



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  
Jannie L. Quinn, City Attorney  
Lisa Natusch, City Clerk

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March 05, 2019

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

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**JOINT SPECIAL MEETING OF THE CITY COUNCIL AND SHORELINE REGIONAL  
PARK COMMUNITY**

**4:30 P.M.-CLOSED SESSION (PLAZA CONFERENCE ROOM)**

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

At 4:30 p.m., City Attorney Jannie Quinn announced the item for Closed Session.

**2. CLOSED SESSION**

**2.1 Public Employee Appointment (California Government Code §54957(b)(1)) - Title of Position:  
City Attorney**

Seeing no one wishing to speak, Mayor Matichak called the meeting to order.

All Councilmembers were present.

The Closed Session concluded at 4:59 p.m.

**5:00 P.M.-STUDY SESSION I (COUNCIL CHAMBERS)**

**1. CALL TO ORDER**

Mayor Matichak called the meeting to order at 5:02 p.m.

**2. ROLL CALL**

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

**3. STUDY SESSION**

**3.1 Downtown Precise Plan**

Vice Mayor Abe-Koga stated she owns real property in the downtown area, recused herself,  
and left the room.

Councilmember Hicks stated she owns real property in the downtown area, recused herself,

and left the room.

Planning Manager/Zoning Administrator Stephanie Williams presented the staff report. City Attorney Jannie Quinn and City Manager Dan Rich provided additional information.

Public Comment opened at 5:06 p.m.

The following members of the public spoke:

Sarah Hassell, Board Member, Central Business Association

Robert Cox, Livable Mountain View Steering Committee

Deb Henigson, Mountain View Coalition for Sustainable Planning

Louise Katz, Livable Mountain View Steering Committee

Adina Levin, Friends of Caltrain

Bill Maston

Jianfeng Yang

Bruce Karney

Christian Hansen

Xiaoyue Jiang

Lenny Siegel

Public Comment closed at 5:30 p.m.

Councilmember Clark summarized the input provided on the topics to be addressed on a Precise Plan-wide basis: parking; how office uses are treated, especially on the ground floor; making housing a more attractive option throughout the Precise Plan area, including a discussion of intensities; and incentivizing ground floor retail along Castro Street.

Mayor Matichak added Council interest in historic preservation throughout the Precise Plan.

City Manager Rich summarized that there is general consensus to amend targeted areas on a Precise Plan-wide basis, and stated the next steps will be staff coming back to Council with a work plan, budget, and timeline.

The Study Session concluded at 6:05 p.m.

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

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

Mayor Matichak called the meeting to order at 6:30 p.m.

#### **2. PLEDGE OF ALLEGIANCE/ROLL CALL**

Mayor Matichak led the Pledge of Allegiance.

Mayor Matichak suggested Council adjust the order of the agenda items to consider Item 7.1 before Item 6.1, and later in the meeting, Item 9.1 prior to Item 8.1.

**3. PRESENTATION****3.1 Teen Week Proclamation**

Mayor Matichak presented a proclamation in recognition of Teen Week to Youth Advisory Committee Chair Abhiraj Giritharan and Vice Chair Jamie Wang. Youth Advisory Committee Chair Giritharan provided comments.

**4. CONSENT CALENDAR**

MOTION - M/S - Clark/Abe-Koga - To approve the Consent Calendar.

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 1968 Hackett Avenue-Accept Public Improvements**

Accept the public improvements for the development at 1968 Hackett Avenue for maintenance throughout their useful lives.

**4.2 Authorize Amendment to Professional Services Contract-JHS Consulting, LLC**

Authorize the City Manager, or his designee, to amend a professional services contract with JHS Consulting, LLC, for environmental planning consulting services through June 30, 2019, for a total amended contract amount not to exceed \$150,000.

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

Alvin Cura spoke regarding potholes on El Camino Real and demolition of apartment buildings.

Following Oral Communications, Council proceeded with New Business Item 7.1.

**6. PUBLIC HEARING****6.1 Amendment to the Park Land Dedication Ordinance for the North Bayshore Area**

This item was addressed following action on Item 7.1.

Mayor Matichak announced that based on earlier discussion, this item will be continued to a future date.

Public Hearing opened at 12:45 a.m.

No speakers.

Public Hearing closed at 12:45 a.m.

Following Item 6.1, Council addressed Item 9.1.

**7. NEW BUSINESS**

**7.1 Discussion of Potential Future Amendments to Adopted Cannabis Regulations**

This item was considered following Oral Communications.

Associate Planner Clarissa Burke presented the staff report. Planning Manager/Zoning Administrator Stephanie Williams, City Attorney Jannie Quinn, Police Lieutenant Frank St. Clair and City Manager Dan Rich provided additional information.

Public Comment opened at 6:52 p.m.

