



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**

5:00 PM

Tuesday, March 25, 2025

REGULAR 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

5:00 P.M.-CLOSED SESSION**1. CLOSED SESSION ANNOUNCEMENT (OPEN SESSION)****2. CLOSED SESSION (PLAZA CONFERENCE ROOM)**

- 2.1 Conference with Real Property Negotiator (Cal. Gov't Code § 54956.8)-Property: City Lot 12; no street address (APNs 158-11-033, 158-11-34, 158-11-35, 158-11-36, 158-11-37, 158-11-38, and 158-11-060)-Agency Negotiators: Audrey Seymour Ramberg, Assistant City Manager, Wayne Chen, Housing Director, Deanna Talavera, Senior Housing Officer-Negotiating Party: MV Lot 12 Housing Partners L.P.-Under Negotiation: Price and Terms of Payment for Lease of Real Property**

3. CLOSED SESSION REPORT**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 Red Cross Month Proclamation**3.2 Women's History 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 Code Amendment to Chapter 36 (Zoning) - Below-Market-Rate Housing Program (Second Reading)

Recommendation(s): 1. Adopt an Ordinance of the City of Mountain View Amending Mountain View City Code Sections 36.40.05, 36.40.10, 36.40.15, and 36.40.20 to Make Clarifying Modifications, and Adding Section 36.40.16 Governing Rent Increases for Below-Market-Rate Units to the Mountain View City Code, to be read in title only, further reading waived (Attachment 1 to the Council report). (First reading: 7-0)

2. Find that pursuant to California Code of Regulations Section 15060(c)(2), the proposed Code amendments are not subject to the California Environmental Quality Act because they will not result in a direct or reasonably foreseeable indirect physical change in the environment.

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

4.2 Amendments to Chapter 46-Mobile Home Rent Stabilization Ordinance (Second Reading)

Recommendation(s): It is recommended that the City Council:

1. Adopt an Ordinance of the City of Mountain View Amending Mountain View City Code Chapter 46 Sections 46.5 and 46.6 to Modify Allowed Annual Rent Increases from the Current Combination of an Adjustment Limited to 100% of the Consumer Price Index for All Urban Consumers (CPI-U) for the San Francisco-Oakland-Hayward Region, with a 2% Floor and 5% Ceiling to an Adjustment Limited to 60% of the CPI-U with No Floor and a 3% Ceiling, to be read in title only, further reading waived (Attachment 1 to the Council Report). (First Reading: 6-1)
2. Find that pursuant to California Code of Regulations Section 15060(c)(2), the proposed Code amendments are not subject to the California Environmental Quality Act (CEQA) because they will not result in a direct or reasonably foreseeable indirect physical change in the environment.

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

4.3 Appoint Rental Housing Committee Members

Recommendation(s): Adopt a Resolution of the City Council of the City of Mountain View Appointing Alexander Brown, Emily Staats Hislop, and Kevin Ma to the Rental Housing Committee, to be read in title only, further reading waived (Attachment 1 to the Council report).

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

4.4 Authorization to Execute an Amendment to the Exclusive Negotiating Agreement (ENA) with Affirmed Housing for the Development of Affordable Housing at 87 East Evelyn Avenue

Recommendation(s): Adopt a Resolution of the City Council of the City of Mountain View Authorizing Amendment of the Exclusive Negotiating Agreement (“ENA”) with Affirmed Housing for Development of Affordable Housing at 87 East Evelyn Avenue (APN 160-65-008) to Extend the Negotiation Period for the Lease, Disposition, Development, and Loan Agreement (“LDDLA”) by 90 Days with an Option for One Additional 30-Day Extension if Necessary to Complete Negotiations, and Authorizing the City Manager or Designee to Execute the Amended ENA, to be read in title only, further reading waived (Attachment 1 to the Council report).

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

4.5 2030 General Plan Annual Progress Report (Calendar Year 2024)

Recommendation(s): Accept the 2024 General Plan Annual Progress Report and direct staff to submit the report to the Governor's Office of Planning and Research (Attachment 1 to the Council report).

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

[ATT 1 - 2024 Annual Progress Report: 2030 General Plan](#)

4.6 Housing Element Annual Progress Report (2023-2031 Housing Element)

Recommendation(s): Accept the 2024 Annual Progress Report on the 2023-2031 Housing Element and direct staff to submit the report to the California Department of Housing and Community Development and the Governor's Office of Planning and Research (Attachment 1 to the Council report).

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

[ATT 1 - Annual Progress Report](#)

[ATT 2 - 2024 AMI for Santa Clara County](#)

4.7 Silicon Valley Clean Energy Grant Applications

Recommendation(s): Adopt a Resolution of the City Council of the City of Mountain View Directing Staff to Apply for (1) a Competitive Decarbonization Track Grant in the Amount of \$1,000,000 for a Battery Storage System at the Mountain View Senior Center; (2) a Noncompetitive Grant in the Amount of \$341,460 for a Battery Storage System at the Mountain View Senior Center; and (3) a Competitive Engagement Track Grant in the Amount of \$100,000 for the City's Water Heater Campaign from Silicon Valley Clean Energy, and if Awarded, Accept and Appropriate Revenues and Expenditures Up to \$1,441,460 in Grant Funding to Sustainability Projects, Project 20-99, to be read in title only, further reading waived (Attachment 1 to the Council report).

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

[ATT 1 - Resolution](#)

4.8 Shoreline Storage Maintenance Plan, Project 14-34; Recycling Center Building Retrofit, Project 20-18-Construction Acceptance

Recommendation(s): 1. Accept Shoreline Storage Maintenance Plan, Project 14-34, and authorize the final contract payment.

2. Accept Recycling Center Building Retrofit, Project 20-18, and authorize the final contract payment.

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. STUDY SESSION

6.1 Fiscal Year 2025-26 through Fiscal Year 2029-30 Capital Improvement Program

Recommendation(s): The purpose of this Study Session is to provide the City Council with an overview of the Capital Improvement Program and obtain City Council input for the preparation of the recommended Fiscal Year 2025-26 through Fiscal Year 2029-30 Capital Improvement Program. This is the first of two planned Study Sessions prior to the scheduled adoption of the Capital Improvement Program on June 24, 2025.

Attachment(s): [Study Session Memo](#)

[ATT 1 - Active Capital Improvement Program Projects](#)

[ATT 2 - Active CIP Projects with Active Transportation Improvements](#)

[ATT 3 - Active Park Projects](#)

[ATT 4 - Pavement Management Program Update](#)

[ATT 5 - Rec. FY 25-26 & Planned FY 26-27 to 29-30 Non-Disc. Projects](#)

[ATT 6 - Roll Forward & Planned FY 25-26 to FY 27-28 Disc. Projects](#)

[ATT 7 - Unscheduled Proposed Projects from CIP Adopted in 2023](#)

6.2 R3 Zoning District Update-Increased Densities

Recommendation(s): Provide direction on:

1. Locations where increased densities will be allowed in the Multiple-Family (R3) Zoning District;
2. Densities in those locations identified for increased density; and
3. Locations where Two-Family (R2) zoned properties may be integrated into the R3 Zoning District, pursuant to Housing Element Program 1.3(h).

Attachment(s): [Study Session Memo](#)

[ATT 1 - R3 Project Chronology](#)

[ATT 2 - Public Comment](#)

[ATT 3 - Change Areas Maps and Data](#)

[ATT 4 - Change Area Criteria Table](#)

[ATT 5 - Change Area Alternatives Map](#)

[ATT 6 - Feasibility and Prototype Analysis](#)

7. 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.

