025."

The seconder of the motion accepted the amendment.

The amended motion carried by the following vote:

Yes: 7 - Councilmember Clark, Councilmember Hicks, Councilmember McAlister,
Councilmember Ramirez, Councilmember Showalter, Vice Mayor Ramos, Mayor Kamei

7. NEW BUSINESS

7.1 Tobacco and Electronic Cigarette Regulations and Restrictions

City Attorney Logue and Police Captain Scott Nelson presented the item.

The following members of the public spoke:

(Virtual) Carol Baker, on behalf of the County of Santa Clara Tobacco Free Coalition, indicated support for the County of Santa Clara ordinance.

(Virtual) Blythe Young, on behalf of the American Heart Association, indicated support for the County of Santa Clara ordinance.

(Virtual) Chris Miller from Los Gatos.

(Virtual) Vivek Sharma, on behalf of the County of Santa Clara Community Advocate Teens of Today, indicated support for the County of Santa Clara ordinance.

MOTION - M/S - Hicks/Showalter - To:

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"), and schedule a further reading and final adoption in late Fall 2025.

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.

3. Direct staff to ask the County whether it would add back to its ordinance language not requiring an ID check unless someone appears under the age of 30.

FRIENDLY AMENDMENT

Councilmember Clark moved to amend the motion to include asking the County how its ordinance addresses the sale of nicotine cessation devices.

The motion maker and seconder accepted the amendment.

The amended motion carried by the following vote:

Yes: 6 - Councilmember Clark, Councilmember Hicks, Councilmember McAlister, Councilmember Showalter, Vice Mayor Ramos, Mayor Kamei

No: 1 - Councilmember Ramirez

8. COUNCIL, STAFF/COMMITTEE REPORTS

Councilmember Showalter stated she attended meetings of the Silicon Valley Clean Energy Authority Board of Directors, Bay Area Water Supply and Conservation Agency Board of Directors, and San Francisco Bay Conservation and Development Commission.

9. ADJOURNMENT

At 9:31 p.m., Mayor Kamei adjourned the meeting.

Approved on June 24, 2025.



Ellen Kamei, Mayor



Heather Glaser, City Clerk