



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

Thursday, March 13, 2025

JOINT SPECIAL MEETING OF CITY COUNCIL AND SHORELINE REGIONAL PARK COMMUNITY

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.-STUDY SESSION**1. CALL TO ORDER****2. ROLL CALL****3. STUDY SESSION****3.1 Housing Element Programs 1.4 and 2.6-Incentives for Affordable Housing on Religious Sites and Other Sites South of the El Camino Real Precise Plan**

Recommendation(s): Review and provide direction on potential Zoning Code amendments and other incentives for affordable housing south of the El Camino Real Precise Plan, to implement Housing Element Program 1.4, Religious and Community Assembly Sites for Housing, and Program 2.6, Affirmatively Furthering Fair Housing.

Attachment(s): [Study Session Memo](#)
[ATT 1 - Benchmark Ordinance Comparison](#)
[ATT 2 - Site Development Prototypes](#)
[ATT 3 - South of El Camino Real Site Details](#)

6:30 P.M.-SPECIAL 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 Teen Week Proclamation**3.2 Youth Arts 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 Approve Minutes

Recommendation(s): Acting as the City Council and Board of Directors of the Shoreline Regional Park Community, approve the meeting minutes of December 10, 2024, December 17, 2024 and January 14, 2025.

Attachment(s): [12-10-24 Council and Shoreline Minutes](#)
[12-17-24 Council Minutes](#)
[01-14-25 Council Minutes](#)

4.2 South Bay Salt Pond Restoration, Project 18-53-Various Actions

Recommendation(s): Acting in its capacity as Board of Directors of the Shoreline Regional Park Community:

1. Appropriate and transfer \$3,625,000 from the Sea Level Rise Reserve in the Shoreline Regional Park Community Fund to the South Bay Salt Pond Restoration, Project 18-53, increasing the project budget from \$4,975,000 to \$8,600,000.
2. Approve plans and specifications for the Bay Trail Improvements at Pond A2W (a subproject of South Bay Salt Pond Restoration, Project 18-53) and authorize staff to advertise the project for bids.
3. Authorize the Community Manager or designee to award a construction contract to the lowest responsible responsive bidder if the low bid is within the project budget of \$8,600,000.
4. Authorize the Community Manager or designee to execute an Agreement for Sale of Mitigation Credits with San Francisco Bay Wetland Mitigation Bank for 0.1 acre of wetland mitigation credit and 0.05 acre of other waters mitigation credit to meet the San Francisco Bay Regional Water Quality Control Board mitigation requirements for the Bay Trail Improvements at Pond A2W, under South Bay Salt Pond Restoration, Project 18-53, in a not-to-exceed amount of \$345,000.
5. Authorize the Community Manager or designee to amend the professional services agreement with GHD, Inc., a California corporation (Entity No. 2889127), for South Bay Salt Pond Restoration, Project 18-53, increasing compensation by \$1,200,000 for additional design services, for a total amount not to exceed \$1,800,000.
6. Authorize the Community Manager or designee to amend the professional services agreement with Marina Construction Management, Inc., a California corporation (Entity No. 6081240), for South Bay Salt Pond Restoration, Project 18-53, increasing compensation by \$432,680 for additional construction engineering services, for a total not-to-exceed amount of \$680,000.

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

4.3 Appropriations for Advanced Planning Capital Improvement Projects

Recommendation(s): 1. Transfer and appropriate \$500,000 from the Land Use Documents Fee Reserve to Downtown Precise Plan Comprehensive Update, Project 20-66, increasing the project

budget from \$2,582,000 to \$3,082,000. (Five votes required)

2. Transfer and appropriate \$300,000 from the Land Use Documents Fee Reserve to R3 Zoning District Update, Project 20-67, increasing the project budget from \$1,897,000 to \$2,197,000. (Five votes required)

3. Transfer and appropriate \$150,000 from the Land Use Documents Fee Reserve to the 2023-2031 Housing Element, Project 21-58, increasing the project budget from \$1,483,655 to \$1,633,655. (Five votes required)

4. Transfer and appropriate \$150,000 from the Land Use Documents Fee Reserve to Historic Preservation Ordinance Update, Project 22-45, increasing the project budget from \$530,000 to \$680,000. (Five votes required)

5. Transfer and appropriate \$300,000 from the Land Use Documents Fee Reserve to Moffett Boulevard Precise Plan, Project 24-46, increasing the project budget from \$1,510,000 to \$1,810,000. (Five votes required)

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

4.4 Plymouth Street to Space Park Way Realignment (Site Preparation Phase), Project 20-40-Construction Acceptance

Recommendation(s): Accept Plymouth Street to Space Park Way Realignment (Site Preparation Phase), Project 20-40, 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. PUBLIC HEARINGS

6.1 Amendments to Chapter 46, Mobile Home Rent Stabilization Ordinance (First Reading)

Recommendation(s): 1. Introduce 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, and set a second reading for March 25, 2025 (Attachment 1 to the Council report).

