



Lucas Ramirez, Mayor  
Alison Hicks, Vice Mayor  
Margaret Abe-Koga, Councilmember  
Ellen Kamei, Councilmember  
Sally Lieber, Councilmember  
Lisa Matichak, Councilmember  
Pat Showalter, Councilmember

Kimbra McCarthy, City Manager  
Jannie L. Quinn, Interim City Attorney  
Heather Glaser, City Clerk

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April 12, 2022

Video Conference with No Physical Meeting Location

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## REGULAR CITY COUNCIL MEETING

**During this declared state of emergency, the meeting was conducted in accordance with California Government Code §54953(e) as authorized by resolution of the City Council. All members of the City Council participated in the meeting by video conference, with no physical meeting location.**

### **5:30 P.M.-STUDY SESSION**

#### **1. CALL TO ORDER**

At 5:30 p.m., Mayor Ramirez called the meeting to order.

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

**Present:** 7 - Councilmember Abe-Koga, Councilmember Kamei, Councilmember Lieber, Councilmember Matichak, Councilmember Showalter, Vice Mayor Hicks, Mayor Ramirez

#### **3. STUDY SESSION**

##### **3.1 Fiscal Year 2022-23 Capital Improvement Program**

The purpose of this Study Session was to provide the City Council an overview of the Capital Improvement Program and obtain City Council input to guide staff in the preparation of the recommended Fiscal Year 2022-23 Capital Improvement Program.

Assistant Public Works Director/City Engineer Ed Arango presented the item. Public Works Director Dawn Cameron and Community Services Director John Marchant were available for questions.

The following members of the public spoke:

Jesse

Bruce England

Rick Spillane from Mountain View.

Cliff Chambers, on behalf of the Mountain View Coalition for Sustainable Planning.

Albert Jeans from Mountain View.  
John from Mountain View.  
April Webster from Mountain View.  
Monica Williams from Mountain View.  
Silja Paymer  
Helen Carroll

The Council directed questions to staff.

By consensus, the Council indicated support for the recommended Fiscal Year 2022-23 Capital Improvement Program project recommendations, including the Roll-Forward, modified Non-Discretionary and Discretionary Projects, new projects, and amendments to existing projects. In addition, the Council indicated support for: 1) expanding the California Street Complete Street Improvements Pilot to implement temporary improvements as suggested by staff from Showers Drive to Mariposa Avenue and from Mariposa Avenue to Shoreline Boulevard; 2) applying City Council Policy K-5, Public Art and Capital Improvement Program Projects, to the permanent California Street Complete Street Improvements Project; 3) adding a pickleball courts feasibility study as a new Capital Improvement Program project for Fiscal Year 2022-23; and 4) expanding the equity lens for Public Works Capital Improvement Program projects to include access for individuals with disabilities.

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

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

At 7:01 p.m., Mayor Ramirez called the meeting to order.

Mayor Ramirez led the Pledge of Allegiance.

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

**Present:** 7 - Councilmember Abe-Koga, Councilmember Kamei, Councilmember Lieber, Councilmember Matichak, Councilmember Showalter, Vice Mayor Hicks, Mayor Ramirez

#### **3. PRESENTATION**

##### **3.1 National Volunteer Appreciation Week Proclamation**

Mayor Ramirez presented the proclamation to Paula Pérez.

There were no public speakers.

Mayor Ramirez announced that Item 8.2 Commercial Development at 590 Castro Street would be continued to the May 24, 2022 City Council meeting.

#### 4. CONSENT CALENDAR

Vice Mayor Hicks pulled Items 4.5 and 4.7 for individual consideration.

Councilmember Matchak pulled Item 4.5 for individual consideration.

The following member of the public spoke:

Bruce England discussed Item 4.9.

MOTION – M/S – Showalter/Matchak – To approve the balance of the Consent Calendar.

The motion carried, except for Items 4.5 and 4.7, by the following roll call vote:

**Yes:** 7 - Councilmember Abe-Koga, Councilmember Kamei, Councilmember Lieber, Councilmember Matchak, Councilmember Showalter, Vice Mayor Hicks, Mayor Ramirez

#### 4.1 Approve Minutes

Approve City Council meeting minutes of March 8, 2022 and March 22, 2022.

