



Lisa Matichak, Mayor  
Margaret Abe-Koga, Vice Mayor  
Christopher R. Clark, Councilmember  
Alison Hicks, Councilmember  
Ellen Kamei, Councilmember  
John McAlister, Councilmember  
Lucas Ramirez, Councilmember

Daniel H. Rich, City Manager  
Krishan Chopra, City Attorney  
Lisa Natusch, City Clerk

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November 18, 2019

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

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## **SPECIAL CITY COUNCIL MEETING**

### **6:00 P.M.-CLOSED SESSION (PLAZA CONFERENCE ROOM)**

#### **1. CLOSED SESSION ANNOUNCEMENT (OPEN SESSION)**

At 6:00 p.m., City Attorney Krishan Chopra announced the item for Closed Session.

Public Comment opened.

The following member of the public spoke:

Kevin DeNardi

Public Comment closed.

#### **2. CLOSED SESSION**

Mayor Matichak called the meeting to order.

All Councilmembers were present.

##### **2.1 Conference with Real Property Negotiator (§54956.8)-Property: (Gamel Way, a public street) (No APN)-Agency Negotiator: Dennis Drennan, Real Property Program Administrator-Negotiating Party: Kevin DeNardi, The DeNardi Group-Under Negotiation: Price and Terms of Payment for the Sale of Real Property**

The Closed Session concluded at 7:03 p.m.

### **6:30 P.M.-SPECIAL SESSION (COUNCIL CHAMBERS)**

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

Mayor Matichak called the meeting to order at 7:05 p.m.

#### **2. PLEDGE OF ALLEGIANCE**

Mayor Matichak led the Pledge of Allegiance.

#### **3. ROLL CALL**

**Present:** 7 - Councilmember Clark, Councilmember Hicks, Councilmember Kamei, Councilmember McAlister, Councilmember Ramirez, Vice Mayor Abe-Koga, Mayor Matichak

#### **4. CONSENT CALENDAR**

Mayor Matichak announced Consent Calendar Item 4.2 would be pulled from the agenda and considered at a future meeting.

Councilmember McAlister requested to pull Item 4.1.

Following action on Item 4.1, Council took action on the balance of the Consent Calendar.

MOTION - M/S - Clark/Ramirez - To approve Consent Calendar Items 4.3, 4.4, 4.5 and 4.6.

The motion carried by the following vote:

**Yes:** 7 - Councilmember Clark, Councilmember Hicks, Councilmember Kamei, Councilmember McAlister, Councilmember Ramirez, Vice Mayor Abe-Koga, Mayor Matichak

#### **4.1 2020 Council Meeting Schedule**

Councilmember McAlister provided comments on the proposed calendar.

Vice Mayor Abe-Koga provided comments on the proposed calendar.

City Clerk Lisa Natusch, Assistant City Manager/Chief Operating Officer Audrey Seymour Ramberg and City Manager Dan Rich provided comments.

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

Approve the 2020 City Council meeting schedule with modifications to remove the proposed June 16, 2020 and November 24, 2020 City Council meetings and add a special City Council meeting on Monday, November 16, 2020.

The motion carried by the following vote:

**Yes:** 7 - Councilmember Clark, Councilmember Hicks, Councilmember Kamei, Councilmember McAlister, Councilmember Ramirez, Vice Mayor Abe-Koga, Mayor Matichak

#### **4.2 East Whisman Area Transit-Oriented Development (TOD) Improvements, Phase I: Middlefield Road Improvements, Project 16-48-Accept Construction**

This item was pulled from the agenda to be considered by the City Council at a future date.

#### **4.3 Fire Station No. 4 Renovation, Project 17-38-Amend Professional Design Services Agreement**

Authorize the City Manager to amend the professional design services agreement with Anderson Brule Architects, Inc., for architectural and engineering services for the Fire Station No. 4 Renovation, Project 17-38, increasing compensation by \$95,000, for a total contract amount of \$191,500.

**4.4 Authorize an Agreement for Safe Parking Operations and Reprogram Funds for Case Management**

1. Authorize the City Manager to execute an agreement with nonprofit MOVE, not to exceed \$145,000, to provide safe parking operations.

2. Reprogram \$47,000 of funding with the Community Services Agency, previously disbursed but unexpended, for homeless basic services to support safe parking case management.

**4.5 Reappointments/Appointments to Council Advisory Bodies**

1. Adopt Resolution No. 18402 Reappointing Phyllis Bismanovsky to the Library Board, Reappointing Joe Mitchner to the Parks and Recreation Commission, and Appointing Ronit Bryant and Steve Filios to the Parks and Recreation Commission, read in title only, further reading waived.

