



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

---

October 28, 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.**

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

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

At 6:33 p.m., Hannah Kirschner, Elementary School Mayor for a Day, called the meeting to order.

Ishan Kaushal, Middle School Mayor for a Day, led the Pledge of Allegiance.

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

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

#### **3. PRESENTATIONS**

##### **3.1 Hannah Kirschner, Elementary School Mayor for a Day Certificate of Recognition**

Mayor Kamei presented a certificate to Hannah Kirschner.

##### **3.2 Ishan Kaushal, Middle School Mayor for a Day Certificate of Recognition**

Mayor Kamei presented a certificate to Ishan Kaushal.

##### **3.3 2025 Beacon Leadership and Innovation Award**

Nikita Sinha, Program Manager with the Institute for Local Government, presented the 2025 Beacon Leadership and Innovation Award to the City of Mountain View.

City of Mountain View Chief Sustainability Officer Danielle Lee and Maria Marroquin, Executive Director of the Day Worker Center of Mountain View made remarks.

##### **3.4 Breast Cancer Awareness Month Proclamation**

Mayor Kamei presented the proclamation to Sergeant Chris Vigil, Community Services Officer Jodie Pierce, Deputy Fire Chief Brian Jones, and the personnel from Fire Station 1.

There were no public speakers in-person or virtually.

#### **4. CONSENT CALENDAR**

There were no public speakers in-person or virtually.

Mayor Kamei recused herself from voting on Consent Calendar Item 4.4 due to her employment with the Foothill-De Anza Community College District.

MOTION - M/S - Showalter/Hicks - To approve 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 Amendments to Chapter 36 (Zoning) of the City Code to Implement Council Policy G-9 (Second Reading)**

Adopt Ordinance No. 10.2025 of the City of Mountain View Amending Chapter 36 (Zoning) of the Mountain View City Code to Update Review Procedures for Private Development Applications with Legislative Amendments to Zoning, General Plan, and Precise Plans and Finding that the Amendments are Exempt from Review Under the California Environmental Quality Act. (First reading: 4-3 (Clark, Kamei, McAlister no))

#### **4.2 Mixed-Use Addition at 194-198 Castro Street - Corrections to Approval Resolution**

Adopt Resolution No. 19037 of the City Council of the City of Mountain View Amending City of Mountain View Resolution No. 18935 Approving a Mixed-Use Addition at 194-198 Castro Street to Modify Condition of Approval No. 65 Regarding Parking In-Lieu Fees.

#### **4.3 Notice of Intention to Vacate Public Easements at 749 West El Camino Real**

Adopt Resolution No. 19038 of Intention of the City Council of the City of Mountain View to Vacate Public Easements at 749 West El Camino Real, and set a date for a public hearing to consider the vacation for November 18, 2025.

#### **4.4 Amendment of 777 W. Middlefield Below Market Rate Housing Agreement**

Adopt Resolution No. 19039 of the City Council of the City of Mountain View authorizing the City Manager or Designee to Amend the Below-Market-Rate Regulatory Agreement between the City of Mountain View, Mountain View Owner, LLC, and Mountain View Whisman School District to add Foothill-DeAnza Community College District as a Party to the Agreement and to make other Conforming Amendments.

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

**Recused:** 1 - Mayor Kamei

#### **4.5 Professional Services Agreement for Outside Building Plan Checking and Inspection Services**

Authorize the City Manager or designee to execute an amendment to the professional services agreement with Shums Coda Associates, Inc., for building plan checking, inspection, and consultant/professional services to increase the compensation by \$1,000,000 for a total not-to-exceed amount of \$1,250,000.

**4.6 Rengstorff Park Aquatics Center Replacement, Project 18-38-Construction Acceptance**

Accept Rengstorff Park Aquatics Center Replacement, Project 18-38, and authorize the final contract payment.