The following members of the public spoke:

Alvin Cura

Jianxin Liu, and submitted written materials

Gary Wesley

Bruce Humphrey, President/CEO, Mountain View Chamber of Commerce

Louise Katz, Livable Mountain View

James Araby, UFCW Local 5

Jen Giang

Hector Moreno, UFCW Local 5

Valeria Milmar

Jim

Rob Jerdonek

Terry Lusby

Jesson Pazmany

Jessie Herr

John Beeley

Jane Horton

Iva Cox

Peter Chen

Unidentified child

Unidentified man, on behalf of five others present

Christy Brown

Yu Gan

Chunhui Li

Unidentified woman, on behalf of five others present

Unidentified man, on behalf of five others present

Kasim Hyder

Armando Lopez

Hanna Ritchey

Ryan

Eric Eslao

Unidentified man

Ben Longcot

Unidentified man

Unidentified man  
Pingkan Fok  
Yude Chen  
Diane Heckman  
Robert Holbrook  
Susan Jzang  
Hiu Ng  
Andrew Gasperini  
Unidentified woman  
Unidentified woman  
Shelly Shah  
Unidentified man  
Xiaoze Lu  
Sarina Chua, and submitted written materials  
Chen Yang, on behalf of she and Yangyu Kong  
Qian Zhang  
Siyi Wang  
Unidentified woman  
Roya Rasul  
Dianna Zamora, South Bay Labor Council  
Rick Kowalczyk, Former Mayor and Councilmember, City of Half Moon Bay  
Sheryl Stark  
Jason  
James  
Cici  
Bruce  
Patrick  
Kari  
Sandy  
Unidentified man  
Vivian  
Unidentified woman  
Ching Nguyen  
Unidentified woman  
Serge Bonte  
Daniel Montero, Chair, San Jose Cannabis Equity Group  
Tian Harter  
Greg Stepanek  
Fu Bing Wang  
Unidentified woman  
Bowen  
Steven Nelson  
Tony Guan  
Miao Wang

Guangyu Xu  
Ellen Komp, California NORML, and submitted written materials  
Silvia Soares  
Mary Ye  
Xiaoyue Jiang  
Sharon  
Yuan Cao  
Si Yao Mao  
Jason  
Yu Han  
Claire Alexander  
Ben  
Erin Zhang  
Wei Jiang  
TooToo Thomson  
Fang Fang Ton  
Julia Tam  
Tingting Zhang  
David Gao  
Weili Liu  
Brian Taylor  
Rachel Tai  
Ivy Xu  
Julie Huang  
Brian Davio  
Amy Zhu  
Huey-Ming Hsu  
Unidentified man  
Matthew Mahaffey  
Xiugun Wu  
Qinghua Xia, and submitted written materials  
Ken Rosenberg  
Jackie McGowan, Silicon Valley Cannabis Alliance  
Sean Kali-Rai, Silicon Valley Cannabis Alliance, and displayed a slide  
Dan Cheng  
Yunbing Tan  
Bei Jiang  
Deb Henigson  
Hilano Saldivar  
Marciela Choque  
Guadalupe Rosas  
Sandra Esparza  
John Scarboro  
Qing Yu Zhang

Charles Z.  
Alex Brown, Santiago Villa  
Luke Brunen  
Huan Li  
Lenny Siegel  
Diane Wang  
Edesa Bitbadal  
Unidentified man  
Sally Lieber  
Vincent, Owner, Sylvan Learning Center  
Jienteng Yang  
James  
Kai Liu

Public Comment closed at 11:03 p.m.

At 11:06 p.m., by consensus, Council continued Item 6.1, Amendment to the Park Land Dedication Ordinance for the North Bayshore Area, to a future date. Mayor Matichak stated public comment would be taken on the item this evening, and again on the future date.

Council recessed at 11:07 p.m.

Council reconvened at 11:22 p.m. with all Councilmembers present.

Immediately following the recess, by consensus, Council continued Item 9.1, Terra Bella Visioning and Guiding Principles Plan - Land Use Alternatives Study Session, to a future date. Mayor Matichak stated public comment would be taken on the item this evening, and again on the future date.

Actions on Item 7.1:

MOTION - M/S - Clark/Ramirez - To direct staff to bring back an amendment to the ordinance that addresses the issue of clustering, such that there are not two retail businesses within 0.5 mile from one another.

SUBSTITUTE MOTION - M/S - Abe-Koga/Matichak - To ban cannabis establishments.

The motion failed by the following vote:

**Yes:** 2 - Vice Mayor Abe-Koga, Mayor Matichak  
**No:** 5 - Councilmember Clark, Councilmember Hicks, Councilmember Kamei, Councilmember McAlister, Councilmember Ramirez

At 12:06 a.m. prior to discussion of the downtown area, Vice Mayor Abe-Koga and Councilmember Hicks recused themselves and left the room as they each own property in the Downtown Precise Plan area.

