



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

Kimbra McCarthy, City Manager
Jennifer Logue, City Attorney
Heather Glaser, City Clerk

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

5:00 PM

Tuesday, April 28, 2026

**JOINT REGULAR MEETING OF CITY COUNCIL AND CITY OF MOUNTAIN VIEW CAPITAL
IMPROVEMENTS FINANCING AUTHORITY**

This meeting is being conducted with a virtual component. Anyone wishing to address the Council virtually may join the meeting online at: <https://mountainview.zoom.us/j/84351267142> or by dialing (669) 900-9128 and entering Webinar ID: 843 5126 7142. When the Mayor announces the item on which you wish to speak, click the “raise hand” feature in Zoom or dial *9 on your phone. When the Mayor calls your name to provide public comment, if you are participating via phone, please press *6 to unmute yourself. Spanish or Chinese interpretation is available at no cost via Zoom upon request. Please contact the City Clerk's office by 5:00 p.m. at least two business days prior to the day of the scheduled Council meeting by phone at (650) 903-6304 or by email at city.clerk@mountainview.gov

Esta reunión se está llevando a cabo con un componente virtual. Cualquier persona que desee dirigirse al Concejo virtualmente, puede unirse a la reunión en: <https://mountainview.zoom.us/j/84351267142> o marcando al (669) 900-9128 e ingresando el ID del Seminario Web. Cuando la alcaldesa anuncie el punto en el que usted desee hablar, haga clic en “levantar la mano” en Zoom o marque *9 en su teléfono. Si participa por medio de una llamada telefónica, presione *6 para proporcionar su comentario público cuando la alcaldesa mencione su nombre. Interpretación en español y chino disponible sin costo por medio de Zoom si se solicita. Comuníquese con la Oficina de la Secretaría Municipal antes de las 5:00 p. m. con al menos dos días hábiles antes del día en que la reunión del Concejo está programada. Comuníquese por teléfono al (650) 903-6304 o por correo electrónico a city.clerk@mountainview.gov

本次会议的举行将包括虚拟方式。任何希望以虚拟方式向市议会发表意见的人都可以通过以下方式在线参加会议：<https://mountainview.zoom.us/j/84351267142> 或拨打（669）900-9128 并输入网络会议ID：843 5126 7142。当市长宣布您希望发言的项目时，请点击Zoom中的“举手”（“raise hand”）功能，或在电话上拨打*9。当市长叫到您的名字时，如果您是通过电话参与，请按*6取消静音。西班牙语或中文口译服务可根据要求通过Zoom免费提供。请至少在预定的市议会会议召开的两个工作日前的下午 5:00 之前通过以下方式联系市书记 办公室，致电（650）903-6304 或发送电子邮件至 city.clerk@mountainview.gov

5:00 P.M.-STUDY SESSION**1. CALL TO ORDER****2. ROLL CALL****3. STUDY SESSION****3.1 Biodiversity and Urban Forest Plan - Draft Review**

Recommendation(s): Review and provide feedback on the draft Biodiversity and Urban Forest Plan.

Attachment(s): [Council Report](#)

[ATT 1 - Draft Biodiversity and Urban Forest Plan](#)

[ATT 2 - Overview of Public Feedback](#)

6:30 P.M.-REGULAR SESSION**1. CALL TO ORDER/PLEDGE OF ALLEGIANCE****2. ROLL CALL****3. PRESENTATIONS**

These are presentations only. The City Council will not take any action.

3.1 California Parks and Recreation Society Award of Excellence for Rengstorff Park Aquatics Center**3.2 Fair Housing Month Proclamation****3.3 Earth Month Proclamation****4. CONSENT CALENDAR**

These items will be approved by one motion unless any member of the Council or audience wishes to remove an item for discussion. The reading of the full text of ordinances and resolutions will be waived unless a Councilmember requests otherwise.

4.1 Approve Minutes

Recommendation(s): Acting as the Board of Directors of the Mountain View Capital Improvements Financing Authority, approve the meeting minutes of June 10, 2025 and June 24, 2025.