**4.7 Amendment No. 1 to New Memorandum of Understanding between the City of Mountain View and the City of Sunnyvale Relating to the Operation of a Materials Recovery and Transfer Station**

1. Authorize the City Manager or designee to execute Amendment No. 1 to the Memorandum of Understanding between the City of Mountain View and the City of Sunnyvale.
2. Appropriate \$4 million to the Public Works Department Solid Waste Fund and authorize a \$4 million up-front payment to the City of Sunnyvale towards the SMaRT Station Next Gen project so that the City of Mountain View can reduce its financing costs. (Five votes required)
3. Appropriate up to \$200,000 into the Solid Waste Fund for annual debt service obligations anticipated to be paid on or before June 30, 2026. (Five votes required)

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

The following members of the public spoke:

Malia Pires from Mountain View discussed unhoused neighbors.

Man Salgado from Mountain View discussed her experience living at a safe parking lot.

Yari Navarro from Mountain View discussed her experience living at a safe parking lot.

Alexis Arica from Mountain View discussed her experience living at a safe parking lot.

Leticia Morales from San Jose discussed her experience living in shelters.

Albert Jeans from Mountain View discussed recreational vehicle parking on streets in the City.

Dylan Rich from Mountain View discussed recreational vehicle parking near Palo Alto Preparatory School.

(Virtual) Raquel, on behalf of Los Altos Affordable Housing Support Network, discussed Item 4.4.

(Virtual) Tingting Zhang indicated opposition to pickleball courts in Cuesta Park.

**6. PUBLIC HEARINGS**

**6.1 Downtown Business Improvement Area No. 1 and Allocation of 2026 Business Improvement Area No. 1 Revenues**

Councilmember Clark recused himself from participating in any discussion or determination about the Downtown Business Improvement Area Number 1 due to the proximity of his personal residence to the improvement area.

Councilmember Hicks recused herself from participating in any discussion or determination about the Downtown Business Improvement Area Number 1 due to the proximity of her personal residence to the improvement area.

At 7:34 p.m., Councilmembers Clark and Hicks left the dais.

Economic Vitality Manager Amanda Rotella presented the item.

There were no public speakers in-person or virtually.

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

1. Adopt Resolution No. 19040 of the City Council of the City of Mountain View Confirming the Annual Report of the Downtown Mountain View Business Improvement Area No. 1 and Levying the Annual Benefit Assessments for Calendar Year 2026.

2. Authorize the City Manager or designee to allocate the 2026 revenues from Business Improvement Area No. 1 to the Mountain View Chamber of Commerce to fund a disbursement agreement with the Mountain View Chamber of Commerce to accomplish the purposes of the area.

The motion carried by the following vote:

**Yes:** 5 - Councilmember McAlister, Councilmember Ramirez, Councilmember Showalter, Vice Mayor Ramos, Mayor Kamei

**Recused:** 2 - Councilmember Clark, Councilmember Hicks

At 7:42 p.m., Councilmembers Clark and Hicks returned to the dais.

## **6.2 Downtown Business Improvement Area No. 2 and Allocation of 2026 Business Improvement Area No. 2 Revenues**

Economic Vitality Manager Rotella presented the item.

There were no public speakers in-person or virtually.

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

1. Adopt Resolution No. 19041 of the City Council of the City of Mountain View Confirming the Annual Report of the Downtown Mountain View Business Improvement Area No. 2 and Levying the Annual Benefit Assessments for Calendar Year 2026.

2. Authorize the City Manager or designee to allocate the 2026 revenues from Business Improvement Area No. 2 to the Mountain View Chamber of Commerce to fund a disbursement agreement with the Mountain View Chamber of Commerce to accomplish the purposes of the area.

The motion carried by the following vote:

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

### **6.3 Code Amendment to Chapter 36 (Zoning)-Tenant Relocation Assistance Ordinance (First reading)**

Spanish interpretation was available for this item.

Rent Stabilization Manager Anky van Deursen and Housing Director Wayne Chen presented the item.

