



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

March 25, 2025

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

REGULAR MEETING

This meeting was conducted with a virtual component. All members of the City Council and all speakers participated in-person unless otherwise noted.

5:00 P.M.-CLOSED SESSION

At 5:00 p.m., Mayor Kamei called the meeting to order.

1. CLOSED SESSION ANNOUNCEMENT (OPEN SESSION)

City Attorney Logue announced the item listed for Closed Session.

There were no public speakers in-person or virtually.

At 5:01 p.m., Mayor Kamei recessed the meeting to Closed Session with all Councilmembers present.

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**

At 6:33 p.m., Closed Session concluded.

6:30 P.M.-REGULAR SESSION

1. CALL TO ORDER/PLEDGE OF ALLEGIANCE

At 6:40 p.m., Mayor Kamei called the meeting to order.

Mayor Kamei led the Pledge of Allegiance.

3. CLOSED SESSION REPORT

City Attorney Logue stated no reportable action was taken in Closed Session.

2. ROLL CALL

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

3. PRESENTATIONS

3.1 Red Cross Month Proclamation

Mayor Kamei presented the proclamation to Neel Mehta, Red Cross Board Leader.

3.2 Women's History Month Proclamation

Mayor Kamei presented the proclamation and certificates of recognition to Aila Malik, winner of the Cal Cities Women's Caucus Women of Persistence 2024 Award, and Malia Pires, winner of the Cal Cities Women's Caucus Women of Persistence 2025 Award.

There were no public speakers in-person or virtually.

4. CONSENT CALENDAR

Councilmember Ramirez pulled Item 4.7 for individual consideration.

Councilmember McAlister registered a No vote on Item 4.2.

There were no public speakers in-person or virtually.

MOTION - M/S - Ramos/Hicks - To approve the balance of the Consent Calendar.

The motion carried, except for Items 4.2 and 4.7, by the following vote:

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

4.1 Code Amendment to Chapter 36 (Zoning) - Below-Market-Rate Housing Program (Second Reading)

1. Adopt Ordinance No. 1.2025 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.

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.

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

1. Adopt Ordinance No. 2.2025 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.

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.

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

No: 1 - Councilmember McAlister

4.3 Appoint Rental Housing Committee Members

Adopt Resolution No. 18973 of the City Council of the City of Mountain View Appointing Alexander Brown, Emily Staats Hislop, and Kevin Ma to the Rental Housing Committee.

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

Adopt Resolution No. 18974 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.

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

Accept the 2024 General Plan Annual Progress Report and direct staff to submit the report to the Governor's Office of Planning and Research.

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

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.

4.7 Silicon Valley Clean Energy Grant Applications

This item was pulled from the Consent Calendar by Councilmember Ramirez for individual consideration.

There were no public speakers in-person or virtually.

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

Adopt Resolution No. 18975 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.

The motion carried by the following vote:

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

No: 1 - Councilmember Ramirez

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

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.

5. ORAL COMMUNICATIONS FROM THE PUBLIC ON NONAGENDIZED ITEMS

The following members of the public spoke:

Gene Lee, from Mountain View, discussed pickleball.

Jim Zaorski, from Mountain View, on behalf of himself, Maria Bechtel, Olga Bright, Alan Whitaker, (Virtual) Vivek Chopra, (Virtual) Anita Stewart, and (Virtual) Kaj Rekola, discussed the Parks and Recreation Strategic Plan.

(Virtual) Silja Paymer discussed the Moffett Complete Streets Plan.

6. STUDY SESSION

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

The purpose of this Study Session was to provide the City Council with an overview of the Capital Improvement Program (CIP) 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.

Public Works Director Jennifer Ng and Assistant Public Works Director/City Engineer Ed Arango presented the item.

The following members of the public spoke:

James Kuszmaul

Jack Linchey from Mountain View.

Mary Dateo from Mountain View.

Alex Brown from Mountain View.

April Webster from Mountain View.

Silja Paymer from Mountain View.

(Virtual) Cliff Chambers from Mountain View.

(Virtual) Daniel Hulse from Mountain View.

(Virtual) Rashmi

Councilmember McAlister recused himself from the discussion about Stevens's Creek Trail Extension, Dale/Heatherstone to Remington, Construction due to the proximity of his personal residence to property that will be impacted by the Council's decision regarding this project. He also recused himself from the discussion about the El Camino Real Protected Intersections, Design and Construction, Phases 2-4 and Shoreline Boulevard Complete Streets, Montecito to El Camino Real (US-17) projects due to the proximity of his business to property that will be impacted by Council's decision regarding these projects.

At 8:13 p.m., Councilmember McAlister left the dais.

Councilmember Clark recused himself from the discussion about the El Camino Real Protected Intersections, Design and Construction, Phases 2-4 and Shoreline Boulevard Complete Streets, Montecito to El Camino Real (US-17) projects due to the proximity of his residence to property that will be impacted by Council's decision regarding these projects.

At 8:32 p.m., Councilmember Clark left the dais.

By consensus, the Council indicated support for the El Camino Protected Intersections, Phases 2 and 3, projects to be included as roll-forward projects in the planned CIP.

By consensus, the Council indicated support for staff to evaluate the El Camino Protected Intersections, Phase 4, and Shoreline Boulevard Complete Streets projects to determine trade-offs needed in order to add the projects to the planned CIP.

At 8:46 p.m., Councilmember Clark returned to the dais.

At 8:47 p.m., Councilmember McAlister returned to the dais.

By consensus, the Council indicated support for the staff recommended approach and criteria to determine which projects to prioritize for the CIP Reserve and C/C Tax Funds.