Attachment(s): [06-10-25 MVCIFA Minutes](#)

[06-24-25 MVCIFA Minutes](#)

4.2 Downtown Entertainment Zone Pilot Program (Second Reading)

Recommendation(s): Adopt an Ordinance of the City Council of the City of Mountain View Establishing an Entertainment Zone on Portions of Castro Street Consistent with Senate Bill 969 as Codified in Business and Professions Code Section 25692, to be read in title only, further reading waived (Attachment 1 to the Council report). (First reading: 6-0-1)

Attachment(s): [Council Report](#)
[ATT 1 - Ordinance](#)
[ATT 2 - Council Report dated April 14, 2026](#)

4.3 Multi-Family Housing Tax-Exempt Bond Financing and Exempt Surplus Land Act Declaration for 1020 Terra Bella Avenue

Recommendation(s): 1. Adopt a Resolution of the City Council of the City of Mountain View Approving a Plan of Finance of the California Municipal Finance Authority to Issue and Reissue Revenue Bonds With An Aggregate Principal Amount Not To Exceed Thirty-Five Million Dollars (\$35,000,000) to Finance a Residential Rental Project Located At 1020 Terra Bella Avenue, and Certain Other Matters Relating Thereto, to be read in title only, further reading waived (Attachment 1 to the Council report).

2. Adopt a Resolution of the City Council of the City of Mountain View Declaring the Real Property Located at 1020 Terra Bella Avenue, Which is Intended to be Acquired and Immediately Leased Back to the Developer, to be Exempt Surplus Land Pursuant to the Surplus Land Act, to be read in title only, further reading waived (Attachment 2 to the Council report).

Attachment(s): [Council Report](#)
[ATT 1 - TEFRA Resolution](#)
[ATT 2 - Exempt SLA Resolution](#)
[ATT 3 - TEFRA Hearing Transcript](#)

4.4 Senate Bill 1, Road and Repair Accountability Act of 2017-Project List

Recommendation(s): Adopt a Resolution of the City Council of the City of Mountain View Adopting a List of Projects for Funding to Be Allocated During Fiscal Year 2026-27 from Senate Bill 1-the Road Repair and Accountability Act of 2017, to be read in title only, further reading waived (Attachment 1 to the Council report).

Attachment(s): [Council Report](#)
[ATT 1 - Resolution](#)

4.5 Residential Development at 400 Logue Avenue - Corrections to Approval Resolution

Recommendation(s): Adopt a Resolution of the City Council of the City of Mountain View Amending City of Mountain View Resolution No. 18584, which Conditionally Approved a Residential Development Project at 400 Logue Avenue, to Replace "Exhibit A" to Resolution No. 18584 with a Corrected "Exhibit A," to Remove Condition of Approval No. 163 Regarding the Park Land Dedication In Lieu Fee, to be read in title only, further reading

waived (Attachment 1 to the Council report).

Attachment(s): [Council Report](#)
[ATT 1 - Resolution](#)
[ATT 2 - Council Report dated June 22, 2021](#)

4.6 Real Property Conveyance Tax Ordinance Amendments

Recommendation(s): Introduce an Ordinance of the City of Mountain View Amending Article V of Chapter 29 of the Mountain View City Code to Align It With State Law, Clarify Real Property Conveyance Tax Exemptions, and to Make Other Clarifying Amendments, to be read in title only, further reading waived, and set a second reading for May 12, 2026 (Attachment 1 to the Council report).

Attachment(s): [Council Report](#)
[ATT 1 - Ordinance](#)

4.7 Stevens Creek Bank Erosion and Outfall Repairs, Whisman Park Reach, Project 24-43-Various Actions

- Recommendation(s):**
1. Authorize the City Manager or designee to negotiate terms and execute a Cost Sharing Agreement with the Mountain View Whisman School District (MVWSD or District), for MVWSD to cost-share the portion of the repairs on MVWSD property and provide a temporary construction easement to support the project construction.
 2. Accept and appropriate up to \$1,277,256 from MVWSD to Stevens Creek Bank Erosion and Outfall Repairs, Whisman Park Reach, Project 24-43, to cost-share the portion of the repairs on MVWSD property.
 3. Approve plans and specifications for Stevens Creek Bank Erosion and Outfall Repairs, Whisman Park Reach, Project 24-43, and authorize staff to advertise the project for bids.
 4. Find that, in accordance with California Environmental Quality Act requirements, Stevens Creek Bank Erosion and Outfall Repairs, Whisman Park Reach, Project 24-43, is categorically exempt. The creek bank erosion and outfall repairs are categorically exempt as Class 4, Minor Alterations to Land, under California Public Resources Code Section 15304.
 5. Authorize the City Manager or designee to award a construction contract for Stevens Creek Bank Erosion and Outfall Repairs, Whisman Park Reach, Project 24-43, to the lowest responsible responsive bidder if the low bid is within the available project budget.
 6. Authorize the City Manager or designee to amend the professional services agreement with Geomorph Design Group, a California corporation (Entity No. 6025530)

