



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

December 09, 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.

6:30 P.M.-REGULAR SESSION

1. CALL TO ORDER

At 6:30 p.m., Mayor Kamei called the meeting to order.

2. PLEDGE OF ALLEGIANCE

Mayor Kamei led the Pledge of Allegiance.

3. ROLL CALL

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

4. CONSENT CALENDAR

The following member of the public spoke:

(Virtual) Anil Babbar, on behalf of the California Apartment Association, discussed Item 4.4.

MOTION - M/S - Ramos/Ramirez - To approve the Consent Calendar.

The motion carried by the following vote:

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

4.1 Alice Okuno v. City of Mountain View Settlement Agreement

Adopt Resolution No. 19055 of the City Council of the City of Mountain View Authorizing and Directing the City Attorney to Compromise and Settle the Case of Alice Okuno v. City of Mountain View, Santa Clara County Superior Court Case No. 22CV405643, in the Amount of Two Hundred Seventy-Five Thousand Dollars (\$275,000) and Authorizing the City Manager or Designee to Appropriate the same amount to the City

Attorney's Office Liability Insurance Fund to Implement the Settlement. (Five Votes Required)

4.2 Ella Kobzanets v. City of Mountain View Settlement Agreement

Adopt Resolution No. 19056 of the City Council of the City of Mountain View Authorizing and Directing the City Attorney to Compromise and Settle the case of Ella Kobzanets v. City of Mountain View, Santa Clara County Superior Court Case No. 23CV420311, in the amount of Four Hundred Thousand Dollars (\$400,000), and Authorizing the City Manager or Designee to Appropriate the same amount to the City Attorney's Office Liability Insurance Fund to Implement the Settlement. (Five Votes Required)

4.3 Appoint Environmental Planning Commission Members

Adopt Resolution No. 19057 of the City Council of the City of Mountain View Reappointing Tina Pham and Appointing Shwetha Subramanian to the Environmental Planning Commission.

4.4 Code Amendment to Chapter 36 (Zoning)-Tenant Relocation Assistance Ordinance (First Reading)

Introduce an Ordinance of the City of Mountain View Repealing Chapter 36, Article XIII (Tenant Relocation Assistance) of the Mountain View City Code, Amending Chapter 46 of the Mountain View City Code to Change the Title and Add a New Article Governing Tenant Relocation Assistance, and Finding That These Code Amendments are Not Subject to the California Environmental Quality Act, and set a second reading for January 27, 2026.

4.5 Intersection Traffic Signal System-Major Replacements and Upgrades (Rengstorff Avenue and Latham Street), Projects 18-27 and 22-15-Construction Acceptance

Accept Intersection Traffic Signal System-Major Replacements and Upgrades (Rengstorff Avenue and Latham Street), Projects 18-27 and 22-15, and authorize the final contract payment.

5. ORAL COMMUNICATIONS FROM THE PUBLIC ON NONAGENDIZED ITEMS

The following members of the public spoke:

Albert Jeans discussed recreational vehicles parked in the City.

(Virtual) James Kuzmaul discussed Albert Jeans' comments.

6. NEW BUSINESS

6.1 Historic Preservation Ordinance and Historic Register Update

Chinese translation services were available for this item.

Mayor Kamei stated the City heard concerns from property owners and representatives of property owners about sites associated with religious uses. She stated staff evaluated these concerns and determined the City should not proceed with listing these properties without the property owner's consent, which would be discussed further in the presentation.

Advanced Planning Manager Eric Anderson presented the item.

The following members of the public spoke:

Julie Satake Ryu from Mountain View, on behalf of the Mountain View Buddhist Temple, indicated support for removal of the property from the historic register.

Robert Cox from Mountain View, on behalf of Nancy Stuhr, Hala Alshahwany, Lorrie Wormald, Maureen Blando, Leslie Friedman, himself, and Livable Mountain View.

John Martinez from Mountain View requested to opt out of historic designation.

George Aviet from Mountain View requested to opt out of historic designation.

Jim Spangler from Mountain View/Pismo Beach requested to opt out of historic designation.