#### 4.2 AB 361 Resolution to Continue Remote Public Meetings During State of Emergency

Adopt Resolution No. 18657 of the City Council of the City of Mountain View Authorizing and Continuing Virtual Meetings of City Council, Committees, Boards and Commissions Pursuant to AB 361 and Making Required Findings.

#### 4.3 Text Amendments to Chapter 28 (Subdivisions) and Chapter 36 (Zoning) of the City Code to Implement California Senate Bill 9 and Other Minor Text Amendments (Second Reading)

1. Adopt Ordinance No. 3.22 of the City Council of the City of Mountain View Amending Chapter 36 (Zoning) of the City Code to Establish Procedures and Standards Related to Dual Urban Opportunity (DUO) Developments and Urban Lot Splits in Compliance with Senate Bill 9 and to Make Other Minor Amendments Related to Inactive Permit Applications. (First reading: 7-0)

2. Adopt Ordinance No. 4.22 of the City of Mountain View Repealing Mountain View City Code Chapter 28, Subdivisions, in Its Entirety and Replacing It with a New Chapter 28 of the Mountain View City Code to Reorganize and Renumber the Chapter and to Include Procedures and Standards Related to Urban Lot Splits in Compliance with Senate Bill 9. (First reading: 7-0)

#### 4.4 Final 2019 and Preliminary 2020 Community Greenhouse Gas Inventories

Adopt the Final 2019 and Preliminary 2020 Community Greenhouse Gas Emissions

Inventories.

#### **4.5 Historic Preservation Ordinance and Historic Register Update: Scope of Work and Consultant Contract**

This item was pulled from the Consent Calendar by Vice Mayor Hicks and Councilmember Matichak for individual consideration.

Assistant City Manager/Community Development Director Aarti Shrivastava was available for questions.

The following members of the public spoke:

Robert Cox, on behalf of the Livable Mountain View Steering Committee.

Mary Hodder, on behalf of the Livable Mountain View Steering Committee.

April Webster indicated support for the item.

Louise Katz

The Council directed questions to staff.

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

1. Approve a midyear Capital Improvement Program project entitled "Historic Preservation Ordinance and Historic Register Update," and transfer and appropriate \$530,000 from the Land Use Document Reserve in the Development Services Fund to the project. (Five votes required)

2. Approve the proposed scope of work for the City-initiated Historic Preservation Ordinance and Historic Register Update project and add prioritization for the preparation of paperwork for nominating the eight Downtown buildings identified as having historic integrity in the Castro Street Historic Retail District to the State/National Register.

3. Authorize the City Manager to execute a professional services contract with Page & Turnbull for the Historic Preservation Ordinance and Historic Register Update in an amount not to exceed \$455,385.

The motion carried by the following roll call vote:

**Yes:** 7 - Councilmember Abe-Koga, Councilmember Kamei, Councilmember Lieber, Councilmember Matichak, Councilmember Showalter, Vice Mayor Hicks, Mayor Ramirez

#### **4.6 Midyear Capital Improvement Program Project and Cost-Share Agreement with Mountain View Whisman School District for Crittenden Middle School Parking Lot Repaving**

1. Approve a midyear Capital Improvement Program project, Crittenden Middle School

Parking Lot Repaving, and transfer and appropriate \$158,000 from the Capital Improvement Program Reserve to the new project. (Five votes required)

2. Authorize the City Manager or designee to execute a Cost-Sharing Agreement with the Mountain View Whisman School District for the repaving of the Crittenden Middle School parking lot for an amount not to exceed \$149,000.

#### **4.7 Fire Department Fleet Replacement Midyear CIP Project**

This item was pulled from the Consent Calendar by Vice Mayor Hicks for individual consideration.

Fire Chief Diaz was available for questions.

The following member of the public spoke:

Bruce England

MOTION - M/S - Abe-Koga/Matichak - To:

Approve a midyear Capital Improvement Program project, Fire Department Fleet Replacement, and transfer and appropriate \$9,000,000 from the Equipment Replacement Fund to the new project. (Five votes required)

The Council directed questions to staff.

