



Christopher R. Clark, Councilmember
John M. Inks, Councilmember
R. Michael Kasperzak, Jr., Councilmember

Ken S. Rosenberg, Vice Mayor
John McAlister, Councilmember
Leonard M. Siegel, Councilmember

Daniel H. Rich, City Manager
Lorrie Brewer, City Clerk

Patricia Showalter, Mayor

Jannie L. Quinn, City Attorney

March 01, 2016

Council Chambers - 500 Castro St.

**JOINT SPECIAL MEETING OF THE CITY COUNCIL AND SHORELINE REGIONAL
PARK COMMUNITY**

5:00 P.M.-STUDY SESSION (HELD IN THE COUNCIL CHAMBERS)

1. CALL TO ORDER

Mayor Showalter called the meeting to order at 5:02 p.m.

2. ROLL CALL

Present: 7 - Councilmember McAlister, Mayor Showalter, Councilmember Clark,
Councilmember Inks, Councilmember Kasperzak, Vice Mayor
Rosenberg, and Councilmember Siegel

3. STUDY SESSION

3.1 1255 Pear Avenue-Mixed-Use Development.

Principal Planner Alkire, Sobrato Organization Senior Director of Real Estate Planning Tim Steele and Studio T Square Founding Principal Chek Tang presented oral reports and they, Community Development Director Tsuda and Assistant Community Development Director Blount, responded to Council's questions.

**SPEAKING FROM THE FLOOR EXPRESSING CONCERNS AND/OR WITH
RECOMMENDATIONS:**

Sue Russell, League of Women Voters Housing Committee Co-Chair
Willie Solis, Sheet Metal Workers Local Union 104 Business Representative
Richard Vasquez, Plumber & Fitters UA Local 709 President/Business Representative
Cliff Chambers. Mr. Chambers also responded to Council's questions.
Lucas Ramirez
Deb Henigson

The Study Session concluded at 6:34 p.m.

6:30 P.M.-SPECIAL SESSION (HELD IN THE COUNCIL CHAMBERS)**1. CALL TO ORDER**

Mayor Showalter called the meeting to order at 6:40 p.m.

2. PLEDGE OF ALLEGIANCE

Mayor Showalter led the Pledge of Allegiance.

3. ROLL CALL

Present: 7 - Councilmember McAlister, Mayor Showalter, Councilmember Clark, Councilmember Inks, Councilmember Kasperzak, Vice Mayor Rosenberg, and Councilmember Siegel

4. CONSENT CALENDAR

MOTION - M/S Kasperzak/Rosenberg - To approve the Consent Calendar.

The motion carried unanimously.

4.1 865 and 881 East El Camino Real-Accept Public Improvements.

Accept the public improvements for the development at 865 and 881 East El Camino Real for maintenance throughout their useful lives.

4.2 2015-16 Concrete Sidewalk and Curb Repairs, Project 16-06, and Biennial Installation of ADA Curb Ramps, Project 16-24-Approve Plans and Specifications/Authorize Bids.

1. Authorize the transfer of \$20,000 from 2014-15 Concrete Sidewalk and Curb Repairs, Project 15-06, to 2015-16 Concrete Sidewalk and Curb Repairs, Project 16-06. (Five votes required)

2. Approve plans and specifications for Biennial Installation of ADA Curb Ramps, Project 16-24, and 2015-16 Concrete Sidewalk and Curb Repairs, Project 16-06, and authorize staff to advertise the project for bids.

3. Authorize the City Manager to award the construction contract to the lowest responsible bidder if the low bid is within the project budget.

4.3 Storm Drain Master Plan Update, Project 16-54-Authorize Design Professional Services Contract.

Authorize the City Manager to execute a professional services agreement with Schaaf & Wheeler Consulting Civil Engineers of San Francisco to provide civil engineering services for the Storm Drain Master Plan Update, Project 16-54, in a not-to-exceed amount of \$345,000.

4.4 Resurfacing Segments of Rengstorff Avenue, Old Middlefield Way, and Charleston Road, Project 14-37-Various Actions.

- 1. Authorize the transfer of and appropriate \$180,000 from 2015-16 Street Resurfacing and Slurry Seal Program, Project 16-01, to Resurfacing Segments of Rengstorff Avenue, Old Middlefield Way, and Charleston Road, Project 14-37. (Five votes required)**
- 2. Authorize the City Manager to execute a Cooperative Cost-Sharing Agreement with the City of Palo Alto for resurfacing a portion of Charleston Road within Palo Alto jurisdiction.**
- 3. Appropriate \$100,000 to Resurfacing Segments of Rengstorff Avenue, Old Middlefield Way, and Charleston Road, Project 14-37 as the contribution from the City of Palo Alto. (Five votes required)**
- 4. Adopt Resolution No. 18032 Authorizing the City Manager to Execute Program Supplement Agreement No. N022 to the Administering Agency-State Agreement No. 04-5124R with the California Department of Transportation for Resurfacing Segments of Rengstorff Avenue, Old Middlefield Way, and Charleston Road, Project 14-37, to be read in title only, further reading waived (Attachment 1 to the Council report).**
- 5. Approve plans and specifications for Resurfacing Segments of Rengstorff Avenue, Old Middlefield Way, and Charleston Road, Project 14-37, and authorize staff to advertise the project for bids.**
- 6. Authorize the City Manager to award the construction contract to the lowest responsible bidder if the low bid is within the project budget.**