for Stevens Creek Bank Erosion and Outfall Repairs, Whisman Park Reach, Project 24-43, increasing compensation by \$350,000 for additional professional services, for a total agreement not to exceed amount of \$500,104.

7. Authorize the City Manager or designee to execute a professional services agreement with Marina Construction Management, Inc., a California corporation (Entity No. 6081240) for Stevens Creek Bank Erosion and Outfall Repairs, Whisman Park Reach, Project 24-43, for a total agreement not to exceed amount of \$380,000.

Attachment(s): [Council Report](#)

5. ORAL COMMUNICATIONS FROM THE PUBLIC ON NONAGENDIZED ITEMS

This portion of the meeting is reserved for persons wishing to address the Council on any matter not on the agenda. Speakers are allowed to speak on any topic within the City Council's subject matter jurisdiction for up to three minutes during this section. If there appears to be a large number of speakers, speaking time may be reduced to no less than 1.5 minutes. State law prohibits the Council from acting on nonagenda items.

6. PUBLIC HEARINGS

6.1 Mixed-Use Development at 843-903 Castro Street, 700 West El Camino Real, and 750 Fairmont Avenue

- Recommendation(s):**
1. Adopt a Resolution of the City Council of the City of Mountain View Ordering the Conditional Vacation of the Existing Public Street Known as Fairmont Avenue, Between Castro Street and Hope Street, and a Five-Foot Street and Utility Easement Thereon, to be read in title only, further reading waived (Attachment 1 to the Council report).
 2. Adopt a Resolution of the City Council of the City of Mountain View Declaring the City-owned Portion of Fairmont Avenue, Between Castro Street and Hope Street, to be Exempt Surplus Land Pursuant to Government Code Section 54221(f)(1)(E) Upon the Vacation of Fairmont Avenue as a Public Street and Public Easement, to be read in title only, further reading waived (Attachment 2 to the Council report).
 3. Approve the Key Terms for the Sale of Approximately 11,028 Square Feet of a Former City Street and Easements Upon the Vacation of Fairmont Avenue Between Castro Street and Hope Street to Castro GPRV 10, LLC for \$4,200,000, and Authorize the City Manager or Designee to Execute a Purchase and Sale Agreement and Take All Necessary Actions Related to the Sale of the City-owned Fairmont Avenue, Between Castro Street and Hope Street, to Castro GPRV 10, LLC.
 4. Adopt a Resolution of the City Council of the City of Mountain View Conditionally Approving a Planned Community Permit and Development Review Permit to Construct an Eight-Story Mixed-Use Development with 140 Residential Condominium Units, 9,743 Square Feet of Ground-Floor Commercial Space and Two Levels of Below-Grade Parking, Utilizing State Density Bonus Law, Replacing Existing Commercial Properties and Four

Residential Units, a Provisional Use Permit to Allow Residential Uses (On Upper Floors Only) Along the Castro Street Frontage, and a Heritage Tree Removal Permit to Remove Seven Heritage Trees on a 1.43-Acre Site Located at 843-903 Castro Street, 700 West El Camino Real, and 750 Fairmont Avenue (APN 158-06-008, 158-06-010, 158-06-036, 158-06-037, 158-06-038, and 158-06-039), 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, to be read in title only, further reading waived (Attachment 3 to the Council report).

5. Adopt a Resolution of the City Council of the City of Mountain View Conditionally Approving a Vesting Tentative Map to Create One Parcel with 140 Residential Condominium Units and Six Commercial Units at 843-903 Castro Street, 700 West El Camino Real and 750 Fairmont Avenue (APN 158-06-008, 158-06-010, 158-06-036, 158-06-037, 158-06-038 and 158-06-039), to be read in title only, further reading waived (Attachment 4 to the Council report).

