



Pat Showalter, Mayor
Lisa Matichak, Vice Mayor
Margaret Abe-Koga, Councilmember
Alison Hicks, Councilmember
Ellen Kamei, Councilmember
Lucas Ramirez, Councilmember
Emily Ann Ramos, Councilmember

Kimbra McCarthy, City Manager
Jennifer Logue, City Attorney
Heather Glaser, City Clerk

September 10, 2024

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 Showalter called the meeting to order.

1. CLOSED SESSION ANNOUNCEMENT (OPEN SESSION)

Senior Assistant City Attorney Celena Chen announced the items listed for Closed Session.

There were no public speakers in-person or virtually.

At 5:02 p.m., Mayor Showalter recessed the meeting to Closed Session with all Councilmembers present except Councilmembers Abe-Koga, Kamei and Ramos.

2. CLOSED SESSION (PLAZA CONFERENCE ROOM)

At 5:03 p.m., Councilmember Abe-Koga arrived.

At 5:04 p.m., Councilmembers Kamei and Ramos arrived.

2.1 Public Employee Performance Evaluation (California Government Code 54957(b)(1))

Title: Council Appointees: City Attorney, City Clerk and City Manager

2.2 Conference with Labor Negotiators (California Government Code 54957.6(a))

Agency Designated Representative: Vice Mayor Matichak

Unrepresented Employees: City Attorney, City Clerk and City Manager

At 6:35 p.m., Closed Session concluded.

6:30 P.M.-REGULAR SESSION

1. CALL TO ORDER/PLEDGE OF ALLEGIANCE

At 6:46 p.m., Mayor Showalter called the meeting to order.

Mayor Showalter led the Pledge of Allegiance.

2. ROLL CALL

Present: 6 - Councilmember Abe-Koga, Councilmember Hicks, Councilmember Ramirez, Councilmember Ramos, Vice Mayor Matichak, Mayor Showalter

Absent: 1 - Councilmember Kamei

3. PRESENTATIONS

3.1 Public Works Director Dawn S. Cameron Retirement Proclamation

Mayor Showalter presented the proclamation to former Public Works Director Dawn Cameron.

At 7:02 p.m., Councilmember Kamei arrived.

Present: 7 - Councilmember Abe-Koga, Councilmember Hicks, Councilmember Kamei, Councilmember Ramirez, Councilmember Ramos, Vice Mayor Matichak, Mayor Showalter

3.2 Midpeninsula Regional Open Space District Project Update

Midpeninsula Regional Open Space Board Members Curt Riffle, Yoriko Kishimoto and Karen Holman presented the update.

3.3 Hispanic Heritage Month Proclamation

Mayor Showalter presented the proclamation to Marco Antonio Cedillo, Treasurer of the Day Worker Center of Mountain View.

There were no public speakers in-person or virtually.

4. CONSENT CALENDAR

The following members of the public spoke:

Tushar Moorti from Mountain View discussed Item 4.6.

(Virtual) April Webster discussed Item 4.6.

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

The motion carried by the following vote:

Yes: 7 - Councilmember Abe-Koga, Councilmember Hicks, Councilmember Kamei, Councilmember Ramirez, Councilmember Ramos, Vice Mayor Matichak, Mayor Showalter

4.1 Approve Minutes

Approve City Council meeting minutes of July 29, 2024 and August 27, 2024.

4.2 Amend City Council Policy K-2, Council Advisory Bodies

Adopt Resolution No. 18916 of the City Council of the City of Mountain View Amending City Council Policy K-2,

Council Advisory Bodies, Removing the Requirement For Public Safety Advisory Board (PSAB) Members to be Interviewed By the Entire City Council.

4.3 Employer Health Contribution for Safety Employees and Retired Annuitants Under the Public Employees' Medical and Hospital Care Act

1. Adopt Resolution No. 18917 of the City Council of the City of Mountain View Fixing the Employer Contribution at an Equal Amount for Employees and Annuitants Under the Public Employees' Medical and Hospital Care Act with Respect to a Recognized Employee Organization (Group 001 Safety-Fire).

2. Adopt Resolution No. 18918 of the City Council of the City of Mountain View Fixing the Employer Contribution at an Equal Amount for Employees and Annuitants Under the Public Employees' Medical and Hospital Care Act with Respect to a Recognized Employee Organization (Group 002 Safety-Police).

4.4 Rengstorff Avenue Complete Streets Study-Variou Actions

1. Adopt Resolution No. 18919 of the City Council of the City of Mountain View Authorizing the City Manager to Execute Agreements with the California Department of Transportation for the City of Mountain View Rengstorff Avenue Complete Streets Study.