2. Appoint Annette Lin to the Human Relations Commission for an unexpired term ending December 31, 2020.

3. Appoint Lada Adamic to the Bicycle/Pedestrian Advisory Committee for a term beginning January 1, 2020 to December 31, 2023 and appoint Terence Barton as an alternate to the Bicycle/Pedestrian Advisory Committee should a vacancy occur before the annual recruitment process.

4. Reappoint Dawn Maher to the Downtown Committee (Business-at-Large) and reappoint Maria Lange to the Downtown Committee (Community-at-Large) for terms beginning January 1, 2020 to December 31, 2022.

5. Reappoint Jamil Shaikh to the Downtown Committee (Neighborhood) for a term beginning January 1, 2020 to December 31, 2020, contingent on the outcome of the Old Mountain View Neighborhood Association election occurring on December 16, 2019.

6. Reappoint Myrna Irigon and appoint Vicki Gilfix to the Senior Advisory Committee for terms beginning January 1, 2020 to December 31, 2023.

7. Reappoint Toni Hsu and appoint Cliff Bryant and TooToo Thomson to the Visual Arts Committee for terms beginning January 1, 2020 to December 31, 2023.

**4.6 Environmental Planning Commission Recruitment Update and Authorization of Current Commissioner's Leave of Absence**

Authorize a leave of absence for Environmental Planning Commissioner Margaret Capriles for the period of January 5, 2020 to May 26, 2020.

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

Joan MacDonald provided comments to correct a statement she made at a prior meeting regarding the printing of the full text of a measure in the ballot.

Mayor Matchak announced recruitment for Environmental Planning Commissioners and an upcoming application deadline.

**6. PUBLIC HEARINGS**

**6.1 Terra Bella Vision Plan Adoption**

Senior Planner Diana Pancholi presented the staff report. Assistant City Manager/Community Development Director Aarti Shrivastava and City Manager Dan Rich provided additional information.

Public Hearing opened at 7:58 p.m.

The following members of the public spoke:

Dawn Burt

Robert Murphy

Fangfang Tan

Richard Spillane

Eric Stabell, and provided a PowerPoint presentation

Alexander Wang

Vishal Mishra

Charles Hartsog, and displayed written materials

Alex Dimitriu

Katia Kamangar, SummerHill Housing Group

Albert Jeans, and provided a PowerPoint presentation

Andres Friedman, Public Storage

Randy Tsuda, Palo Alto Housing

Patrick Neschleba

Unidentified man

Alex Nunez

Shoji Wada

Laura Blakely, Trustee, Mountain View Whisman School District

Ayinde Rudolph, Superintendent, Mountain View Whisman School District

Craig Noah, and provided written materials

David Berryneser

Kelly Veit

Barbara Hartford Mee

Debbi Beauchesne

Bill Baumgartner

Nancy Weed  
Jill Beaunitez, on behalf of the owners of 909 San Rafael  
Katy  
Jeff Grafton  
Alex Brown

Public Hearing closed at 8:43 p.m.

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

Do not accept the Terra Bella Vision Plan; in Q1 2020 when the City Council discusses priorities and projects to support the Council goals, discuss whether or not to prioritize a Terra Bella precise plan; allow a spectacular master plan to be considered if there is one; do not discard the Vision Plan as there are elements to review and discuss before leveraging it into a precise plan; and allow the Public Storage and Palo Alto Housing Gatekeeper project to move forward.

Following discussion, Mayor Matichak restated the motion: Do not accept the Terra Bella Vision Plan; in Q1 2020 when the City Council revisits priorities and projects to support the Council goals, discuss whether or not to prioritize a Terra Bella precise plan; in the Fall of 2020 when Gatekeepers are considered, if there is an extraordinary master plan for the Terra Bella area it could be considered at that time; allow the joint Public Storage and Palo Alto Housing project to move forward now, understanding that there are implications; and do not discard the Vision Plan but look at elements to keep.

The motion carried by the following vote:

**Yes:** 7 - Councilmember Clark, Councilmember Hicks, Councilmember Kamei, Councilmember McAlister, Councilmember Ramirez, Vice Mayor Abe-Koga, Mayor Matichak

Council recessed at 9:36 p.m.

Council reconvened at 9:48 p.m. with all Councilmembers present.

## **6.2 701 to 747 West Evelyn Avenue**

Councilmember Ramirez disclosed he met with the applicant.  
Councilmember Kamei disclosed she met with the applicant.  
Councilmember McAlister disclosed he met with the applicant.  
Mayor Matichak disclosed she met with the applicant.  
Vice Mayor Abe-Koga disclosed she met with the applicant.  
Councilmember Clark disclosed he met with the applicant.  
Councilmember Hicks disclosed she met with the applicant.

Senior Planner Eric Anderson presented the staff report. City Manager Dan Rich and City Attorney Krishan Chopra provided additional information.

Applicant Tim McEnery, Director, Marwood, provided information regarding the proposed project. Raquel Bito, Steinberg Hart Architects, provided additional information.