The motion carried by the following roll call vote:

**Yes:** 7 - Councilmember Abe-Koga, Councilmember Kamei, Councilmember Lieber, Councilmember Matichak, Councilmember Showalter, Vice Mayor Hicks, Mayor Ramirez

#### **4.8 Amend Professional Services Agreement with Tanner Pacific, Inc., for Construction Engineering Services**

1. Transfer and appropriate \$300,000 from the Development Services Fund to the Public Works Department Operating Fund. (Five votes required)

2. Authorize the City Manager or designee to amend the existing Professional Services Agreement with Tanner Pacific, Inc., for an additional \$300,000 to provide construction engineering services in a not-to-exceed amount of \$700,000.

#### **4.9 535 Walker Drive, 400 San Antonio Road-Accept Public Improvements**

1. Accept the public improvements for the development at 535 Walker Drive for maintenance throughout their useful life.

2. Accept the public improvements for the development at 400 San Antonio Road for maintenance throughout their useful life.

#### **4.10 Fees for Level 3 Electric Vehicle Chargers**

Adopt Resolution No. 18658 of the City Council of the City of Mountain View Amending the Master Fee Schedule to Change the Fees for Electric Vehicle Chargers.

#### **4.11 Amendment to Contracts for Outside Plan Checking and Inspection Services**

1. Increase appropriations in the amount of \$1,175,000 in the Community Development Department, Development Services Fund, for building and fire plan checking and inspection services. (Five votes required)

2. Authorize the City Manager or designee to execute contract amendments to increase maximum compensation for outside building and fire plan checking and inspection services with: CSG Consultants, Inc., from \$300,000 to \$475,000; Fire & Risk Alliance, LLC, from \$150,000 to \$200,000; and Shums Coda Associates, Inc., from \$950,000 to \$1,900,000, for services rendered July 1, 2021 through June 30, 2022, for a total increase of \$1,175,000 resulting in total contract amounts of \$2,575,000.

Mayor Ramirez announced that Item 8.2 Commercial Development at 590 Castro Street would be continued to the May 24, 2022 City Council meeting.

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

The following member of the public spoke:

Steven Goldstein from Mountain View discussed his balcony repair.

At 7:54 p.m., Mayor Ramirez recessed the meeting. The meeting reconvened at 8:10 p.m. with all Councilmembers present.

### **6. STUDY SESSION**

#### **6.1 1020 to 1040 Terra Bella Avenue**

The purpose of this Study Session was to receive Council input on the projects at 1020 and 1040 Terra Bella Avenue, including a General Plan Amendment, Zoning Map Amendment, and Development Proposal.

Councilmember Matchak and Vice Mayor Hicks disclosed they separately met with applicant, visited the site and met with the Stierlin Estates neighbors. Councilmember Showalter disclosed she met with the applicant and visited the site. Councilmember Lieber, Mayor Ramirez and Councilmember Kamei disclosed they separately met with the applicant. Councilmember Abe-Koga disclosed she met with the applicant and neighbors.

Senior Planner Edgar Maravilla presented the item. Bryan Miranda, Regional Vice President for Public Storage and Carlos Castellanos, Vice President of Real Estate Development for Alta Housing also made presentations. Assistant City Manager/Community Development Director Aarti Shrivastava was available for questions.

The following members of the public spoke:

James Kuszmaul

Rick Spillane from Mountain View.

Albert Jeans from Mountain View.

Salim Damerджи from Mountain View indicated support for the project.

Tzur Nehushtan from Mountain View.

Alex Brown from Mountain View indicated support for the project.

Kevin Ma indicated support for the project.

Edie Keating from Mountain View indicated support for the project.

Katy Blus from Mountain View.

The Council directed questions to City staff, Carlos Castellanos and Bryan Miranda.

By consensus, the Council indicated support for the design comments and direction given by the Environmental Planning Commission for 1020 Terra Bella Avenue and 1040 Terra Bella Avenue. The Council also indicated support for consideration of a waiver of the commercial/industrial housing impact fees for the project.

