



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

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April 08, 2025

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

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**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.**

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

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

At 6:31 p.m., Mayor/President Kamei called the meeting to order.

Mayor Kamei led the Pledge of Allegiance.

**2. ROLL CALL**

**Present:** 7 - Councilmembers/Boardmembers Clark, Hicks, McAlister, Ramirez, Showalter,  
Mayor/Vice President Ramos, Mayor/President Kamei

**3. PRESENTATION**

**3.1 Steins Beer Garden Founder Ted Kim Proclamation**

Mayor Kamei presented the proclamation to Ted Kim, Founder of Steins Beer Garden.

The following member of the public spoke:

Peter Katz, on behalf of the Mountain View Chamber of Commerce.

**4. CONSENT CALENDAR**

The following member of the public spoke:

Mike Rodgers discussed Item 4.2.

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

The motion carried by the following vote:

**Yes:** 7 - Councilmembers/Boardmembers Clark, Hicks, McAlister, Ramirez, Showalter, Mayor/Vice President Ramos, Mayor/President 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 January 28, 2025.

#### **4.2 Ambulance Billing and User Fees**

Adopt Resolution No. 18976 of the City Council of the City of Mountain View to Adopt Ambulance Billing and User Fees to Be Used by the Mountain View Fire Department for Advanced Life Support Emergency Ambulance Transportation Services.

#### **4.3 Receipt of 2024 SB 1205 Mandatory Fire Inspection Report**

Adopt Resolution No. 18977 of the City Council of the City of Mountain View Acknowledging Receipt of a Report Made by the Mountain View Fire Chief Regarding the Required Annual Inspection of Certain Occupancies Pursuant to Sections 13146.2 and 13146.3 of the California Health and Safety Code.

#### **4.4 Shoreline PVC Landfill Gas Header Replacement, Project 23-41-Plans and Specifications Approval and Bidding Authorization**

Acting in its capacity as Board of Directors of the Shoreline Regional Park Community:

1. Find that in accordance with the California Environmental Quality Act requirements, Shoreline PVC Landfill Gas Header Replacement, Project 23-41, is categorically exempt as Class 1, Existing Facilities, and Class 2, Replacement or Reconstruction, under California Environmental Quality Act Guidelines Sections 15301 and 15302.

2. Approve plans and specifications for Shoreline PVC Landfill Gas Header Replacement, Project 23-41, and authorize staff to advertise the project for bidding.

3. Authorize the Community Manager or designee to award a construction contract to the lowest responsive responsible bidder if the bid is within the project budget of \$2,460,000.

#### **4.5 North Shoreline Boulevard and Crittenden Lane Reconstruction, Project 21-41-Various Actions**

1. Find that, in accordance with the California Environmental Quality Act (CEQA) requirements, North Shoreline Boulevard and Crittenden Lane Reconstruction, Project 21-41, is categorically exempt as Class 1, Existing Facilities, under CEQA Guidelines Section 15301.

2. Acting in its capacity as Board of Directors of the Shoreline Regional Park Community, transfer and appropriate \$850,000 from the Shoreline Regional Park Community 2018 Series A Bond Fund to North Shoreline Boulevard and Crittenden Lane Reconstruction, Project 21-41, increasing the total project budget to \$3,116,000, of which approximately 98% is from the Shoreline Regional Park Community Fund.

3. Approve plans and specifications for North Shoreline Boulevard and Crittenden Lane Reconstruction, Project 21-41, and authorize staff to advertise the project for bidding.

4. Authorize the City Manager or designee to award a construction contract to the lowest responsible bidder if the bid is within the available project budget of \$3,116,000.

#### **4.6 SB-1 Streets, Project 23-03-Various Actions**

1. Find that, in accordance with the California Environmental Quality Act requirements, SB-1 Streets, Project 23-03, is categorically exempt as Class 1, Existing Facilities, under California Environmental Quality Act Guidelines Section 15301.