2. Approve a midyear Capital Improvement Program project, Rengstorff Avenue Complete Streets Study, and transfer and appropriate \$71,600 from the Transportation Reserve Fund to the new project. (Five votes required)

3. Accept \$352,000 in grant funds and appropriate the grant funds (revenues and expenditures) to the new Capital Improvement Program project, Rengstorff Avenue Complete Streets Study. (Five votes required)

4.5 California Farmers' Markets Temporary Use of Parking Lot 12

1. Adopt Resolution No. 18920 of the City Council of the City of Mountain View Authorizing Temporary Closure of Parking Lot 12 from 7:30 a.m. through 2:30 p.m. on Select Sundays Occurring Between September 29, 2024 and January 26, 2025, Not to Exceed Eight Sundays, for Use by the California Farmers' Market Association.

2. Authorize the City Manager or designee to amend an agreement with the California Farmers' Markets Association for the temporary use of Parking Lot 12 for select Sundays occurring between September 29, 2024 and January 26, 2025, in an amount not to exceed eight Sundays.

4.6 Vision Zero Action Plan and Local Road Safety Plan-Final Plan

Approve the Vision Zero Action Plan and Local Road Safety Plan as recommended by the Council Transportation Committee (Attachment 1 to the Council report).

4.7 831 Independence Avenue-Public Improvements

Accept the public improvements for the development at 831 Independence Avenue for maintenance throughout their useful life.

4.8 Concrete Sidewalk and Curb Repairs, Project 22-02-Variou Actions

1. Find that in accordance with the California Environmental Quality Act requirements, Concrete Sidewalk and

Curb Repairs, Project 22-02, is categorically exempt as Class 1, Section 15301, Existing Facilities, of the California Environmental Quality Act Guidelines.

2. Approve plans and specifications for Concrete Sidewalk and Curb Repairs, Project 22-02, and authorize staff to advertise the project for bidding.

3. Authorize the City Manager or designee to award a construction contract to the lowest responsible bidder if the bid is within the project budget of \$1,110,000.

4.9 Fiscal Year 2024-25 Council Advisory Body Work Plan Approval

Approve the Council advisory body work plans for Fiscal Year 2024-25.

4.10 Application for State Funding - Local Housing Trust Funds

1. Adopt Resolution No. 18921 of the City Council of the City of Mountain View Authorizing Application to the Local Housing Trust Fund Program and Certifying to the California Department of Housing and Community Development Compliance with the Local Housing Trust Fund Program Requirements.

2. Approve a transfer of \$5 million from the Housing Impact Fees Fund to the City's existing Local Housing Trust Fund to serve as the matching funds for the Local Housing Trust Fund grant. (Five votes required)

5. ORAL COMMUNICATIONS FROM THE PUBLIC ON NONAGENDIZED ITEMS

The following member of the public spoke:

Devon Conley from Mountain View, on behalf of Mountain View Whisman School District, discussed the SPARC Center (School Parent Activities and Resource Center) at Graham Middle School.

6. PUBLIC HEARINGS

6.1 Minor Downtown Precise Plan Amendments

At 7:50 p.m., Councilmember Ramirez left the dais.

Councilmembers Abe-Koga and Hicks recused themselves from discussion of the Minor Downtown Precise Plan Amendments due to the proximity of each of their personal residences to the Downtown Precise Plan Area.

At 7:51 p.m., Councilmembers Abe-Koga and Hicks left the dais.

Economic Development Strategist Amanda Rotella presented the item.

At 7:54 p.m., Councilmember Ramirez returned to the dais.

The following member of the public spoke:

(Virtual) April Webster

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

Adopt Resolution No. 18922 of the City Council of the City of Mountain View Amending the Downtown P(19) Precise Plan to Update the Land Use Table for Areas D, E, H, I, and J, as Recommended by the Environmental Planning Commission, and Finding that, Pursuant to CEQA Guidelines Sections 15162 and 15163, None of the Circumstances Necessitating Further CEQA Review Are Present.

The motion carried by the following vote:

Yes: 5 - Councilmember Kamei, Councilmember Ramirez, Councilmember Ramos, Vice Mayor Matichak, Mayor Showalter

Recused: 2 - Councilmember Abe-Koga, Councilmember Hicks

At 8:04 p.m., Councilmembers Abe-Koga and Hicks returned to the dais.

6.2 Fiscal Year 2023-24 Consolidated Annual Performance and Evaluation Report (CAPER)

Housing Officer Alec Vybiral and Affordable Housing Manager Julie Barnard presented the item.

There were no public speakers in-person or virtually.