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](#)

6.2 Toyota Dealership/Service Center at 2249-2283, 2319-2325, and 2385 Old Middlefield Way and 775 Independence Avenue

Recommendation(s): Adopt a Resolution of the City Council of the City of Mountain View Upholding the Zoning Administrator's Environmental Determination and Approval of a Development Review Permit to Remove Two Commercial/Industrial Buildings, Including a Vacant 8,450 Square Foot Auto Service and Repair Building and a 14,880 Square Foot Office/Industrial Building, and Construct a New Two-Story, 39,399 Square Foot Automobile Dealership with Auto Service, Parts, and Repair Facility for Toyota; and a Heritage Tree Removal Permit to Remove 80 Heritage Trees (Including a Hedge of 61 Small Redwood Trees that Meet the Definition of Heritage Trees) on a 2.4-Acre Site at 2249-2283 Old Middlefield Way (APN 147-12-034), 2319-2325 Old Middlefield Way (APN 147-12-033), 2385 Old Middlefield Way (APN 147-12-061), and 775 Independence Avenue (APN 147-12-060), and Finding the Project to be Exempt from Review Under the California Environmental Quality Act, Pursuant to California Environmental Quality Act Guidelines Section 15332, to be read in title only, further reading waived (Attachment 1 to the Council report).

Attachment(s): [Council Report](#)
[ATT 1 - Resolution](#)
[ATT 2 - Appellant Letter](#)
[ATT 3 - Toyota Appeal Response Letter](#)
[ATT 4 - Plan Set](#)
[ATT 5 - Administrative Zoning Hearing Documents, December 18, 2024](#)
[ATT 6 - Final Findings Report from Administrative Zoning Hearing](#)
[ATT 7 - Administrative Zoning Hearing Agenda, December 18, 2024](#)
[ATT 8 - CEQA Compliance Checklist - Class 32 Exemption](#)
[ATT 9 - Arborist Report](#)
[ATT 10 - Queuing Analysis](#)
[ATT 11 - Public Comment Received After the Administrative Zoning Hearing](#)

6.3 Single-Family Residential Development with 22 Units at 301, 309, 317, and 323 Moorpark Way and 301 Sylvan Avenue

Recommendation(s): 1. Adopt a Resolution of the City Council of the City of Mountain View Conditionally Approving a Development Review Permit and a Special Design Permit to Redevelop the Project Site by Removing an Existing Single-Family Home, a Vacant Private School, and a

Commercial Building to Construct 22 Single-Family Units Utilizing State Density Bonus Law, and a Heritage Tree Removal Permit to Remove 26 Heritage Trees on a 2.51-Acre Site at 301, 309, 317, and 323 Moorpark Way and 301 Sylvan Avenue (APN: 161-05-003, 161-05-004, 161-05-005, 161-05-006, and 161-05-007), and Finding that the Project is Exempt from Review under the California Environmental Quality Act (CEQA) Pursuant to CEQA Guidelines Section 15332 (“In-Fill Development”) and Section 15302 (“Replacement or Reconstruction”), to be read in title only, further reading waived (Attachment 1 to the Council report).

2. Adopt a Resolution of the City Council of the City of Mountain View Conditionally Approving a Vesting Tentative Map to Combine Five Existing Parcels and Create 27 Parcels, Including 22 Residential Parcels and Five Common Parcels on a 2.51-Acre Lot at 301, 309, 317, and 323 Moorpark Way and 301 Sylvan Avenue (APN: 161-05-003, 161-05-004, 161-05-005, 161-05-006, and 161-05-007), to be read in title only, further reading waived (Attachment 2 to the Council report).

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

[ATT 1 - Resolution for Development Review](#)

[ATT 2 - Resolution for Vesting Tentative Map](#)

[ATT 3 - Project Plans](#)

[ATT 4 - Density Bonus Request Letter](#)

[ATT 5 - Zoning Administrator Hearing February 12, 2025](#)

[ATT 6 - Public Comments](#)

7. COUNCIL, STAFF/COMMITTEE REPORTS

No action will be taken on any questions raised by the Council at this time.

8. 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.