



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

Kimbra McCarthy, City Manager/Community Manager
Jennifer Logue, City Attorney/Counsel
Heather Glaser, City Clerk/Secretary

September 09, 2025

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

**JOINT MEETING OF CITY COUNCIL (REGULAR) AND SHORELINE REGIONAL PARK COMMUNITY
(SPECIAL)**

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

TELECONFERENCE NOTICE:

Councilmember John McAlister did not participate in the meeting by teleconference pursuant to Government Code §54953(b).

5:30 P.M.-CLOSED SESSION

At 5:31 p.m., Mayor Kamei called the meeting to order.

1. CLOSED SESSION ANNOUNCEMENT (OPEN SESSION)

City Attorney Logue announced the item listed for Closed Session.

There were no public speakers in-person or virtually.

At 5:32 p.m., Mayor Kamei recessed the meeting to Closed Session with all Councilmembers present except Councilmembers McAlister, Ramirez, and Showalter.

At 5:34 p.m., Councilmembers Ramirez and Showalter arrived.

2. CLOSED SESSION (PLAZA CONFERENCE ROOM)

2.1 Conference with Legal Counsel-Existing Litigation (California Government Code §54956.9(d)(1)); Name of case: Whisman Action Committee v. City of Mountain View; et. al., Santa Clara County Superior Court, Case No. 25CV465735

At 6:56 p.m., Closed Session concluded.

6:30 P.M.-REGULAR SESSION

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

At 7:00 p.m., Mayor/President Kamei called the meeting to order.

Mayor Kamei led the Pledge of Allegiance.

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

Absent: 1 - Councilmember McAlister

2. CLOSED SESSION REPORT

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

3. PRESENTATION

3.1 Hispanic Heritage Month Proclamation

Mayor Kamei presented the proclamation to Angelica Gabriel, who accepted on behalf of Cafecito Con Aroma a Justicia.

There were no public speakers in-person or virtually.

4. CONSENT CALENDAR

There were no public speakers in-person or virtually.

MOTION - M/S - Clark/Hicks - To approve the Consent Calendar.

The motion carried by the following vote:

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

4.1 Approve Minutes

Acting as the City Council and Board of Directors of the Shoreline Regional Park Community, approve the meeting minutes of June 10, 2025 and June 24, 2025.

4.2 2025 Building Codes Update (Second Reading)

1. Adopt Ordinance No. 6.2025 of the City of Mountain View Amending the Mountain View City Code to Delete Chapter 8, Article VIII (Floodplain Management), in its Entirety and Adopt a New Chapter 48 (Floodplain Management), and Finding that the Amendments are Exempt from Review Under the California Environmental Quality Act. (First reading: 7-0)

2. Adopt Ordinance No. 7.2025 of the City of Mountain View Adopting the 2024 International Property Maintenance Code with Local Amendments, Amending the Mountain View City Code to Delete Chapter 8, Article V (2021 International Property Maintenance Code) in its Entirety and Adopt a New Article VI (Property Maintenance Code) in Chapter 25 (Neighborhood Preservation) to Locate With Other Similar City Regulations, and Finding that the Amendments are Exempt from Review Under the California Environmental Quality Act. (First reading: 7-0)

3. Adopt Ordinance No. 8.2025 of the City of Mountain View Amending Chapter 24 (Hazardous Materials) of the Mountain View City Code to Streamline Content and Make Other Clarifying Amendments, and Finding that the Amendments are Exempt from Review under the California Environmental Quality Act. (First reading: 7-0)

4. Adopt Ordinance No. 9.2025 of the City of Mountain View: (1) Repealing Local Amendments to the 2022 California Building Standards Code; (2) Adopting Local Amendments to the 2025 California Building Standards Code, Including the 2025 California Energy Code; (3) Amending Chapter 8 (Buildings) and Chapter 14 (Fire Prevention) of the Mountain View City Code to Comply with Changes to State Law; (4) Adopting Findings to Support the Local Amendments; and (5) Finding this Ordinance is Exempt from Review Under the California Environmental Quality Act. (First reading: 7-0)

4.3 Tennis Advisory Committee Establishing Resolution

Adopt Resolution No. 19014 of the City Council of the City of Mountain View to Establish the Tennis Advisory Committee and Prescribing the Duties, Responsibilities, and Membership Thereof.