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

Receive input and approve the draft Fiscal Year 2023-24 Consolidated Annual Performance and Evaluation Report for the Community Development Block Grant and Home Investment Partnership Program (Attachment 1 to the Council report) for submission to the U.S. Department of Housing and Urban Development.

The motion carried by the following vote:

Yes: 7 - Councilmember Abe-Koga, Councilmember Hicks, Councilmember Kamei, Councilmember Ramirez, Councilmember Ramos, Vice Mayor Matichak, Mayor Showalter

7. NEW BUSINESS

7.1 Resolution Governing Compensation Related to CalPERS Cost-Share for All Unrepresented Police Managers

Human Resources Director Maxine Gullo presented the item.

There were no public speakers in-person or virtually.

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

Adopt Resolution No. 18923 of the City Council of the City of Mountain View Authorizing the City Manager or Designee to Modify Benefit Contributions for Unrepresented Police Managers.

The motion carried by the following vote:

Yes: 7 - Councilmember Abe-Koga, Councilmember Hicks, Councilmember Kamei, Councilmember Ramirez, Councilmember Ramos, Vice Mayor Matichak, Mayor Showalt

At 8:19 p.m., Mayor Showalter recessed the meeting. The meeting reconvened at 8:29 p.m. with all Councilmembers present.

7.2 Measure G Programmatic Goals and Spending Priorities

Spanish translation services were available for this item.

Assistant City Manager Arn Andrews presented the item.

The following members of the public spoke:

Malia Pires from Mountain View.

Maria Flores from Mountain View.

Rubidia Ayala from Mountain View.

Ronit Bryant from Mountain View.

Matthew Reed

James Zaorski from Mountain View, on behalf of himself and Marie Bechtel, William Lambert, Anita Steward, Zoe Zaorski and Nirvana Nwokidu.

Reyna Dominguez

Cindy Valderama from Mountain View.

Ali Sapirman, on behalf of the Housing Action Coalition.

Gloria Arias from Mountain View.

Micaela Francesca from Mountain View.

Angelica Gabriel from Mountain View.

Joan MacDonald from Mountain View.

(Virtual) April Webster

At 9:27 p.m., Councilmember Abe-Koga left the dais.

(Virtual) Bruce England

At 9:30 p.m., Councilmember Abe-Koga returned to the dais.

(Virtual) Tim MacKenzie, on behalf of the Mountain View Coalition for Police Reform and Accountability.

(Virtual) Deb Henigson, on behalf of the Mountain View Coalition for Sustainable Planning.

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

Adopt Resolution No. 18924 of the City Council of the City of Mountain View Establishing Programmatic Goals and Spending Priorities for General Tax Revenue Generated by Measure G (Real Property Conveyance Tax Measure), if Passed by Mountain View Voters, amended as follows:

1. Add Biodiversity to the Parks and Open Space Category.
2. Add language requiring a 2/3 vote of the Council to amend or repeal the resolution.
3. Add new windfall clause that if Measure G is passed by the voters and the revenue generated by Measure G exceeds \$12,000,000 in a tax year, any revenue amount above \$12,000,000 shall exclude public safety facilities, and be proportionally the same for the other three categories.
4. Add new shortfall clause that if Measure G is passed by the voters and the revenue generated by Measure G tax results in a shortfall, the City Council shall publicly discuss and receive public input on how to allocate the Measure G funds among the four categories during its discussion of the annual budget.

The motion carried by the following vote:

Yes: 7 - Councilmember Abe-Koga, Councilmember Hicks, Councilmember Kamei, Councilmember Ramirez, Councilmember Ramos, Vice Mayor Matichak, Mayor Showalter

MOTION - M/S - Ramos/Abe-Koga - At 10:13 p.m., to continue the meeting beyond 10:00 p.m.

The motion carried by the following vote:

Yes: 6 - Councilmember Abe-Koga, Councilmember Hicks, Councilmember Kamei, Councilmember Ramirez, Councilmember Ramos, Mayor Showalter

No: 1 - Vice Mayor Matichak

7.3 Gatekeeper Applications 2024

At 10:13 p.m., Councilmember Kamei left the dais.

Assistant Community Development Director Amber Blizinski presented the item.

62 W. El Camino Real applicant Dante Abordo, Market President, U-Haul, presented.

2400-2470 E. Charleston applicant Cyrus Sanandaji, Managing Principal, Presidio Bay Ventures, presented.

At 10:38 p.m., Councilmember Kamei returned to the dais.

Vice Mayor Matichak disclosed she met with the applicant for 2400-2470 E. Charleston.

Councilmember Ramirez disclosed he met with both applicants.

