

DATE: March 19, 2025

SUBJECT: Actions from the March 13, 2025 City Council Special and Shoreline Regional Park Community Special Meeting

At the City Council Special and Shoreline Regional Park Community Special meeting on Thursday, March 13, 2025, the following actions were taken:

- 3.1) For Housing Element Program 1.4 (Religious and Community Assembly Sites), a majority of the Council indicated support for the Existing Density "Plus" Approach (Approach 2), a broad-based approach across all of the identified properties for sites south of El Camino Real, with a focus on areas south of the El Camino Precise Plan. A majority of the Council also indicated support for staff to: 1) explore ways to reduce or eliminate the opportunity for single-family developments to be proposed on the identified religious sites, and 2) analyze a policy alternative for an additional density option above Approach 2

For Housing Element Program 2.6 (Affirmatively Furthering Fair Housing), a majority of the Council indicated support for the Existing Density "Plus" Approach (Approach 2), a broad-based approach across all of the identified properties. A majority of the Council also indicated support for staff to conduct additional prototype analysis to preserve existing commercial on the identified sites

- 4.1) 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
- 4.2) Acting in its capacity as Board of Directors of the Shoreline Regional Park Community:
1. Appropriated and transferred \$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. Approved plans and specifications for the Bay Trail Improvements at Pond A2W (a subproject of South Bay Salt Pond Restoration, Project 18-53) and authorized staff to advertise the project for bids
 3. Authorized 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. Authorized 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. Authorized 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. Authorized 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
- 4.3) Transferred and appropriated \$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
- Transferred and appropriated \$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
- Transferred and appropriated \$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
- Transferred and appropriated \$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
- Transferred and appropriated \$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
- 4.4) Accepted Plymouth Street to Space Park Way Realignment (Site Preparation Phase), Project 20-40, and authorized the final contract payment

- 6.1) Introduced 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, and set a second reading for March 25, 2025

Found 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

Requested the Rental Housing Committee to explore removing barriers to the landlord petition process for rent adjustments beyond the allowed annual rent increase using a "maintenance of net operating income" (MNOI) standard, and bring the Rental Housing Committee recommendation back to the City Council for consideration on the Consent Calendar

- 6.2) Adopted Resolution No. 18970 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
- 6.3) Adopted Resolution No. 18971 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"), and requested the applicant work with City staff to

include Accessory Dwelling Units where not otherwise physically precluded by any site constraints and explore adding a second access path from Moorpark Way

Adopted Resolution No. 18972 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), and requested the applicant work with City staff to explore adding a second access path from Moorpark Way