Following discussion, Councilmember Clark amended his motion to limit the number of storefront retail cannabis businesses in the Downtown Precise Plan area to one business at any given time.

Councilmember Ramirez accepted the amendment.

The motion as amended carried by the following vote:

**Yes:** 5 - Councilmember Clark, Councilmember Kamei, Councilmember McAlister, Councilmember Ramirez, Mayor Matichak

**Recused:** 2 - Councilmember Hicks, Vice Mayor Abe-Koga

At 12:17 a.m, Vice Mayor Abe-Koga and Councilmembers Hicks returned to the Council Chambers and took their seats at the dais.

MOTION - M/S - Kamei/Ramirez - To direct staff to bring back to Council an update one year from the date the police permits are issued.

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 - MS - Abe-Koga/Matichak - To bring back an amendment to make the buffer 1,000 feet from schools, child care centers and day care centers; 500 feet from substance abuse rehabilitation centers or emergency residential shelters; and 150 feet from places of religious assembly, adult day care centers and residential uses.

The motion carried by the following vote:

**Yes:** 4 - Councilmember Kamei, Councilmember Ramirez, Vice Mayor Abe-Koga, Mayor Matichak

**No:** 3 - Councilmember Clark, Councilmember Hicks, Councilmember McAlister

MOTION - MS - Clark/Ramirez - To direct staff to bring back an amendment to the ordinance to address the issue of clustering such that there is not more than one retail business within 0.5 mile from another.

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



Councilmember Ramirez stated he holds a lease to an apartment near the San Antonio Precise Plan area, recused himself, and left the room.

MOTION - MS - Kamei/Abe-Koga - To remove the San Antonio Precise Plan area as a zone.

The motion carried by the following vote:

**Yes:** 6 - Councilmember Clark, Councilmember Hicks, Councilmember Kamei, Councilmember McAlister, Vice Mayor Abe-Koga, Mayor Matichak

**Recused:** 1 - Councilmember Ramirez

At 12:31 a.m., Councilmember Ramirez returned to the Council Chambers and took his seat at the dais.

MOTION - M/S - Clark/ Ramirez - To direct staff to proceed with the lottery as scheduled.

The motion failed by the following vote:

**Yes:** 1 - Councilmember Clark

**No:** 6 - Councilmember Hicks, Councilmember Kamei, Councilmember McAlister, Councilmember Ramirez, Vice Mayor Abe-Koga, Mayor Matichak

Following action on Item 7.1, Council addressed Item 6.1.

## **8. ITEMS INITIATED BY COUNCIL**

### **8.1 Cities Association of Santa Clara County Draft Position Paper on Housing**

This item was considered following Item 9.1.

Vice Mayor Abe-Koga presented the report.

Public Comment opened at 12:52 a.m.

The following member of the public spoke:  
Joan MacDonald, Advocates for Affordable Housing

Public Comment closed at 12:53 a.m.

Council provided input on the draft Position Paper for the Cities Association of Santa Clara County regarding the CASA Housing Compact: add support for identification of sensitive communities and communities vulnerable to displacement, and policy planning to protect these communities; urge the addition of policy planning for emergency measures to address houselessness and homelessness; add language regarding the jobs-housing balance; add language regarding avoidance of regressive taxation and unfunded mandates; add language

referencing cities who have created a lot of housing; the language regarding transportation should include something independent of housing; add more emphasis that the private sector should build their own workforce housing; change the word "investments" to "revenue measures;" and stronger wording regarding no loss of local control as it pertains to land use.

## **9. STUDY SESSION II (COUNCIL CHAMBERS)**

### **9.1 Terra Bella Visioning and Guiding Principles Plan-Land Use Alternatives**

Mayor Matichak announced that based on earlier discussion, this item would be continued to a future date.

Public Comment opened at 12:46 a.m.

No speakers.

Public Comment closed at 12:46 a.m.

Following the public comment period on Item 9.1, Council considered Item 8.1.

## **10. COUNCIL, STAFF/COMMITTEE REPORTS**

This item was heard following Item 8.1.

Councilmember Clark stated he may make a motion at a future meeting to rescind the action related to buffer zones should a moratorium come before Council and fail.

Mayor Matichak reported her attendance at a meeting of the Santa Clara/Santa Cruz Roundtable regarding airplane noise, a meeting of the Airport Land Use Commission, and a meeting of the Santa Clara County Emergency Operational Area Council.

Councilmember Kamei reported her attendance at an Avenidas Board Retreat, a meeting of the Community Health Awareness Council (CHAC), and announced an upcoming Changing Lives Together breakfast at LinkedIn.

## **11. CLOSED SESSION REPORT**

None.

## **12. ADJOURNMENT**

At 1:07 a.m., Mayor Matichak adjourned the meeting to the next Council Meeting to be held on Tuesday, March 19, 2019, at 5:00 p.m. in the Council Chambers, 500 Castro Street.

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LISA NATUSCH  
CITY CLERK