Public Hearing opened at 10:17 p.m.

The following member of the public spoke:

Dawn Maher, Interim Director and CEO, Mountain View Chamber of Commerce

Public Hearing closed at 10:18 p.m.

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

1. Adopt Resolution No. 18403 Approving a Planned Community Permit and Development Review Permit to Construct a New Four-Story Commercial Building Containing 28,090 Square Feet of Office and 6,481 Square Feet of Retail Space and Three Levels of Underground Parking Accessed through the Future Adjacent Public Parking Garage on City Parking Lot 4 on a 0.25-Acre Site at 701 to 747 West Evelyn Avenue, read in title only, further reading waived.

2. Adopt Resolution No. 18404 Approving a Preliminary Parcel Map to Create a Two-Unit Condominium Subdivision on a 0.25-Acre Site at 701 to 747 West Evelyn Avenue, read in title only, further reading waived.

3. Adopt Resolution No. 18405 Ordering the Summary Vacation of a Portion of Public Street and Utility Easement Located at 701 West Evelyn Avenue, read in title only, further reading waived.

4. Authorize the City Manager, or his designee, to execute all documents and take all necessary actions related to the conveyance of an access easement across a portion of Lot 4 (APN 158-20-069) for the purpose of providing parking access to properties located at 701 through 747 West Evelyn Avenue (APN 158-20-015 and 158-20-066).

5. Authorize the City Manager, or his designee, to execute all documents and take all necessary actions related to an ownership transfer agreement to manage ownership of the garage condominium upon the earlier date of the expiration of the ground lease of Lot 4 to The Robert Green Company, upon demolition of the new building on 701 to 747 West Evelyn Avenue, or when the City approves the cessation of parking in the garage; and

Set the expectation for the applicant to come back to Council with each of the parking options they provided, with a staff analysis and a recommendation.

Mayor Matichak suggested an amendment to the motion to include as part of the staff analysis exploring an increase to the number of parking spaces for this building and the

overall parking structure.

Councilmember Ramirez and Councilmember Kamei accepted the amendment.

The motion carried by the following vote:

**Yes:** 7 - Councilmember Clark, Councilmember Hicks, Councilmember Kamei, Councilmember McAlister, Councilmember Ramirez, Vice Mayor Abe-Koga, Mayor Matichak

MOTION - M/S - Clark/Ramirez - To continue the meeting past 10:00 p.m.

The motion carried by the following show of hands vote:

**Yes:** 4 - Councilmember Clark, Councilmember Hicks, Councilmember Ramirez, Vice Mayor Abe-Koga

**No:** 3 - Councilmember Kamei, Councilmember McAlister, Mayor Matichak

## 7. NEW BUSINESS

### 7.1 Recycled Water Advanced Treatment and Wastewater Purification Agreement

Assistant Public Works Director Gregg Hosfeldt and Principal Civil Engineer Ed Arango presented the staff report.

Public Comment opened at 10:45 p.m.

The following members of the public spoke:

Dawn Maher, Interim President and CEO, Mountain View Chamber of Commerce

Pat Showalter

Dennis Murphy, Water Director, Sustainable Silicon Valley

Meghan Fraley

Gary Kremen, Director, District 7, Santa Clara Valley Water District

Garth Hall, Deputy Operations Officer, Water Supply, Santa Clara Valley Water District

Public Comment closed at 10:54 pm.

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

Adopt Resolution No. 18406 Authorizing the City Manager or His Designee to Enter into a Partnership Agreement with the City of Palo Alto and the Santa Clara Valley Water District to Advance Resilient Water Reuse Programs in Santa Clara County, read in title only, further reading waived.

The motion carried by the following vote:

**Yes:** 7 - Councilmember Clark, Councilmember Hicks, Councilmember Kamei, Councilmember McAlister, Councilmember Ramirez, Vice Mayor Abe-Koga, Mayor Matichak

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

Vice Mayor Abe-Koga reported her attendance at a meeting of the Silicon Valley Clean Energy Board and a meeting of the Cities Association of Santa Clara County Legislative Action Committee.

Councilmember Ramirez stated he presented a proclamation on behalf of the City to St. Athanasius Parish in recognition of their 60th anniversary.

Councilmember McAlister reported his attendance at a meeting of the Valley Transportation Authority Ad Hoc Board Enhancement Committee.

Mayor Matichak reported her attendance at a meeting of the Valley Transportation Authority Policy Advisory Committee and a meeting of the Cities Association of Santa Clara County Board of Directors.

**9. CLOSED SESSION REPORT**

City Attorney Krishan Chopra stated there is no Closed Session report.

**10. ADJOURNMENT**

At 11:05 p.m., Mayor Matichak adjourned the meeting to the next City Council Meeting on Tuesday, December 3, 2019, at 4:30 p.m. in the Council Chambers, 500 Castro Street.