5. ORAL COMMUNICATIONS FROM THE PUBLIC ON NONAGENDIZED ITEMS

Stephanie Munoz requested that Council consider simplifying the building requirements for accessory dwelling units and remodel processes.

Kristen Anderson from Santiago Villa Mobile Home Park expressed concerns with the sound amplification from Shoreline Amphitheater increasing due to the bounce effect off the new Google building. Ms. Anderson also expressed concerns with the increase in space rent for Santiago Villa Mobile Home Park residents, and she requested that Council consider rent control for the park. Ms. Anderson also responded to Council's questions.

Patty Petrie expressed concerns with Santiago Villa Mobile Home Park providing residents notices to complete a varied list of repairs and items to be cleaned on their respective homes within 7 days or they would be evicted. Ms. Petrie also expressed concerns with the owner of Santiago Villa Mobile Home Park raising rents to the point that the homeowners cannot sell their homes.

Mike Fischetti presented statistical information regarding school age homeless children, and he requested that Council implement a task force to consider this issue.

Marilyn Winkleby presented information on the reported problems suffered by homeless students. Ms. Winkleby also proposed that memberships to the YMCA be provided to homeless families in order to provide hygiene facilities, which was one of the main issues reported. Ms. Winkleby also presented information regarding efforts Police Chief Bosel, Community Services Agency Executive Director Tom Myers and she were making with regard to the impoundment of homeless persons' vehicles.

Joan MacDonald, representing Affordable Housing Advocates, presented recommendations to be considered along with the Rental Housing Dispute Resolution Ordinance on March 15th, including Spanish speaking personnel at the mediation organization and that pre-ordinance rent increases of a certain percentage be factored in the rental increase cap.

Karen Alexander expressed concerns with the rent increases implemented in the Santiago Villa Mobile Home Park and with management's threatening tactics.

Betty Alexander expressed concerns with a threatening notice received from the Management of Santiago Villa Mobile Home Park to improve her space. Ms. Alexander also expressed concerns that the owner is buying out residents in order to change the zoning. Ms. Alexander requested that Council look into the park management practices.

Christine Cray expressed concerns that the practices of Santiago Villa Mobile Home Park management have led to the residents being unable to sell their homes for fair market value. Ms. Cray also expressed concerns with the Sobrato development project's effects on the mobile home park community.

Bea Hanson expressed concerns with the predatory behavior of the owner of Santiago Villa Mobile Home Park, which have led to the residents being unable to sell their homes for fair market value.

Maria Ahmad, Santiago Villa Mobile Home Park Manager, stated that the 7-day notices were normal industry notices generated by the park's lawyer and that no one would be kicked out, although each resident has to abide by the park rules. Ms. Ahmad told concerned residents to reach out to management and they would work with them to address their concerns. Ms. Ahmad also responded to Council's questions.

Bingham stated that she believed there is a disconnect with communication between the park and residents, and she recommended that an ombudsman step in and work with the community and the park management.

Jackeline Collins expressed concerns that she is unable to sell her home in Santiago Villa Mobile Home Park due to the high cost of rent space.

Staff was directed to follow up with the Santiago Villa Mobile Home Park management and owner regarding the concerns raised by the residents. Residents were also encouraged to contact Project Sentinel mediation services with their concerns.

6. PUBLIC HEARING**6.1 779 East Evelyn Avenue Affordable Family Housing Project and Funding Appropriation.**

Mayor Showalter opened the Public Hearing at 7:28 p.m.

Associate Planner Hagan, Project Manager Gil and Roem Corporation Executive Vice President Alex Sanchez presented oral reports and they, and City Manager Rich, responded to Council's questions.

SPEAKING FROM THE FLOOR EXPRESSING CONCERNS AND/OR WITH RECOMMENDATIONS:

Mark Kosinski
Doug Onogi, Greenbelt Alliance South Bay Representative
David O'Brien

Mayor Showalter closed the Public Hearing at 7:52 p.m.