A majority of the Council indicated support for having staff evaluate deferral of the following "roll-forward" discretionary projects:

North Bayshore Branding and Wayfinding Signage Installation (26-xx)

Signage Program for Shoreline at Mountain View – Implementation of Shoreline Master Plan (27-xx)

Turf Replacement – Shoreline Athletic Field (26-xx)

Turf Replacement – Crittenden Field (27-xx)

Turf Replacement – Graham School (27-xx)

LASD School Site Facilities (27-xx)

Citywide Traffic Signal and Traffic Center Operations, Implementation (28-xx)

Citywide Traffic Signal and Traffic Operations, Implementation (Placeholder) (28-xx)

A majority of the Council indicated support for having staff evaluate and determine trade-offs that would be needed in order to add the following project from the unscheduled project list to the planned CIP:

Central Expressway Bicycle and Pedestrian Crossing, Design and Construction (US-7)

MOTION - M/S - Ramos/Showalter - At 10:18 p.m., to continue the meeting beyond 10:00 p.m.

The motion carried by the following vote:

Yes: 5 - Councilmember Clark, Councilmember Hicks, Councilmember Showalter, Vice Mayor Ramos, Mayor Kamei

No: 2 - Councilmember McAlister, Councilmember Ramirez

At 10:19 p.m., Councilmember Kamei recessed the meeting. The meeting reconvened at 10:26 p.m., with all Councilmembers present.

6.2 R3 Zoning District Update-Increased Densities

Chinese and Spanish interpretation services were available for this item.

The purpose of this Study Session is to 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).

Advanced Planning Manager Eric Anderson presented the item.

The following members of the public spoke:

Robert Cox from Mountain View.

Albert Jeans from Mountain View.

Alex Brown

Julie Muir from Mountain View.

Toni Rath from Mountain View.

Richard P. Spillane from Mountain View.

Kevin Lin from Mountain View.

(Virtual) Cliff Chambers from Mountain View.

(Virtual) Soosh Gandhi from Mountain View.

(Virtual) Manuel Salazar, on behalf of Silicon Valley at Home.

(Virtual) Louise Katz from Mountain View, on behalf of Livable Mountain View.

(Virtual) Daniel Hulse from Mountain View.

(Virtual) Cathy from Mountain View.

(Virtual) April Webster from Mountain View.

(Virtual) Unidentified Mountain View resident.

Councilmember Hicks recused herself from the discussion and deliberations regarding R3 change areas where increased density will be allowed due to the proximity of her residence to property that will be impacted by Council's decisions.

Councilmember McAlister recused himself from the discussion and deliberations regarding R3 change areas where increased density will be allowed, and the density increases for certain change areas due to the proximity of his residence to property that will be impacted by Council's decisions.

At 11:10 p.m., Councilmembers Hicks and McAlister left the dais.

A majority of the Council indicated support for the 14 R3 intensification change areas identified by City staff and added condominium sites and rowhouse/townhouse sites mapped as blue and green, respectively, in Attachment 5 to the Council Report as additional change areas.

At 11:32 p.m., Councilmember Hicks returned to the dais.

A majority of the Council indicated support for Study Option 1 (R3-D2 subzone) for the Continental/Dale change area.

At 11:55 p.m., Councilmember McAlister returned to the dais.

A majority of the Council indicated support for Study Option 1 (R3-D2 subzone) for the Del Medio South, Central Park Apartments (portion near Central Expressway), and Evelyn/Calderon (portion near Highway 85) change areas, and Study Option 2A (R3-D1 subzone) for all other change areas, including the additional change areas for condominium sites and rowhouse/townhouse sites.

Councilmember Clark recused himself from the discussion and deliberations regarding the rezoning of certain R2 parcels to R3 due to the proximity of his residence to those properties.

Councilmember Hicks recused herself from the discussion and deliberations regarding the rezoning of certain R2 parcels to R3 due to the proximity of her residence to those properties.

Councilmember McAlister recused himself from the discussion and deliberations regarding the rezoning of certain R2 parcels to R3 due to the proximity of his business to those properties.

At 12:18 a.m., Councilmembers Clark, Hicks and McAlister left the dais.

By consensus, the Council indicated support for the Environmental Planning Commission recommendation to apply the R3-A subzone (approximately 20 dwelling units per acre) to certain R2 parcels along California Street, View Street, Church Street, Sierra Avenue and Hope Street (see Figure 2 of the Council Report).

At 12:19 a.m., Councilmember Hicks returned to the dais.

By consensus, the Council indicated support for the Environmental Planning Commission recommendation to apply the R3-A subzone (approximately 20 dwelling units per acre) to certain R2 parcels along Shoreline Boulevard, Snow Street, Mountain View Avenue, Palo Alto Avenue and Miramonte Avenue (see Figure 2 of the Council Report).

At 12:19 a.m., Councilmembers Clark and McAlister returned to the dais.

A majority of the Council indicated support for the Environmental Planning Commission recommendation to apply the R3-A subzone (approximately 20 dwelling units per acre) to the remaining areas identified for rezoning from R2 to R3 in Figure 2 of the Council Report, including evaluating opportunities to rezone from R2 to R3 areas located between Central Expressway and Central Avenue on either side of Moffett Boulevard as identified in Figure 3 of the Council Report.

7. COUNCIL, STAFF/COMMITTEE REPORTS

Councilmember Showalter stated she attended a Bay Area Water Supply and Conservation Agency Board of Directors meeting.

Vice Mayor Ramos stated she attended an Association of Bay Area Governments Executive Board meeting.

8. ADJOURNMENT

At 12:26 a.m. on Wednesday, March 26, Mayor Kamei adjourned the meeting.

Approved on May 13, 2025.



Ellen Kamei, Mayor



Heather Glaser, City Clerk