Attachment(s): [Council Report](#)

[ATT 1 - Resolution Ordering the Vacation of Fairmont Avenue](#)

[ATT 2 - Resolution Declaring Land to Be Exempt Surplus Land](#)

[ATT 3 - Project Resolution](#)

[ATT 4 - Vesting Tentative Map Resolution](#)

[ATT 5 - Project Plans](#)

[ATT 6 - Public Comments](#)

[ATT 7 - Administrative Zoning/Subdivision Committee Meeting, 10-22-25](#)

[ATT 8 - Density Bonus Request Letter](#)

[ATT 9 - Arborist Report](#)

[ATT 10 - CEQA Categorical Exemption Report](#)

6.2 Federal Fiscal Year 2026-27 Annual Action Plan

Recommendation(s): 1. Adopt the Fiscal Year 2026-27 Annual Action Plan (Attachment 1 to the Council report) and authorize the City Manager or designee to execute and submit any required forms and certifications to the U.S. Department of Housing and Urban Development.

2. Approve the following Fiscal Year 2026-27 Annual Action Plan funding recommendations.

a. Allocate \$2,764,925 for capital projects and economic development, and \$223,357 for program administration costs in Community Development Block Grant and HOME Investment Partnerships Program funds as shown in Table 3.

b. Allocate \$191,227 in Community Development Block Grant funding and \$48,584 in

supplemental General Housing Funds for public services as shown in Table 4.

c. Allocate \$371,227 in General Housing Funds for contingency funding in the event that Fiscal Year 2026-27 CDBG funding is unable to be implemented as shown in Table 5.

3. Allocate \$171,000 in General Funds for Fiscal Year 2026-27 for public service organizations as shown in Table 6.

Attachment(s): [Council Report](#)

[ATT 1 - Draft FY 2026-27 Annual Action Plan](#)

6.3 Approval of Lease Revenue Bonds for Public Safety Building Project and Related Actions by City Council and Capital Improvements Financing Authority Board.

Recommendation(s): 1. Adopt a Resolution of the City Council of the City of Mountain View Finding That the Issuance of the Lease Revenue Bonds Will Result in Significant Public Benefits; Declaring the Intention to Reimburse Expenditures on the Public Safety Building Project Made Prior to Issuance of the Lease Revenue Bonds; Approving the Issuance and Sale of the Lease Revenue Bonds in an Aggregate Principal Amount Not to Exceed \$140,000,000; Approving Related Documents, Including a Site Lease, Lease Agreement, Bond Purchase Agreement and Continuing Disclosure Certificate; Approving a Preliminary Official Statement and Authorizing Distribution of the Preliminary Official Statement and a Final Official Statement; Appointing Bond Counsel, Disclosure Counsel and Municipal Advisor in Connection with the Lease Revenue Bonds; and Authorizing Official Actions, to be read in title only, further reading waived (Attachment 1 of the Council report).

2. Adopt a Resolution of the City of Mountain View Capital Improvements Financing Authority Board of Directors Authorizing the Issuance and Sale of Lease Revenue Bonds to Provide Financing for a Public Safety Building Project to be Owned and Operated by the City of Mountain View, Approving Related Documents and Directing Related Actions, to be read in title only, further reading waived (Attachment 2 of the Council report).

Attachment(s): [Council Report](#)

[ATT 1 - Resolution of the City Council](#)

[ATT 2 - Resolution of the Board of Directors of MVCIFA](#)

[ATT 3 - Draft Site Lease](#)

[ATT 4 - Draft Lease Agreement](#)

[ATT 5 - Draft Assignment Agreement](#)

[ATT 6 - Draft Indenture of Trust Revised](#)

[ATT 7 - Draft Bond Purchase Agreement](#)

[ATT 8 - Draft Preliminary Official Statement](#)

7. COUNCIL, STAFF/COMMITTEE REPORTS

No action will be taken on any questions raised by the Council at this time.