MOTION - M/S McAlister/Kasperzak - To:

- 1. Adopt a Mitigated Negative Declaration for the 779 East Evelyn Avenue family housing project in accordance with the California Environmental Quality Act (Attachment 1 to the Council report);**
- 2. Introduce an Ordinance Amending the Zoning Map of the City of Mountain View for the property located at 779 East Evelyn Avenue from the P-30 (Sylvan-Dale) Precise Plan to the R4 (High-Density Residential) Zoning District, to be read in title only, further reading waived, and set second reading for March 22, 2016 (Attachment 2 to the Council report);**
- 3. Adopt Resolution No. 18033 Approving a General Plan Land Use Map Amendment to Change the Property at 779 East Evelyn Avenue from General Industrial to High-Density Residential Land Use Designation, to be read in title only, further reading waived (Attachment 3 to the Council report);**
- 4. Adopt Resolution No. 18034 Conditionally Approving a Development Review Permit for a Four-Story, 116-Unit Residential Affordable Apartment Building with Two Manager Units and One Level of Underground Parking and a Heritage Tree Removal Permit for the Removal of Six Heritage Trees at 779 East Evelyn Avenue, to be read in title only, further reading waived (Attachment 4 to the Council report);**
- 5. Appropriate \$15.7 million in City Below-Market-Rate (BMR) and \$6.0 million in Housing Impact funds for ROEM Development Corporation's proposed project which includes an additional \$200,000 in BMR funding to be used for the installation of a second elevator. For the \$1.12 million of predevelopment funds previously appropriated for the project, authorize any unspent funds to be rolled over into the construction phase of the project;**
- 6. Authorize the City Manager or his designee to negotiate the loan terms, and execute a funding commitment letter, loan agreement, and related loan documents for the BMR and Housing Impact funds; and**
- 7. Authorize staff to allocate \$550,000 in additional funds, funding Alternative 3, if the developer is unable to secure additional funding.**

The motion carried unanimously.

7. ITEMS INITIATED BY COUNCIL

7.1 Friends of Stevens Creek Trail Fish Passage Grant Support.

Mayor Showalter recused herself from acting on this item and left the meeting.

Director of Public Works Fuller presented an oral staff report and he, City Manager Rich and City Attorney Quinn, responded to Council's questions.

SPEAKING FROM THE FLOOR IN SUPPORT OF THE RECOMMENDATIONS:

Ross Heitkamp, Friends of Stevens Creek Trail

Richard McMurtry, Santa Clara County Creeks Coalition. Mr. McMurtry also responded to Council's questions.

Alan Ross, Friends of Steven Creek Trail Boardmember

MOTION - M/S Siegel/Kasperzak - To authorize local matching funds in the amount of \$4,785 required for the Friends of Stevens Creek Trail's grant application to the Santa Clara Valley Water District for evaluation of fish passage alternatives on Stevens Creek.

The motion carried by the following vote:

Yes: 6 - Councilmember McAlister, Councilmember Clark, Councilmember Inks, Councilmember Kasperzak, Vice Mayor Rosenberg, and Councilmember Siegel

Recused: 1 - Mayor Showalter

Council recessed at 8:31 p.m. and reconvened at 8:43 p.m.

6:30 P.M. REGULAR SESSION - STUDY SESSION (HELD IN THE COUNCIL CHAMBERS)

8. STUDY SESSION

8.1 North Bayshore Precise Plan Residential Uses Policy Framework.

Principal Planner Alkire presented an oral staff report and he, Community Development Director Tsuda, Assistant Community Development Director Blount, Rami + Associates Senior Planner Eric Yurkovich and Van Meter, Williams and Pollack Architect/Urban Designer Rick Williams, responded to Council's questions.

SPEAKING FROM THE FLOOR EXPRESSING CONCERNS AND/OR WITH RECOMMENDATIONS:

Bruce Liedstrand

Rebecca Byrne, Housing Choices Coalition Housing Development Advocate. Ms. Byrne also responded to Council's questions.

Marilu Delgado

Christine Cray

Joan Brodovsky

Cliff Chambers

Adina Levin, Friends of Caltrain

Edie Keating

Ben Dodson

Deb Henigson

Joan MacDonald, Affordable Housing Advocates

9. COUNCIL, STAFF/COMMITTEE REPORTS

Councilmember Siegel reported on his attendance at the Valley Transportation Authority El Camino Real Transit Policy Advisory Board meeting.

Staff was directed to schedule a presentation by the Valley Transportation Authority El Camino Real Transit Policy Advisory Board Chair.

Mayor Showalter reported on her attendance at the San Francisco Bay Restoration Authority Governing Board meeting.

10. CLOSED SESSION REPORT - None.

11. ADJOURNMENT - At 11:01 p.m., Mayor Showalter adjourned the meeting to the next Council meeting to be held on Tuesday, March 15, 2016 at 6:30 p.m. in the Council Chambers, 500 Castro Street.

ATTEST:

APPROVED:

LORRIE BREWER, MMC
CITY CLERK

PATRICIA SHOWALTER
MAYOR