4.4 Temporary Closure of Parking Lot 12 for California Farmers' Market Association Use, Not to Exceed Six Sundays through February 8, 2026

1. Adopt Resolution No. 19015 of the City Council of the City of Mountain View Authorizing Temporary Closure of Parking Lot 12 from 7:30 a.m. through 2:30 p.m. on Select Sundays Occurring Between September 21, 2025 and February 8, 2026, Not to Exceed Six Sundays, for Use by the California Farmers' Market Association.

2. Authorize the City Manager or designee to amend an agreement with the California Farmers' Markets Association for the temporary use of Parking Lot 12 for select Sundays occurring between September 21, 2025 and February 8, 2026, not to exceed six Sundays.

4.5 Employer Health Contribution for Safety Employees and Retired Annuitants Under the Public Employees' Medical and Hospital Care Act

1. Adopt Resolution No. 19016 of the City Council of the City of Mountain View Fixing the Employer Contribution at an Equal Amount for Employees and Annuitants Under the Public Employees' Medical and Hospital Care Act with Respect to a Recognized Employee Organization (Group 001 Safety-Fire).

2. Adopt Resolution No. 19017 of the City Council of the City of Mountain View Fixing the Employer Contribution at an Equal Amount for Employees and Annuitants Under the Public Employees' Medical and Hospital Care Act with Respect to a Recognized Employee Organization (Group 002 Safety-Police).

4.6 Visual Arts Committee Reestablishing Resolution

Adopt Resolution No. 19018 of the City Council of the City of Mountain View Reestablishing the Visual Arts Committee and Prescribing Anew the Duties, Responsibilities, Powers, and Membership Thereof.

4.7 Alcoholic Beverage Control Grant - Acceptance

Adopt Resolution No. 19019 of the City Council of the City of Mountain View Accepting an Alcohol Policing Partnership Grant from the State of California in the Amount of Fifty-One Thousand Four Hundred Sixty-Four Dollars (\$51,464) to Develop a Strategic Approach to Eliminating the Crime and Public Nuisance Problems Associated with Problematic Alcoholic Beverage Outlets and Authorizing the City Manager or Designee to Take All Steps Necessary to Receive the Grant Funds.

4.8 Upgrades to the Irrigation Pump Station (Phase 1), Project 19-43-Plans and Specifications Approval and Bidding Authorization

1. Find that, in accordance with California Environmental Quality Act (CEQA) requirements, Upgrades to the Irrigation Pump Station (Phase 1), Project 19-43, is categorically exempt as Class 2, Replacement or Reconstruction, under CEQA Guidelines (Title 14, Division 6, Chapter 3, Article 3 of the California Code of Regulations), Section 15302(c).

2. Acting in its capacity as the Board of Directors (Board) for the Shoreline Regional Park Community, transfer and appropriate \$3,768,136 of 2018 Shoreline Series B Bond Proceeds from Charleston Road Improvements, Design and Construction, Project 19-34, to Upgrades to the Irrigation Pump Station (Phase 1), Project 19-43, increasing the total project budget to \$6,534,000, of which 96% is from the Shoreline Regional Park Community Fund.

3. Approve plans and specifications for Upgrades to the Irrigation Pump Station (Phase 1), Project 19-43, and authorize staff to advertise the project for bids.

4. Authorize the City Manager or designee and the Community Manager or designee to award the construction contract to the lowest responsive responsible bidder if the bid is within the total project budget of \$6,534,000.

5. Authorize the City Manager or designee and the Community Manager or designee to amend the professional services agreement with Schaaf and Wheeler, a California corporation (Entity No. 1267901), for Upgrades to the Irrigation Pump Station, Project 19-43, increasing compensation by \$150,000 for additional professional services for a total amount not to exceed \$658,000.

