



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

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

5:15 PM

Tuesday, November 18, 2025

SPECIAL MEETING

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

5:15 P.M.-CLOSED SESSION**1. CLOSED SESSION ANNOUNCEMENT (OPEN SESSION)****2. CLOSED SESSION (PLAZA CONFERENCE ROOM)**

- 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)**

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

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

- 3.1 National Hunger and Homelessness Awareness Week Proclamation**
- 3.2 Community Foundation Week 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 Notice of Intention to Vacate Public Street and Easement at 881 Castro Street

Recommendation(s): Adopt a Resolution of Intention of the City Council of the City of Mountain View to Vacate a Public Street and Easement at 881 Castro Street, to be read in title only, further reading waived (Attachment 1 to the Council report), and set a date for a public hearing to consider the vacation for December 9, 2025.

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

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

Recommendation(s): Adopt a Resolution 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," to be read in title only, further reading waived (Attachment 1 to the Council Report).

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

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

- Recommendation(s):**
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 a Resolution 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, to be read in title only, further reading waived (Attachment 1 to the Council report).
 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.

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

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

- Recommendation(s):**
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).

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

[ATT 1 - FY 24-25 Annual Compliance Report for Development Impact Fees](#)

[ATT 2 - FY 24-25 Annual Compliance Report for Capacity Charges](#)

[ATT 3 - FY 24-25 Informational Reporting of Park Land Dedication Fees](#)

4.5 Increase Appropriation of Tree Mitigation Funds

Recommendation(s): Adopt a Resolution 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, to be read in title only, further reading waived (Attachment 1 to the Council report). (Five votes required)

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

[ATT 1 - Resolution](#)

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

Recommendation(s): 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.

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. NEW BUSINESS

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

Recommendation(s): 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.

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

7. PUBLIC HEARINGS

7.1 Mixed-Use Project at 749 West El Camino Real

Recommendation(s): 1. Adopt a Resolution 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 (APN 193-02-049 and 193-02-050), 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 Conditionally 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; and 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 (APN 193-02-049 and 193-02-050); and a Supplemental Environmental Impact Report was Prepared for the Project Pursuant to Sections 15152 and 15163 of the California Environmental Quality Act, to be read in title only, further reading waived (Attachment 2 to the Council report).

3. Adopt a Resolution of the City Council of the City of Mountain View Conditionally Approving a Vesting Preliminary Parcel Map to Create One Lot with Up to Four Commercial Condominium Units on a 3.05-Acre Lot at 749 West El Camino Real (APN 193-02-049 and 193-02-050), to be read in title only, further reading waived (Attachment 3 to the Council report).

4. Adopt a Resolution of the City Council of the City of Mountain View Ordering the Vacation of Public Easements at 749 West El Camino Real, to be read in title only, further reading waived (Attachment 4 to the Council report).

Attachment(s): [Council Report](#)[ATT 1 - Supplemental Environmental Report Resolution](#)[ATT 2 - Project Resolution](#)[ATT 3 - Vesting Parcel Map Resolution](#)[ATT 4 - Public Easements Vacation Resolution](#)[ATT 5 - Project Plans](#)[ATT 6 - EPC Staff Report, October 15, 2025](#)[ATT 7 - Public Comments](#)[ATT 8 - Density Bonus Request Letter](#)[ATT 9 - Arborist Report](#)[ATT 10 - Transportation Demand Management Plan](#)**7.2 Residential Development Project at 901-987 North Rengstorff Avenue (Builder's Remedy)**

Recommendation(s): Adopt a Resolution 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, to be read in title only, further reading waived (Attachment 1 to the Council report).

Attachment(s): [Council Report](#)[ATT 1 - Project Resolution](#)[ATT 2 - Site Plan and Massing Diagrams](#)[ATT 3 - Arborist Report](#)[ATT 4 - AB 130 Memorandum](#)[ATT 5 - Public Comment](#)**8. COUNCIL, STAFF/COMMITTEE REPORTS**

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

9. 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.