2. Transfer and appropriate \$225,000 from the SB-1 Gas Tax Fund to SB-1 Streets, Project 23-03. (Five votes required)

3. Approve plans and specifications for SB-1 Streets, Project 23-03, and authorize staff to advertise the project for bidding.

4. Authorize the City Manager or designee to award a construction contract to the lowest responsive bidder if the bid is within the available project budget of \$4,950,000.

#### **4.7 Reimbursement of Mutual-Aid Support - Fire Department Appropriation**

Increase appropriations in the Fire Department for reimbursements in the amount of \$361,850.32 for Strike Team deployment overtime for the Park Fire. (Five votes required)

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

The following members of the public spoke:

Mike Rodgers discussed pickleball.

IdaRose Sylvester from Mountain View, on behalf of Together We Will, discussed the Hands Off Mountain View event held on April 5, 2025.

### **6. PUBLIC HEARINGS**

#### **6.1 Residential Addition to Historic Structure at 415 Bush Street**

There were no Councilmember disclosures.

Principal Planner Diana Pancholi presented the item.

Applicant presentation: Brad Bettman, property owner.

There were no public speakers in-person or virtually.

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

Adopt Resolution No. 18978 of the City Council of the City of Mountain View Approving a Historic Preservation Permit to Construct a One-Story, 136 Square Foot Addition to an Existing Two-Story, 1,340 Square Foot Historic Single-Family Residence on a 0.17-Acre Site Located at 415 Bush Street (APN 158-30-020), and Finding that the Project is Categorically Exempt from Review Under the California Environmental Quality Act (CEQA) Pursuant to CEQA Guidelines Section 15331 ("Historic Resource Restoration/Rehabilitation").

The motion carried by the following vote:

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

## **6.2 Residential Development Project at 294-296 Tyrella Avenue (Builder's Remedy)**

Councilmember Showalter disclosed she visited the property and met with the developer. Vice Mayor Ramos disclosed she met with the developer. Mayor Kamei disclosed she visited the property.

Senior Assistant City Attorney Celena Chen made remarks about the Housing Accountability Act.

Principal Planner Diana Pancholi presented the item. She indicated the following recommended updates to attachment 1 to the Council report:

Modify Condition of Approval #64. BUILDING CODES:

Construction plans must meet all applicable codes, including, without limitation, Building, Residential, Fire, Electrical, Mechanical, Plumbing, CALGreen, and CAEnergy Codes, in effect at the time of building permit submittal.

The project submittal dated February 28, 2025 includes a three-level parking garage and a new at-grade dwelling unit. Preliminary review of the submittal indicates that the proposed at-grade dwelling unit does not meet code requirements. During the formal building plan check process, applicant shall work with Building Division staff to make any modifications necessary to ensure code compliance. (PROJECT-SPECIFIC CONDITION)

Add New Condition of Approval MOUNTAIN VIEW LOCAL AMENDMENTS:

Construction plans must comply with applicable, objective City of Mountain View local amendments to State Code requirements including, without limitation, the Mountain View Green Building Code (MVGBC), in effect on the date the preliminary application for the project was submitted, to the extent the local amendments do not render the project infeasible for development for the use of very low-, low-, or moderate-income households. Notwithstanding the foregoing, the project shall not be required to comply with the 100% photovoltaic requirements (including as reflected in current City Code Sections 8.20.8, 8.20.9, 8.20.10, 8.20.12, and 8.20.14 or as may be amended or newly adopted in the future).

Applicant presentation: Forrest Linebarger, Tower Investments.

The following members of the public spoke:

Roger Noel from Mountain View, on behalf of himself, Mary Montalro Braun, Trevor Braun, Mario Linscott, Alicia Noel, Audrea Johnson, Chloe Gruber, Nicky Sherwood and Noah Banks, indicated opposition to the project.

Martin Rosenberg from Mountain View indicated opposition to the project.

Joel Gruber from Mountain View indicated opposition to the project.

Ivan Linscott from Mountain View indicated opposition to the project.

Paulete Vashio from Mountain View indicated opposition to the project.

Hui Wang from Mountain View indicated opposition to the project.