Councilmember Kamei disclosed she met with both applicants.

At 11:18 p.m., Councilmember Abe-Koga left the dais.

At 11:21 p.m., Councilmember Abe-Koga returned to the dais and Vice Mayor Matichak left the dais.

At 11:24 p.m., Vice Mayor Matichak returned to the dais.

Councilmember Hicks disclosed she met with the applicant for 2400-2470 E. Charleston.

The following members of the public spoke:

Armando Murillo, on behalf of Nor Cal Carpenters Local Union 405, indicated support for the 2400-2470 E. Charleston project.

Eli Robles indicated support for the 2400-2470 E. Charleston project.

Manuel Salazar indicated support for the 2400-2470 E. Charleston project.

Peter Katz, on behalf of the Mountain View Chamber of Commerce, indicated support for both projects.

Ali Sapirman, on behalf of the Housing Action Coalition, indicated support for the 2400-2470 E. Charleston project.

Mayor Showalter disclosed she met with the applicant for 2400-2470 E. Charleston.

Councilmember Ramos disclosed she met with both applicants.

Councilmember Abe-Koga disclosed she met with both applicants.

MOTION - M/S - Ramirez/Showalter - To take the following action on a Gatekeeper request:

2400-2470 East Charleston Road: Having reviewed staff's analysis of Gatekeeper application for a proposed amendment to the General Plan and Zoning Map, allow for submittal (no earlier than January 31, 2025) of a development application for a proposed mixed-use development of approximately 450 multi-family units (350 rental units and 100 ownership condominium units in a stacked flats configuration), approximately 450,000 square feet of commercial office/research and development (R&D), approximately 30,000 square feet of retail, a 5,000 square foot daycare space with tenant improvement funds and subsidized rent, a 2,500 square foot community space, approximately 305,000 square feet of structured aboveground parking, and associated landscaping, on-site improvements, and off-site improvements to Charleston Road on 10.32 acres, with the applicants stating they are open to funding a third-party contract planner to assist City staff in processing their formal application.

The motion carried by the following vote:

Yes: 6 - Councilmember Abe-Koga, Councilmember Hicks, Councilmember Kamei, Councilmember Ramirez, Councilmember Ramos, Mayor Showalter

No: 1 - Vice Mayor Matichak

MOTION - M/S - Abe-Koga/Ramirez - To take the following action on a Gatekeeper request:

62 West El Camino Real: Having reviewed staff's analysis of Gatekeeper application for a proposed amendment to the P(38) (El Camino Real) Precise Plan, allow for submittal (no earlier than July 1, 2025) of a development application for a proposed five-story, 107,040 square foot personal storage facility on 1.56 acres, with an increased community benefit cash contribution of \$592,145.28, and an applicant commitment to

improved site design, enhanced sustainability elements, and consideration of potential additional community benefits.

The motion carried by the following vote:

Yes: 4 - Councilmember Abe-Koga, Councilmember Ramirez, Councilmember Ramos, Mayor Showalter

No: 3 - Councilmember Hicks, Councilmember Kamei, Vice Mayor Matichak

8. COUNCIL, STAFF/COMMITTEE REPORTS

Councilmember Ramirez stated he attended the Mayors Innovation Project summer meeting.

MOTION - M/S - Ramirez/Abe-Koga - To direct staff to provide an off-agenda memo exploring expansion of the native pollinator habitat into Cuesta Park Annex.

The motion carried by the following vote:

Yes: 6 - Councilmember Abe-Koga, Councilmember Hicks, Councilmember Kamei, Councilmember Ramirez, Councilmember Ramos, Mayor Showalter

No: 1 - Vice Mayor Matichak

Councilmember Kamei stated she attended a Council Transportation Committee meeting.

Vice Mayor Matichak stated she attended a Bay Area Water Supply and Conservation Agency Board of Directors meeting, a Silicon Valley Regional Interoperability Authority Board of Directors meeting and a Council Transportation Committee meeting.

Councilmember Abe-Koga announced the Caltrain Board of Directors named a train in its new electric fleet in honor of Congresswoman Anna Eshoo.

Councilmember Hicks stated she attended a Council Sustainability Committee meeting.

Mayor Showalter stated she attended meetings of the Silicon Valley Clean Energy Authority Board of Directors, Silicon Valley Clean Energy Authority Financial Committee and San Francisco Bay Conservation and Development Commission.

9. CLOSED SESSION REPORT

Senior Assistant City Attorney Chen stated no final action was taken in Closed Session.

10. ADJOURNMENT

At 12:43 a.m. on Wednesday, September 11, Mayor Showalter adjourned the meeting.