## **7. NEW BUSINESS**

### **7.1 Introduction of an Ordinance to Enact Campaign Contribution Limits, Amend Campaign Finance Reporting and Disclosure Requirements, and Repeal Political Sign Regulations**

Senior Assistant City Attorney Nicole Wright presented the item.

The Council directed questions to staff.

The following member of the public spoke:

Katie Zoglin

MOTION - M/S - Lieber/Abe-Koga - To:

1. Introduce an Ordinance of the City of Mountain View Amending Chapter 2, Article XII, of the Mountain View City Code Relating to Campaign Finance and Repealing Article III of Chapter 3 of the Mountain View City Code Relating to Political Signs, and set a second reading for April 26, 2022.

2. Adopt Resolution No. 18659 of the City Council of the City of Mountain View

Rescinding Resolution No. 17876 Designating Public Properties Upon Which Political Signs May Be Posted.

The motion carried by the following roll call vote:

**Yes:** 5 - Councilmember Abe-Koga, Councilmember Kamei, Councilmember Lieber, Vice Mayor Hicks, Mayor Ramirez

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

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

Direct staff to: 1) review the feasibility of applying the City's local top contributor disclosure requirements in addition to the State requirements to committees that have at least one top contributor that qualify at the State threshold; and 2) bring back an ordinance to amend campaign contribution limit penalties to include a dollar amount penalty when contributions received in excess of the specified limit are not returned within 30 days.

The motion carried by the following roll call vote:

**Yes:** 6 - Councilmember Abe-Koga, Councilmember Kamei, Councilmember Lieber, Councilmember Showalter, Vice Mayor Hicks, Mayor Ramirez

**No:** 1 - Councilmember Matichak

MOTION - M/S - Ramirez/Kamei - At 10:06 p.m. to continue the meeting beyond 10:00 p.m.

The motion carried by the following roll call vote:

**Yes:** 7 - Councilmember Abe-Koga, Councilmember Kamei, Councilmember Lieber, Councilmember Matichak, Councilmember Showalter, Vice Mayor Hicks, Mayor Ramirez

## **8. PUBLIC HEARINGS**

### **8.1 Amendments to the Tenant Relocation Assistance Ordinance to Apply to Mobile Home Tenants**

Assistant Community Development Director Wayne Chen presented the item.

The following member of the public spoke:

Alex Brown from Mountain View indicated support for the ordinance.

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

Introduce an Ordinance of the City of Mountain View Amending Article XIII of Chapter 36 of the Mountain View City Code Related to Tenant Relocation Assistance to Provide Tenant



Relocation Assistance Benefits and a First Right to Return to Mobile Home Tenants Who Rent a Mobile Home in a Mountain View Mobile Home Park, and Finding the Ordinance to be Exempt from the California Environmental Quality Act under CEQA Guidelines Section 15061(b)(3), and set a second reading for April 26, 2022.

The motion carried by the following roll call vote:

**Yes:** 7 - Councilmember Abe-Koga, Councilmember Kamei, Councilmember Lieber, Councilmember Matichak, Councilmember Showalter, Vice Mayor Hicks, Mayor Ramirez

## **8.2 Commercial Development at 590 Castro Street**

This item was continued to the May 24, 2022 Council meeting.

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

Councilmember Matichak stated she attended a County of Santa Clara Airport Land Use Commission meeting.

Councilmember Abe-Koga discussed a recent Metropolitan Transportation Commission meeting. She stated she attended the 2022 City Annual Update and a County of Santa Clara Public Health Department discussion on gun violence.

At 10:25 p.m., Councilmember Kamei left the meeting.

In response to Councilmember Lieber, a majority of the Council indicated support for an off-agenda memo with analysis of Senate Bill 1000.

Councilmember Showalter stated she attended the Mountain View Multicultural Festival.

## **10. CLOSED SESSION REPORT**

Interim City Attorney Quinn stated there was no Closed Session report.

She thanked the Council for the opportunity to serve as the Interim City Attorney.

## **11. ADJOURNMENT**

At 10:44 p.m., Mayor Ramirez adjourned the meeting.

Approved on April 26, 2022.

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Lucas Ramirez, Mayor

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Heather Glaser, City Clerk