



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

November 18, 2025

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

SPECIAL MEETING

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

5:15 P.M.-CLOSED SESSION

At 5:17 p.m., Mayor Kamei called the meeting to order.

Councilmember McAlister stated he was participating through both audio and visual technology under the "just cause" provision of Government Code Section 54953 due to travel while on official business of the legislative body. He stated no other person over 18 years of age was present at the remote location with him. This was request number one of the 2025 calendar year.

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 5:19 p.m., Mayor Kamei recessed the meeting to Closed Session with all Councilmembers present except Vice Mayor Ramos.

2. CLOSED SESSION (PLAZA CONFERENCE ROOM)

At 5:23 p.m., Vice Mayor Ramos arrived.

2.1 Conference with Legal Counsel - Existing Litigation (Government Code §54956.9(d)(1)); Name of case: Alice Okuno v. City of Mountain View; et al., Santa Clara County Superior Court, Case No. 22-CV-405643

2.2 Conference with Legal Counsel - Initiation of litigation pursuant to California Government Code §54956.9(d)(4) (1 potential case)

At 6:45 p.m., Closed Session concluded.

6:30 P.M.-SPECIAL SESSION

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

At 6:50 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 that in Closed Session, the City Council took final action on Item 2.1, which was a conference with legal counsel regarding Alice Okuno v. City of Mountain View, a lawsuit arising from a trip and fall in a City park. She stated the City Council voted to approve settlement of the lawsuit in the amount of \$275,000. She stated the vote passed with 7 ayes and 0 noes.

City Attorney Logue stated that in Closed Session, the City Council took final action on Item 2.2, which was a conference with legal counsel pursuant to Government Code section 54956.9 regarding the initiation of litigation. She stated the City Council voted with 7 ayes and 0 noes to join the case of Fresno; et. al. v. Turner, et al. as a plaintiff, which is a lawsuit challenging the federal administration's newly imposed terms and conditions on federal grant funding.

3. PRESENTATIONS

3.1 National Hunger and Homelessness Awareness Week Proclamation

Mayor Kamei presented the proclamation to John Riemenschnitter, Board President of Hope's Corner.

3.2 Community Foundation Week Proclamation

Mayor Kamei presented the proclamation to Crysta Krames, CEO of the Los Altos Mountain View Community Foundation, and Arya Patel, Community Engagement Associate with Los Altos Mountain View Community Foundation.

There were no public speakers in-person or virtually.

4. CONSENT CALENDAR

Councilmember Hicks recused herself from voting on Item 4.1 due to the proximity of her residence to the project.

The following member of the public spoke:

(Virtual) Bruce England from Mountain View discussed Items 4.6 and 4.3.

MOTION - M/S - Showalter/Ramos - To approve the Consent Calendar.

The motion carried, except for Item 4.1, by following roll call vote:

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

4.1 Notice of Intention to Vacate Public Street and Easement at 881 Castro Street

Adopt Resolution No. 19047 of Intention of the City Council of the City of Mountain View to Vacate a Public Street and Easement at 881 Castro Street, and set a date for a public hearing to consider the vacation for December 9, 2025.

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

Recused: 1 - Councilmember Hicks

4.2 Silicon Valley Clean Energy Grant for Electric Vehicle Charger Rebate Program

Adopt Resolution No. 19048 of the City Council of the City of Mountain View Directing Staff to Apply for a Noncompetitive \$379,921 Grant from Silicon Valley Clean Energy for an Electric Vehicle Charger Rebate Program for Existing Multifamily Properties, and, if Awarded, Accept and Appropriate Revenues and Expenditures Up To \$379,921 in Grant Funds to Project 20-99, the "Sustainability Fund."

4.3 Shoreline Boulevard Pathway Improvements, Project 21-37-Variou Actions

1. Transfer and appropriate \$926,000 from the Construction/Conveyance Tax Fund to Shoreline Boulevard Pathway Improvements, Project 21-37. (Five votes required)

2. Authorize the City Manager or designee to amend the professional services agreement with BKF Engineers, a California corporation (Entity No. 599256), for Shoreline Boulevard Pathway Improvements, Project 21-37, to add \$190,000 for additional design services for a total not-to-exceed amount of \$400,000.

3. Authorize the City Manager or designee to execute a professional services agreement with Tanner Pacific, Inc., a California corporation (Entity No. 3876190), to provide construction engineering services for Shoreline Boulevard Pathway Improvements, Project 21-37, for a total not-to-exceed amount of \$600,000.

4. Adopt Resolution No. 19049 of the City Council of the City of Mountain View Authorizing the City Manager or Designee to Execute Program Supplement Agreement No. F028 to the Administering Agency-State Agreement No. 04-5124F15 with the California Department of Transportation for Shoreline Boulevard Pathway Improvements, Project 21-37.

5. Authorize the City Manager or designee to award a construction contract to the lowest responsive responsible bidder if the bid is within the total available project budget of \$8,711,000.