6. Authorize the City Manager or designee and the Community Manager or designee to execute a professional services agreement with Marina Construction Management, Inc. (Entity No. 6081240), to provide construction management and inspection services for Upgrades to the Irrigation Pump Station, Project 19-43, in a not-to-exceed amount of \$430,000.

4.9 Shoreline Boathouse Expansion, Project 20-39-Various Actions

1. Find that, in accordance with the California Environmental Quality Act (CEQA) requirements, Shoreline Boathouse Expansion, Project 20-39, is categorically exempt as Class 1, Minor Alteration of Existing Public Facilities, under CEQA Guidelines Section 15301.

2. Acting in its capacity as Board of Directors of the Shoreline Regional Park Community, transfer and appropriate \$310,000 of Shoreline Regional Park Community Funds from Planned and Emergency Facilities

Projects, Project 19-18, to Shoreline Boathouse Expansion, Project 20-39, increasing the total project budget to \$11,967,000, of which 100% is from the Shoreline Regional Park Community.

3. Acting in its capacity as Board of Directors of the Shoreline Regional Park Community, transfer and appropriate \$2,810,000 of 2018 Shoreline Series B Bond Proceeds from Charleston Road Improvements, Design, and Construction, Project 19-34, to Shoreline Boathouse Expansion, Project 20-39, increasing the total project budget to \$14,777,000, of which 100% is from the Shoreline Regional Park Community.

4. Approve plans and specifications for Shoreline Boathouse Expansion, Project 20-39, and authorize staff to advertise the project for bids.

5. Authorize the City Manager or designee to award a construction contract to the lowest responsible responsive bidder if the bid is within the available project budget of \$14,777,000.

6. Acting in its joint capacity as the City Council of the City of Mountain View and Board of Directors of the Shoreline Regional Park Community, authorize the City Manager and Community Manager, or designees, to amend the professional services agreement with Bull Stockwell Allen Architects, a California corporation (Entity No. 0614724), for an additional amount of \$38,500 to provide additional professional services for Shoreline Boathouse Expansion, Project 20-39, for a total not-to-exceed amount of \$708,298.

7. Authorize the City Manager or designee to award a professional services agreement with Marina Construction Management, Inc., a California corporation (Entity No. 6081240), to provide construction engineering and inspection services, for Shoreline Boathouse Expansion, Project 20-39, for a total not-to-exceed amount of \$1,025,000.

4.10 Shoreline Landfill Master Plan Update, Project 25-33, and Sunnyvale Recycled Water Service Agreement-Additional Appropriation and Agreement Execution

1. Acting in its capacity as the Board of Directors for the Shoreline Regional Park Community, ratify the transfer and appropriation of \$300,000 from the Shoreline Regional Park Community Fund to Shoreline Landfill Master Plan Study Update, Project 25-33, increasing the total project budget to \$1,020,000, of which 100% is from the Shoreline Regional Park Community Fund.

2. Acting in its capacity as the Board of Directors for the Shoreline Regional Park Community, ratify the authorization for the Community Manager or designee to execute a professional services agreement with Tetra Tech BAS, Inc. (Business Entity No. 1346576), for Shoreline Landfill Master Plan Study Update, Project 25-33, in an amount not to exceed \$900,000.

3. Ratify the authorization for the City Manager or designee to execute an Interagency Recycled Water Service Agreement with the City of Sunnyvale to provide recycled water services to the LinkedIn Middlefield Campus in Mountain View.

4.11 1001 North Shoreline Boulevard and 851 and 853 Sierra Vista Avenue-Public Improvements

1. Accept the public improvements and City-funded infrastructure improvements for the development at

1001 North Shoreline Boulevard for maintenance throughout their useful life.

2. Accept the remaining portion of the public improvements for the development at 851 and 853 Sierra Vista Avenue for maintenance throughout their useful life.

4.12 Evelyn Park, Project 21-60; and Intersection Traffic Signal System-Major Replacement and Upgrades (Shoreline Boulevard/Latham Street-Church Street), Projects 17-27, 19-27, 20-27, and 21-27-Construction Acceptance

1. Accept Evelyn Park, Project 21-60, and authorize the final contract payment.

2. Accept Intersection Traffic Signal System-Major Replacement and Upgrades (Shoreline Boulevard/Latham Street-Church Street), Projects 17-27, 19-27, 20-27, and 21-27, and authorize the final contract payment.