Massimo Prati from Mountain View.

Melanie Kaye from Mountain View.

Caroline McCormack from Mountain View.

(Virtual) James Kuszmaul, on behalf of Mountain View Yes In My Back Yard.

(Virtual) Daniel Hulse

(Virtual) Matthew Marting

At 7:32 p.m., Mayor Kamei recessed the meeting. The meeting reconvened at 7:38 p.m. with all Councilmembers present.

(Virtual) Kent requested to opt his restaurant out of historic designation.

(Virtual) Matt Francois, on behalf of the Mountain View Buddhist Temple, indicated support for removal of the property from the historic register.

(Virtual) Jennifer Michel from Menlo Park.

(Virtual) Kevin Ma

(Virtual) James Barrett, on behalf of the owner of 895 Villa Street.

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

(Virtual) Maria Silveira, on behalf of IFES Society Hall and Event Venue at 432 Stierlin Road, requested to opt out of historic designation.

(Virtual) Einny Yu, on behalf of 134 Castro Street.

(Virtual) Jerry Steach, on behalf of Livable Mountain View.

(Virtual) Erica Yu, on behalf of 134 Castro Street, requested to opt out of historic designation.

David Watson from Mountain View

Councilmember Hicks recused herself from any discussion concerning 12 properties (537 Bush Street, 444 Castro Street, 501 Castro Street, 655 Castro Street, 799 Castro Street, 334 Church Street, 595 Church Street, 624 W El Camino Real, 425 Hope Street, 782 Hope Street, 472 View Street, and 680 Yosemite Avenue) for inclusion in the Historic Register due to the proximity of her personal residence to those properties.

At 8:12 p.m., Councilmember Hicks left the dais.

At 8:53 p.m., Councilmember Hicks returned to the dais.

At 9:39 p.m., Councilmember McAlister left the dais.

At 9:43 p.m., Councilmember McAlister returned to the dais.

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

1. Support the staff recommendations for treatment of properties already listed in the Mountain View Register of Historic Resources that do not meet the draft integrity thresholds, which include:

Developing a process whereby these properties have an opportunity to improve their integrity within a limited time before being removed from the Mountain View Register. The property owners of these five properties would need to submit an application with an analysis showing that the improvements would return sufficient integrity to be eligible for continued listing in the Mountain View Register.

Allowing a four-year period to submit a Historic Preservation Permit with the restoration plan; failure to do so would result in removal from the Mountain View Register at that time. A property owner submitting a Historic Preservation Permit application within four years would receive an additional three years to obtain City approval of their proposed restoration/rehabilitation work and to complete construction. If they have not met either deadline, they would be automatically removed from the Mountain View Register, and any Mills Act contracts would be canceled.

2. Support the staff recommendations for updates to the development review process for historic resources, which include:

Clarifying and adopting a comprehensive list of exempt alterations.

Defining "minor alterations" (e.g., in-kind replacement of doors and windows, alterations not visible from the public right-of-way, such as rear additions, and changes to noncharacter-defining features) and providing a staff-level review process (there are cases when these types of alterations may need additional analysis to ensure that character-defining features of the structure are preserved).

Defining "major alterations" (e.g., relocation, new openings, visible additions, and alterations that would alter, remove, or obscure character-defining features) for review through an Administrative Zoning public hearing. These applications typically require analysis to ensure that the resource retains sufficient integrity and eligibility for continued listing on the Mountain View Register.

Creating a process for delisting a property from the Mountain View Register, such as when demolition of a structure is required.

Incorporating enforcement measures for property neglect, unauthorized alterations, or demolition without permits.

Aligning permit review procedures with environmental review requirements under the California Environmental Quality Act.

Requiring contributing properties in a historic district to adhere to the review processes for individually listed resources.

3. Support the staff recommendations for process updates related to nominations, listing, and delisting of historic resources, and direct staff to return to the Council with additional analysis and options related to the Council/technical role and how to ensure ample noticing and participation in the district nomination and approval process, which include:

Removing the unilateral owner opt-off provision and the required owner approval within the Council nomination process. With this modification, the City Council could still consider owner sentiment when deciding whether to add or remove a property on the Mountain View Register.