4.4 Fiscal Year 2024-25 Annual Compliance Reports for Development Impact Fees and Capacity Charges, and Informational Reporting of Park Land Dedication Fee

1. Review the Fiscal Year 2024-25 Annual Compliance Report for Development Impact Fees (Attachment 1 to the Council report).

2. Review the Fiscal Year 2024-25 Annual Compliance Report for Capacity Charges (Attachment 2 to the Council report).

3. Review the Fiscal Year 2024-25 Informational Reporting for the Park Land Dedication Fund (Attachment 3 to the Council report).

4.5 Increase Appropriation of Tree Mitigation Funds

Adopt Resolution No. 19050 of the City Council of the City of Mountain View Amending the Fiscal Year 2025-26 Budget to Appropriate One Hundred Eighty Thousand Dollars (\$180,000) in the Tree Mitigation Subfund (215001) for Tree Planting Expenses. (Five votes required)

4.6 Biodiversity and Urban Forest Plan, Project 23-37-Authorize Amendment to Professional Services Agreement

Authorize the City Manager or designee to amend the professional services agreement with San Francisco Estuary Institute, a nonprofit 501(c)(3) (Business Entity No. 1141169), increasing compensation by \$54,880 for an amount not to exceed \$872,880.

5. ORAL COMMUNICATIONS FROM THE PUBLIC ON NONAGENDIZED ITEMS

The following member of the public spoke:

David Cuesta from Mountain View discussed a location for pickleball near San Rafael Avenue.

6. NEW BUSINESS

6.1 Rengstorff Avenue Grade Separation, Design and Right-of Way, Project 22-27 - Cost Reduction Measures

Assistant City Manager Dawn Cameron and Public Works Director Jennifer Ng presented the item.

The following member of the public spoke:

(Virtual) Bruce England from Mountain View.

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

1. Approve the recommended cost-reduction measures for Rengstorff Avenue Grade Separation, Design and Right of Way, Project 22-27, reducing total costs by approximately \$58.1 million through construction methods, modification and elimination of non-roadway elements, and reduced construction duration, without changing the alignment and intent of the project. Approximately 6% of the total costs from preliminary engineering through construction for the Rengstorff Grade Separation Project will be funded by the Shoreline Regional Park Community Fund.

2. Authorize staff to draft correspondence for the Mayor's signature, as they determine necessary, to support continued project advancement, including outreach to Caltrain, state legislators, and other relevant stakeholders.

The motion carried by the following roll call vote:

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

7. PUBLIC HEARINGS

7.1 Mixed-Use Project at 749 West El Camino Real

Councilmember Hicks disclosed she met with the applicant and visited the site. Councilmember Ramirez disclosed he met with the applicant. Vice Mayor Ramos disclosed she met with the applicant. Councilmember Showalter, Councilmember Clark, Councilmember McAlister, and Mayor Kamei all disclosed they individually met with the applicant and visited the site.

At 7:40 p.m., Mayor Kamei recessed the meeting. The meeting reconvened at 7:46 p.m. with all Councilmembers present.

Assistant Community Development Director Amber Blizinski and Consulting Senior Planner Margaret Netto presented the item.

Assistant Community Development Director Blizinski indicated proposed changes to the project resolution and street vacation resolution.

Applicant, Dan Diebel, presented.

The following members of the public spoke:

Eli Robles, on behalf of Carpenters Local 405.

Alejandro Martinez, on behalf of Laborers Local 270, indicated support for the project.

David Cuesta from Mountain View.

Pamela Baird from Mountain View

Alex Brown from Mountain View.

(Virtual) Andrea Wald

(Virtual) Bruce England, on behalf of the Mountain View Coalition for Sustainable Planning.

(Virtual) Matt Regan, on behalf of the Bay Area Council.

(Virtual) Robert Cox

(Virtual) Francisco Nunez, on behalf of Laborers Local 270, indicated support for the project.

(Virtual) Sula from Mountain View.

(Virtual) Hala Alshahwany from Mountain View.

(Virtual) Alex Shoor, on behalf of Catalyze Silicon Valley, indicated support for the project.

At 9:50 p.m., Mayor Kamei recessed the meeting. The meeting reconvened at 9:56 p.m. with all Councilmembers present.

Tamsen Plume, Executive Partner of Holland & Knight and legal counsel for the applicant, made remarks.

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

1. Adopt Resolution No. 19053 of the City Council of the City of Mountain View Certifying the Final Supplemental Environmental Impact Report and Adopting Findings of Fact, a Mitigation Monitoring and Reporting Program, and a Statement of Overriding Considerations for the Mixed-Use Project at 749 West El Camino Real (APNs: 193-02-049 and 193-02-050).