The following members of the public spoke:

Norman Lopatin from San Mateo.

Anil Babbar, on behalf of the California Apartment Association, indicated opposition to the item.

Tessa McFarland, on behalf of the Prometheus Real Estate Group, requested the item be continued.

(Virtual) Eileen Kim

(Virtual) Regan Avery, on behalf of Acco Management Company, requested the item be continued.

(Virtual) Edie Keating indicated support for the item.

(Virtual) Meina Young, on behalf of the Business and Housing Network.

#### **MOTION**

Vice Mayor Ramos moved to:

1. Introduce an Ordinance of the City of Mountain View repealing Chapter 36, Article XIII (Tenant Relocation Assistance) of the Mountain View City Code, amending Chapter 46 of the Mountain View City Code to change the title and add a new article governing Tenant Relocation Assistance, and finding that these code amendments are not subject to the California Environmental Quality Act, and set a second reading for December 9, 2025.

2. Direct staff to provide opportunities for stakeholder (e.g., California Apartment Association, landlord stakeholders, and tenant stakeholders) engagement surrounding procedures for the temporary displacement section of the ordinance to be included in staff's development of the administrative guidelines.

Councilmember Showalter seconded the motion and moved to amend the motion to include direction to staff to develop a cap on moving expenses (e.g. true expense cost up to a cap) when developing the administrative guidelines.

The motion maker accepted the amendment.

City Attorney Logue clarified that the motion would need to include minor modifications, as necessary, to the ordinance to add a reference to a moving cost cap as set forth in the administrative guidelines.

The motion maker and seconder accepted the clarification.

#### FRIENDLY AMENDMENT

Councilmember Hicks moved to direct staff to evaluate and receive stakeholder feedback on options for project-based voucher holders and relocation assistance amounts, to be included in the staff's development of the administrative guidelines.

The motion maker and seconder accepted the amendment.

#### FRIENDLY AMENDMENT

Councilmember Ramirez moved to:

1. Prevent "double-dipping" when temporary relocation becomes permanent by replacing Section 46.2-1.25(b)(5) with the following language:

"(5) Duration Extended. In the event the duration of the Temporary Relocation extends more than ninety (90) days, the Tenant shall be eligible, at the Tenant's election, either to continue receiving the temporary relocation benefits set forth in this section until the Tenant is able to return to the Rental Unit, or to elect permanent relocation benefits in accordance with Section 46.2-1.20.

If the Tenant voluntarily elects not to return for reasons other than the Landlord's failure to timely complete the work or to make the unit available for re-occupancy, any temporary relocation assistance previously paid shall be credited toward the permanent relocation payment.

If the Landlord's actions or delay cause the unit to become unavailable for re-occupancy, the Tenant shall be entitled to the full permanent relocation benefits in addition to any temporary benefits already received."

2. Direct staff to bring back to the Council a proposed moving cost cap for approval before adding it to the administrative guidelines.

The motion maker and seconder accepted the amendments.

A majority of the Council indicated support for directing staff to bring the ordinance back for first reading on the Consent Calendar on or before December 16, 2025.

Vice Mayor Ramos amended her motion to direct staff to bring the ordinance back for first reading on the Consent Calendar on or before December 16, 2025.

Councilmember Showalter withdrew her second.

Councilmember Hicks seconded the amended motion.

The amended motion carried by the following vote:

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

**No:** 2 - Councilmember Ramirez, Councilmember Showalter

MOTION - M/S - Clark/Ramos - At 10:46 p.m., to continue the meeting beyond 10:00 p.m.

The motion carried by the following vote:

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

**No:** 2 - Councilmember McAlister, Councilmember Ramirez

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

Councilmember Showalter stated she participated in a Council Appointments Review Committee meeting.

Mayor Kamei stated she participated in a Council Appointments Review Committee meeting.

## **8. ADJOURNMENT**

At 10:52 p.m., Mayor Kamei adjourned in memory of Monique Kane.