Ensuring a high-touch notification process for property owners and residents who would be affected by a proposed historic district.

Creating a process for neighborhoods or districts to nominate themselves, subject to Council approval. The proposed district would include a minimum number and percentage of contributing resources within a geographically defined area. At least 50% of owners should be included as signatories on the application. The review process should include a mailed ballot to all contributing properties, notifying property owners of the potential district nomination and allowing for comments on the matter, which the City Council will consider when deciding whether to list the district on the Mountain View Register. This would also include a mechanism by which Council would not be required to consider a district nomination if the City's expert determined there was not sufficient evidence to justify a historic district being created.

Listing properties on the Mountain View Register if an official determination of eligibility is made by the California Office of Historic Preservation or the National Park Service, which is a formal process that does not depend on owner acceptance. This would resolve the transparency and consistency issues identified with the language in the Ordinance regarding review requirements for California and National Register-eligible properties.

Providing delisting procedures that consider findings, including reassessment of eligibility through further analysis, if a listed property becomes a safety hazard, is damaged by a natural disaster, or an owner faces an economic hardship related to a property's listing. Also, provide a delisting procedure, consistent with the California Environmental Quality Act, whereby the City Council can delist a property from the Mountain View Register, such as due to demolition, if there is an overriding consideration (for example, if the value of the resource is outweighed by public benefits like open space or affordable housing).

FRIENDLY AMENDMENT

Councilmember Hicks moved to amend the motion to include a direction to staff to consider streamlining for rear additions and other improvements that don't alter the front façade, as well as finding ways to make permitting of accessory dwelling units on historic sites easier.

The motion maker accepted the amendment.

The motion seconder withdrew his second.

Councilmember Hicks seconded the amended motion.

FRIENDLY AMENDMENT

Councilmember Clark moved to amend the motion to include direction to staff to bring back additional information regarding the eligible sites, including State and/or National Register eligibility, the significance criteria for each site (with a focus on which sites meet only the design criterion vs. the design criterion and other criteria), and more information about property owner sentiment based on additional opportunity to comment after the availability of the draft ordinance.

The motion maker and seconder accepted the amendment.

The amended motion carried by the following vote:

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

MOTION - M/S - Hicks/Ramos - At 10:52 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

7. PUBLIC HEARING

7.1 ~~Mixed Use Development at 843-903 Castro Street, 700 West El Camino Real and 750 Fairmont Avenue~~

THIS ITEM WILL NOT BE HEARD ON DECEMBER 9, 2025. THIS ITEM WILL BE RE-NOTICED FOR DISCUSSION AT A FUTURE DATE.

8. COUNCIL, STAFF/COMMITTEE REPORTS

Councilmember Showalter stated she attend the National League of Cities City Summit.

Councilmember McAlister stated he attended the National League of Cities City Summit and was appointed to the National League of Cities Transportation and Infrastructure Services Committee NLC. He stated he attended a Council Transportation Committee meeting.

Vice Mayor Ramos stated she attended the National League of Cities City Summit. She stated she serves on the National League of Cities Community and Economic Development Committee and the Asian Pacific American Municipal Official caucus. She stated she attended the Cities Association of Santa Clara County

holiday party.

Councilmember McAlister stated he attended the Cities Association of Santa Clara County holiday party.

Councilmember Showalter stated she attended the Cities Association of Santa Clara County holiday party.

Councilmember Hicks stated she attended a Council Sustainability Committee meeting.

Councilmember Ramirez stated he attended the Cities Association of Santa Clara County holiday party.

Mayor Kamei stated she attended the National League of Cities City Summit, a Council Transportation Committee meeting, a Cal Cities League Leaders and Board meeting, and the Cities Association of Santa Clara County holiday party.

9. ADJOURNMENT

At 11:02 p.m., Mayor Kamei adjourned the meeting in honor of Norman Shaskey.

Approved on February 24, 2026.



Emily Ann Ramos, Mayor



Heather Glaser, City Clerk