2. Adopt Resolution No. 19051 of the City Council of the City of Mountain View Approving a Planned Community Permit and Development Review Permit to Remove an Existing Commercial Bank Building, A Vacant Restaurant Building and Surface Parking Lot and Construct A Mixed-use Development Comprised of 299 Residential Rental Units, Utilizing State Density Bonus Law, in a Six-Story Building with 10,830 square-feet of Ground-floor Neighborhood Commercial Space and At-grade Podium Parking Above Two Levels of Underground Parking; a Two-story 8,483 Square-foot Bank Building; a Provisional Use Permit for a Rooftop Deck; A Heritage Tree Removal Permit To Remove 28 Heritage Trees; on a 3.05-acre Site at 749 West El Camino Real (APNs: 193-02-049 and 193-02-050) and a Supplemental Environmental Impact Report (SEIR) was prepared for the Project Pursuant to Sections 15152 and 15163 of the California Environmental Quality Act, with the following modifications:

Removal of the third whereas statement regarding the applicant's submittal for a vesting preliminary parcel map;

Removal of all whereas statements on page two regarding the Quimby Act and Park Land Dedication In Lieu Fee;

Removal of the first two lines of the whereas statement on page three regarding the Park Land Dedication In Lieu Fee;

Removal of the third whereas statement on page three regarding the vesting preliminary parcel map;

The inclusion of a \$1,735,500 credit to the community benefit contribution as described in condition of approval 54, recognizing the Applicant's construction of various safety measures in the public right-of-way, funding for a school crossing guard, purchase and installation of public plaza site furnishings, provision of "excess" affordable housing units, and installation of Santa Clara Valley Transportation Authority bus shelters;

Direct staff to explore the allowance of a loading zone for the project on Victor Way; and

Denial of the request by the applicant to use a concession to extend the entitlement expiration period to eight years.

Modifications to Exhibit A:

Removal of the condition of approval (COA) No. 171 regarding Subdivisions and addition of a Lot Line Conflict COA;

Removal of COA Nos. 176, 180, and 181 due to the removal of the parcel map; and

Edits to COA Nos. 177, 182, 185, 218, 223, and 224 regarding removal of the parcel map.

3. Adopt Resolution No. 19052 of the City Council of the City of Mountain View Ordering the Vacation of Public Easements at 749 West El Camino Real, with the following modification:

Removal of language on page two regarding the parcel map.

The motion carried by the following roll call vote:

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

No: 1 - Councilmember Hicks

MOTION - M/S - Clark/Ramos - At 10:11 p.m., to continue the meeting beyond 10:00 p.m.

The motion carried by the following roll call vote:

Yes: 5 - Councilmember Clark, Councilmember Hicks, Councilmember Showalter, Vice Mayor Ramos, Mayor Kamei

No: 2 - Councilmember McAlister, Councilmember Ramirez

7.2 Residential Development Project at 901-987 North Rengstorff Avenue (Builder's Remedy)

Councilmember Clark disclosed he visited the site. Councilmember Ramirez, Councilmember Showalter, and Vice Mayor Ramos all disclosed they individually met with the applicant. Councilmember Hicks disclosed she visited the site. Mayor Kamei disclosed she visited the site. Councilmember McAlister disclosed he received a letter from the applicant.

Deputy Zoning Administrator Rebecca Shapiro and Senior Planner Edgar Maravilla presented the item.

Deputy Zoning Administrator Shapiro indicated a modification to the resolution to remove Condition of Approval Nos. 170 and 172.

Applicants, Mario and Liz Ambra, and Genna Yarkin, Associate Attorney with Holland & Knight, legal counsel for the applicant, presented.

The following members of the public spoke:

Cesar Plascencia, on behalf of Carpenters Local 405.

Pat Knoop from San Jose indicated support for the project.

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

Adopt Resolution No. 19054 of the City Council of the City of Mountain View Conditionally Approving a Development Review Permit, Special Design Permit, and Lot Line Adjustment to Construct a 15-Story, 455-Unit Residential Apartment Building (20% Affordable), Replacing a Residential Duplex and Associated Improvements, and a Heritage Tree Removal Permit to Remove 19 Heritage Trees on a 1.26-Acre Project Site Located at 901-987 North Rengstorff Avenue (APN 153-02-039, 153-02-040, and 153-02-041), and Finding the Project to be Statutorily Exempt from the California Environmental Quality Act (CEQA) Pursuant to Public Resources Code Section 21080.66, amended to remove Condition of Approval Nos. 170 and 172, and add findings pursuant to Section 36.48.95 of the City Code and California Government Code Section 65915(d)(1) to deny the applicant's written request on November 18, 2025 to use a concession pursuant to California Government Code Section 65915 to extend the entitlement expiration period.

The motion carried by the following roll call vote:

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

No: 1 - Councilmember McAlister

8. COUNCIL, STAFF/COMMITTEE REPORTS

Mayor Kamei stated she attended a Council Appointments Review Committee meeting.

Councilmember Hicks stated she attended a Council Sustainability Committee meeting.

9. ADJOURNMENT

At 10:49 p.m., Mayor Kamei adjourned in memory of Rose Filicitti.