4.13 National Opioids Settlements - Additional Settlements

Authorize the City of Mountain View to participate in the National Opioids Settlements with Purdue Pharma L.P. & Sackler Family, and eight opioid manufacturers, Alvogen, Amneal, Apotex, Hikma, Indivior, Mylan, Sun, and Zydus, and authorize the City Manager or designee to execute related settlement participation forms and agreements, including agreement(s) with the state or county for use of settlement proceeds without further Council action.

4.14 Appropriation of CDBG Funds for Paulson Park I and Monte Vista Terrace Affordable Housing Projects

Adopt Resolution No. 19020 of the City Council of the City of Mountain View (1) Appropriating \$968,476 from the Community Development Block Grant (CDBG) Subfund to the Paulson Park I Roof Replacement Project; (2) Appropriating \$1,364,324 from the CDBG Subfund to the Monte Vista Terrace Roof Replacement and Elevator Modernization Project; and (3) Authorizing the City Manager or Designee to Negotiate and Execute the Loan Agreement(s), Affordable Housing Regulatory Agreement(s), and Related Documents with MidPen Housing; and (4) Authorizing the City Manager to Negotiate and Execute Amendments to these Agreements without Returning to Council.

4.15 Tree Mitigation Agreement for Landings Project at 2001 Landings Drive (formerly 1860-2159 Landings Drive)

Authorize the City Manager or designee to execute a tree mitigation agreement with Google LLC to allow the City to receive funding in an amount not to exceed \$703,000 and other commitments, including providing and installing trees, related to mitigation of tree removals at 2001 Landings Drive.

5. ORAL COMMUNICATIONS FROM THE PUBLIC ON NONAGENDIZED ITEMS

The following members of the public spoke:

Albert Jeans from Mountain View discussed recreational vehicles parked in the City.
Chris Keck discussed recreational vehicles parked in the City.

6. PUBLIC HEARINGS

6.1 Rowhouse Development at 828-836 Sierra Vista Avenue and 1975-1979 Colony Street

Deputy Zoning Administrator Rebecca Shapiro and Senior Planner Ela Kerachian presented the item.

Applicant presentation: Albert Wang, on behalf of Legend Colony LLC.

There were no public speakers in-person or virtually.

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

1. Adopt Resolution No. 19021 of the City Council of the City of Mountain View Conditionally Approving a Planned Unit Development Permit and Development Review Permit to Construct a New 20-Unit Rowhouse Development without a Below-Market-Rate (BMR) Alternative Mitigation Proposal and Utilizing State Density Bonus Law on a 0.99-Acre Project Site Located at 828-836 Sierra Vista Avenue and 1975-1979 Colony Street (APN 153-04-001, 153-04-017, 153-04-018 and 153-04-019); and Finding the Project to be Categorically Exempt from the California Environmental Quality Act (CEQA) Pursuant to Section 15332 ("In-Fill Development Projects") of the CEQA Guidelines, amended to remove the Below-Market-Rate (BMR) Alternative Mitigation Proposal.

2. Adopt Resolution No. 19022 of the City Council of the City of Mountain View Conditionally Approving a Vesting Tentative Map to Create 20 Residential Lots and Two Common Lots at 828-836 Sierra Vista Avenue and 1975-1979 Colony Street (APN 153-04-001, 153-04-017, 153-04-018, and 153-04-019); and Finding the Project to be Categorically Exempt from the California Environmental Quality Act (CEQA) Pursuant to Section 15332 ("In-Fill Development Projects") of the CEQA Guidelines.

The motion carried by the following vote:

Yes: 4 - Councilmember Hicks, Councilmember Ramirez, Vice Mayor Ramos, Mayor Kamei

No: 2 - Councilmember Clark, Councilmember Showalter

6.2 CDBG Homekey Grant Closeout

Housing Director Wayne Chen presented the item.