8. ADJOURNMENT

NOTICE TO THE PUBLIC:

There is a 90-day limit for the filing of a challenge in Superior Court to certain City administrative decisions and orders which require a hearing by law, the receipt of evidence and the exercise of discretion. The 90-day limit begins on the date the decision is final (Code of Civil Procedure Section 1094.6). Further, if you challenge an action taken by the City Council in court, you may be limited, by California law, including but not limited to Government Code Section 65009, to raising only those issues you or someone else raised in the public hearing, or in written correspondence delivered to the City Council prior to or at the public hearing. The City Council may be requested to reconsider a decision if the request is made prior to the next City Council meeting.

The agenda, reports, and any writings or documents provided to a majority of the City Council regarding any item on this agenda are posted at <https://mountainview.legistar.com> under the meeting details for the date of this meeting. The agenda may also be viewed at City Hall, 500 Castro Street, the City Clerk's Office, 500 Castro Street, Third Floor and at the Mountain View Library, 585 Franklin Street, beginning the Friday morning prior to Tuesday City Council meetings. Printed copies of the agenda, reports, and any writings or documents already provided to a majority of the City Council regarding any item on this agenda may be requested at the City Clerk's Office during normal business hours.

The Council may consider and act on items listed on the agenda in any order and thus those interested in an item listed on the agenda are advised to be present throughout the meeting. The reading of the full text of ordinances and resolutions will be waived unless a Councilmember requests otherwise. Per Council Policy A-13, no new items of business will begin after 10:00 p.m. unless an exception is made by vote of the Council.

Pursuant to the Americans with Disabilities Act (ADA), if you need special assistance in this meeting, please contact the City Clerk's Office at (650) 903-6399 or by email at city.clerk@mountainview.gov 48 hours prior to the meeting so the City can make reasonable arrangements to ensure accessibility to this meeting. (28 CFR 35.160 (b) (1)). If you have a hearing or speech disability, please use the California Relay System at 711, TDD 650-967-0158 or 800-735-2929.

The City of Mountain View does not discriminate on the basis of race, color, religion, national origin, sex, disability, age, source of income, gender, gender expression or identity, or any other State or Federal protected class in any of its policies, procedures or practices. This nondiscrimination policy covers admission and access to, or treatment or employment in, the City of Mountain View programs and activities. For inquiries regarding the nondiscrimination policy, please contact the City's Section 504 Coordinator at laurel.james@mountainview.gov or 650-903-6397.

Computer-generated captioning of the City Council meeting is unedited and should neither be relied upon for complete accuracy nor used as a verbatim transcript.

ADDRESSING THE COUNCIL:

Email comments to city.council@mountainview.gov by 4:30 p.m. on the meeting date. Emails will be received directly by the City Council. Please identify the Agenda item number in the subject line of your email. Requests to show an audio or video presentation during a Council meeting should be directed to city.clerk@mountainview.gov by 4:30 p.m. on the meeting date.

Anyone wishing to address the Council in person must complete a blue speaker card indicating the name you would like to be called by when it is your turn to speak and the item number on which you wish to speak. Please complete one blue speaker card for each item on which you wish to speak. Virtual and in-person speakers will be called in order as determined by the Mayor.

Pursuant to Council Policy A-13, an individual speaker shall have up to 3 minutes to address the Council. For any agenda item or for Oral Communications on nonagenda items, if there appears to be a large number of speakers, the Mayor may reduce speaking time to no less than 1.5 minutes per speaker unless there is an objection from Council by majority vote.

If requested in advance of the public input portion of the agenda item to the Mayor or City Clerk, a speaker who represents five or more members of the public in attendance who complete cards but elect not to speak may have up to 10 minutes to address the Council, if the Mayor determines that such extension will reduce the total number of speakers who planned to speak.

An applicant and/or appellant for a zone change, precise plan or quasi-judicial hearing or appeal to the Council shall have up to 10 minutes to address the Council and, with the consent of the Council, two minutes of rebuttal at the conclusion of all public speakers.

The presiding officer may remove or cause the removal of any individual(s) for disrupting a meeting in accordance with California Government Code section 54957.95, as may be amended from time to time. In accordance with California Government Code section 54957.9, as may be amended from

time to time, the Council may order a meeting room cleared and continue in session in the event a meeting is willfully interrupted by a group or groups of persons so as to render the orderly conduct of the meeting impossible, and order cannot be restored by the removal of individuals who are disrupting the meeting.

Pursuant to Government Code Section 54954.3(b)(1), at least twice the allotted speaking time will be provided to a member of the public who utilizes a translator.