



Ellen Kamei, Mayor/President
Emily Ann Ramos, Vice Mayor/Vice President
Chris Clark, Councilmember/Boardmember
Alison Hicks, Councilmember/Boardmember
John McAlister, Councilmember/Boardmember
Lucas Ramirez, Councilmember/Boardmember
Pat Showalter, Councilmember/Boardmember

Kimbra McCarthy, City Manager/Community Manager
Jennifer Logue, City Attorney/Counsel
Heather Glaser, City Clerk/Secretary

March 13, 2025

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

JOINT SPECIAL MEETING OF CITY COUNCIL AND SHORELINE REGIONAL PARK COMMUNITY

This meeting was conducted with a virtual component. All members of the City Council/Shoreline Regional Park Community and all speakers participated in-person unless otherwise noted.

5:00 P.M.-STUDY SESSION

1. CALL TO ORDER

At 5:00 p.m., Mayor Kamei called the meeting to order.

2. ROLL CALL

Present: 7 - Councilmember Clark, Councilmember Hicks, Councilmember McAlister,
Councilmember Ramirez, Councilmember Showalter, Vice Mayor Ramos, Mayor Kamei

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

The purpose of this Study Session was to 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.

Principal Planner Diana Pancholi and Advanced Planning Manager Eric Anderson presented the item.

There were no public speakers in-person or virtually.

Councilmember Clark recused himself from the discussion about Housing Element Program 1.4 due to the proximity of his residence to property that will be impacted by the Council's decision on this item.

Councilmember McAlister recused himself from the discussion about Housing Element Program 1.4 due to the proximity of his business to property that will be impacted by the Council's decision on this item.

At 5:16 p.m., Councilmembers Clark and McAlister left the dais.

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.

At 6:16 p.m., Councilmember Clark and Councilmember McAlister returned to the dais.

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.

At 6:35 p.m., the Study Session concluded.

6:30 P.M.-SPECIAL SESSION

1. CALL TO ORDER/PLEDGE OF ALLEGIANCE

At 6:44 p.m., Mayor/President Kamei called the meeting to order.

Mayor Kamei led the Pledge of Allegiance.

2. ROLL CALL

Present: 7 - Councilmembers/Boardmembers Clark, Hicks, McAlister, Ramirez, Showalter, Mayor/Vice President Ramos, Mayor/President Kamei

3. PRESENTATIONS

3.1 Teen Week Proclamation

Mayor Kamei presented the proclamation to Youth Advisory Committee members Taylor Luna and Natalie Chan.

3.2 Youth Arts Month Proclamation

Mayor Kamei presented the proclamation to Sofia Fojas, Arts Coordinator with the Santa Clara County Office of Education.

There were no public speakers in-person or virtually.

4. CONSENT CALENDAR

There were no public speakers in-person or virtually.

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

The motion carried by the following vote:

Yes: 7 - Councilmembers/Boardmembers Clark, Hicks, McAlister, Ramirez, Showalter, Mayor/Vice President Ramos, Mayor/President Kamei

4.1 Approve Minutes

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

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.

4.3 Appropriations for Advanced Planning Capital Improvement Projects

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)

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

Accept Plymouth Street to Space Park Way Realignment (Site Preparation Phase), Project 20-40, and authorize the final contract payment.

5. ORAL COMMUNICATIONS FROM THE PUBLIC ON NONAGENDIZED ITEMS

The following member of the public spoke:

(Virtual) Bruce England from Mountain View discussed no right on red along El Camino Real and street performances in the Castro Pedestrian Mall.

6. PUBLIC HEARINGS

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

Housing Director Wayne Chen presented the item.

The following members of the public spoke:

Alex Brown

(Virtual) Bea Hanson

(Virtual) Unidentified speaker

(Virtual) Anna Maria Morales

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

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, and set a second reading for March 25, 2025.

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.