There were no public speakers in-person or virtually.

MOTION - M/S - Ramirez/Ramos - To accept the results of the projects funded by the State Community Development Block Grant Homekey program to support the interim housing development at 2566 Leghorn.

The motion carried by the following vote:

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

7. NEW BUSINESS

7.1 Community Ownership Action Plan - Housing Element Program 3.2

Spanish interpretation was available for this item.

Housing Officer Mathew Reed and Housing Director Wayne Chen presented the item.

The following members of the public spoke:

Paula Perez from Mountain View.

Marilu Cuesta from Mountain View, on behalf of Mountain View Community Land Trust.

Olga Melo from Mountain View.

Andrea Fraume Valencia from San Jose, on behalf of Mountain View Community Land Trust.

Reva K. from Mountain View, on behalf of Silicon Valley At Home.

Anthony Chang from Mountain View.

Alex Brown from Mountain View.

(Virtual) Jesse from Mountain View.

(Virtual) Bee Hanson

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

1. Approve the Community Ownership Action Plan vision and guiding principles (Topic 3).
2. Approve the recommended City roles (Topic 5).
3. Approve the recommended terms for City Funding for Community Ownership projects and a Technical Assistance Grant Program, and direct staff to keep the option open to consider grants for projects later as part of the 5-year implementation plan, including evaluation of criteria or triggers, as part of a flexible funding approach.
4. Adopt Resolution No. 19023 of the City Council of the City of Mountain View to appropriate \$75,000 from the General Housing Fund for a Technical Assistance Grant Program (Topic 6).
5. Approve the recommendation to fund services through the Technical Assistance Grant Program to support goals related to the Opportunity to Purchase Act and continue to monitor the feasibility of an Opportunity to Purchase program in the future (Topic 7), and direct staff to evaluate existing, external options available to tenants where they can be informed of properties being listed for sale.

The motion carried by the following vote:

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

MOTION - M/S - Clark/Ramos - At 10:04 p.m., to continue the meeting beyond 10:00 p.m.

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

No: 1 - Councilmember Ramirez

At 10:04 p.m., Mayor Kamei recessed the meeting. The meeting reconvened at 10:08 p.m. with all Councilmembers present except Councilmember McAlister.

7.2 Amendments to Funding and Joint Use Agreement and Transfer of Development Rights Memorandum of Understanding with Los Altos School District

Assistant City Manager Audrey Seymour Ramberg presented the item.

The following members of the public spoke:

Ken Smith from Mountain View.

Millie Gong from Los Altos.

Nhung from Mountain View.

(Virtual) Nik Baer from Mountain View.

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

1. Approve the First Amendment to the Funding and Joint Use Agreement Between the City of Mountain View and Los Altos School District (Attachment 1 to the Council Report) and authorize the City Manager or designee to execute this Amendment.

2. Approve the First Amendment to Memorandum of Understanding Between the City of Mountain View and Los Altos School District (Transfer of Development Rights Program) (Attachment 3 to the Council report) and authorize the City Manager or designee to execute this Amendment.

The motion carried by the following vote:

Yes: 4 - Councilmember Clark, Councilmember Hicks, Councilmember Ramirez, Mayor Kamei

No: 2 - Councilmember Showalter, Vice Mayor Ramos

8. COUNCIL, STAFF/COMMITTEE REPORTS

Councilmember Showalter stated she attended the National League of Cities Summer Meeting, a National League of Cities Energy, Environment and Natural Resources Committee meeting, a Bay Area Water Supply and Conservation Agency Board of Directors meeting, and meetings of the Silicon Valley Clean Energy Authority Board of Directors.

Councilmember Ramirez stated he attended the Mayors Innovation Project Summer Meeting.

Mayor Kamei stated she attended the Mayors Innovation Project Summer Meeting, Asian American and Pacific Islander LEAD Summit held in connection with the National Association of Latino Elected and Appointed Officials, and a Moffett Quarterly meeting.

9. ADJOURNMENT

At 11:30 pm, Mayor/President Kamei adjourned the meeting in honor of former City of Cupertino Councilmember Hung Wei.