Eugene Concero from Mountain View indicated support for the project.

Julie Muir from Mountain View indicated opposition to the project.

Isha Kumari from Mountain View indicated opposition to the project.

Len Abrams from Mountain View indicated opposition to the project.

Nishith Singh from Mountain View indicated opposition to the project.

Rachel Alvelais from Mountain View.

(Virtual) Dylan O'Connell from Mountain View indicated support for the project.

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

1. Adopt Resolution No. 18979 of the City Council of the City of Mountain View Conditionally Approving a Development Review Permit to Construct a Seven-Story, 80-Unit Residential Condominium Building Replacing an Existing Single-Family House, a Heritage Tree Removal Permit to Remove Six Heritage Trees on a 0.48-Acre Project Site Located at 294-296 Tyrella Avenue (APN 160-32-001 and 160-32-002), and Finding the Project to be Categorically Exempt from the California Environmental Quality Act Pursuant to Section 15332 ("In-Fill Development Projects") of the California Environmental Quality Act Guidelines, amended to:

a) Modify Condition of Approval #64. BUILDING CODES:

Construction plans must meet all applicable codes, including, without limitation, Building, Residential, Fire, Electrical, Mechanical, Plumbing, CALGreen, and CAEnergy Codes, in effect at the time of building permit submittal.

The project submittal dated February 28, 2025 includes a three-level parking garage and a new at-grade dwelling unit. Preliminary review of the submittal indicates that the proposed at-grade dwelling unit does not meet code requirements. During the formal building plan check process, applicant shall work with Building Division staff to make any modifications necessary to ensure code compliance. (PROJECT-SPECIFIC CONDITION)

b) Add New Condition of Approval MOUNTAIN VIEW LOCAL AMENDMENTS:

Construction plans must comply with applicable, objective City of Mountain View local amendments to State Code requirements including, without limitation, the Mountain View Green Building Code (MVGBC), in effect on the date the preliminary application for the project was submitted, to the extent the local amendments do not render the project infeasible for development for the use of very low-, low-, or moderate-income households. Notwithstanding the foregoing, the project shall not be required to comply with the 100% photovoltaic requirements (including as reflected in current City Code Sections 8.20.8, 8.20.9, 8.20.10, 8.20.12, and 8.20.14 or as may be amended or newly adopted in the future).

2. Adopt Resolution No. 18980 of the City Council of the City of Mountain View Conditionally Approving a Tentative Tract Map to Create a Single Lot for 80 Condominium Units and One Common Lot at 294-296 Tyrella Avenue (APN 160-32-001 and 160-32-002) and Finding the Project to be Categorically Exempt from the California Environmental Quality Act Pursuant to Section 15332 ("In-Fill Development Projects") of the California Environmental Quality Act Guidelines.

The motion carried by the following vote:

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

**No:** 1 - Councilmember McAlister

At 9:27 p.m., Mayor Kamei recessed the meeting. The meeting reconvened at 9:33 p.m. with all Councilmembers present.

## **7. NEW BUSINESS**

### **7.1 Preliminary Review of Fiscal Year 2025-26 Recommended Budget**

Finance and Administrative Services Director Derek Rampone presented the item.

The following member of the public spoke:

Albert Jeans from Mountain View.

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

Accept the City Manager's preliminary budget recommendations, including direction to staff to explore:

Resources required to extend library hours over the weekend

Cost of implementing AI translation software

Transferring funds from the Equipment Replacement Reserve to the Public Safety Reserve

Increased economic vitality revenue generation

Highlighting in Budget in Brief things that directly impact the community (grants, etc.)

The motion carried by the following vote:

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

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

Vice Mayor Ramos stated she attended a Cal Cities Governance, Transparency, and Labor Relations Policy Committee meeting.

Councilmember Showalter stated she attended a San Francisco Bay Conservation and Development Commission meeting.

Mayor Kamei stated she attended a Council Transportation Committee meeting.

## **9. ADJOURNMENT**

At 11:00 p.m., Mayor/President Kamei adjourned the meeting.