FRIENDLY AMENDMENT

Councilmember Clark moved to amend the motion to add a request to 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 direct staff to bring the Rental Housing Committee recommendation back to the City Council for consideration on the Consent Calendar.

The motion maker and seconder accepted the amendment.

The amended motion carried by the following vote:

Yes: 6 - Councilmember Clark, Councilmember Hicks, Councilmember Ramirez, Councilmember Showalter, Vice Mayor Ramos, Mayor Kamei

No: 1 - Councilmember McAlister

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

Assistant Community Development Director Amber Blizinski and Senior Planner Aki Snelling presented the item.

Applicant presentation: Danny Welch, Integrity DCS on behalf of Magnussen Toyota.

Appellant presentation: Brandon Schlinker.

The following members of the public spoke:

Behnam Bina from Mountain View.

Lauren D'Ambrosio from Mountain View indicated opposition to the project.

Rani Fischer from Sunnyvale, on behalf of the Santa Clara Valley Bird Alliance Environmental Action Committee.

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

Andrey Rodchenko from Mountain View indicated opposition to the project.

William Hatcher from Mountain View.

(Virtual) Maureen Blando from Mountain View indicated opposition to the project.

(Virtual) Robert Cox, on behalf of Livable Mountain View.
(Virtual) Julian
(Virtual) Annette Luongo
(Virtual) Rashmi
(Virtual) Eric Z
(Virtual) Hala Alshahwany
(Virtual) Edie Keating indicated support for the project.

MOTION - M/S - Showalter/Clark - To:

Adopt 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.

The motion carried by the following vote:

Yes: 7 - Councilmember Clark, Councilmember Hicks, Councilmember McAlister,
Councilmember Ramirez, Councilmember Showalter, Vice Mayor Ramos, Mayor Kamei

At 9:18 p.m., Mayor Kamei recessed the meeting. The meeting reconvened at 9:24 p.m. with all Councilmembers present.

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

Councilmember Ramirez disclosed he met with the applicant and learned that the Covenants Conditions and Restrictions did not prohibit Accessory Dwelling Units. Councilmember Hicks disclosed she met with applicant. Councilmember Clark disclosed he met with the applicant.

At 9:26 p.m., Councilmember Ramirez left the dais.

Principal Planner Diana Pancholi and Associate Planner Hang Zhou presented the item.

At 9:30 p.m., Councilmember Ramirez returned to the dais.

Applicant presentation: MJ Frankel, Acquisitions and Development, Dividend Homes, Inc.

The following members of the public spoke:

Sue Lindner from Mountain View.

John Kimball from Mountain View.

Peggy Kimball from Mountain View.

Leeza Arbatman from Mountain View.

Salvador Callejas from Mountain View.

Carmen Callejas from Mountain View.

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

1. Adopt 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 request the applicant work with City staff to include Accessory Dwelling Units where not otherwise physically precluded by any site constraints.

2. Adopt 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).

FRIENDLY AMENDMENT

Councilmember Showalter moved to amend the motion to include a request that the applicant work with City staff to explore adding a second access path from Moorpark Way.

The maker and seconder of the motion accepted the amendment.

The amended motion carried by the following vote:

Yes: 7 - Councilmember Clark, Councilmember Hicks, Councilmember McAlister,
Councilmember Ramirez, Councilmember Showalter, Vice Mayor Ramos, Mayor Kamei

7. COUNCIL, STAFF/COMMITTEE REPORTS

Councilmember Showalter stated she attended the 2025 State of the Valley and a Silicon Valley Clean Energy Authority Board of Directors meeting.

Vice Mayor Ramos stated she attended the National League of Cities 2025 Congressional City Conference.

Councilmember Clark stated he attended the National League of Cities 2025 Congressional City Conference.

Councilmember McAlister stated he attended the National League of Cities 2025 Congressional City Conference.

8. ADJOURNMENT

At 10:25 p.m., Mayor/President Kamei adjourned the meeting.