



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

January 28, 2025

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

**JOINT MEETING OF CITY COUNCIL (REGULAR) AND SHORELINE REGIONAL PARK COMMUNITY
(SPECIAL)**

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 5:02 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 Pathways to Housing - Homeless Response Strategy and Expenditure Plan

Spanish translation services were available for this item.

The purpose of this Study Session was to provide an overview of the draft Pathways to Housing—Homeless Response Strategy Implementation and Expenditure Plan and obtain City Council feedback on the vision statement, guiding principles, and goals and strategies that set forth a roadmap for addressing homelessness in Mountain View over the next seven to 10 years.

Deputy City Manager Kimberly Thomas and Human Services Manager Parneet Dhindsa presented the item.

The following member of the public spoke:

Brian Leong, from Cupertino, Pastor at Lord's Grace Christian Church in Mountain View.

A majority of the Council indicated support for the recommended Vision, Guiding Principles, Goals, and Strategies associated with the Plan with the following feedback:

1. Refine Strategy 5.3: “Providing public safety services to address issues associated with homeless” – include alternative response models that are not related to the Police Department
2. Refine Strategy 2.3: “Diversify affordable supportive housing options” - enhance the actions associated with interim solutions to strive for a goal of functional zero

A majority of the Council agreed with the actions recommended for existing and enhanced initiatives.

A majority of the Council provided the following feedback for the final plan:

1. Incorporate metrics of success for homeless initiatives
2. Provide further information on a “functional zero” goal to end homelessness in Mountain View
3. Provide further examples of interim solutions
4. Improve communications and resource sharing for housed residents and unhoused residents such as a telephone hotline and help cards
5. Provide direct financial assistance program instead of rent relief
6. Include affordable housing and safe parking as part of the Shoreline Area Plan update
7. Add more safe parking on the existing Shoreline Lot and explore funding the program via the Shoreline Fund
8. Engage with legislative delegation to advocate for homelessness response to be included in the next Housing Element, and advocate for more state funding toward homelessness efforts
9. Explore options related to an enhanced Resource Hub and work with our community partners, including the Community Services Agency of Mountain View and Los Altos
10. Explore bolstering the City’s existing Housing Help Center

At 6:45 p.m., the Study Session concluded.

6:30 P.M.-REGULAR SESSION

1. CALL TO ORDER

At 6:53 p.m., Mayor/President Kamei called the meeting to order.

2. PLEDGE OF ALLEGIANCE

Mayor Kamei led the Pledge of Allegiance.

3. ROLL CALL

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

4. CONSENT CALENDAR

At 6:56 p.m., Councilmember Ramirez left the dais.

Councilmember McAlister pulled Item 4.8 for individual consideration.

At 6:59 p.m., Councilmember Ramirez returned to the dais.

The following member of the public spoke:

(Virtual) Bruce England from Mountain View, on behalf of Green Spaces Mountain View, discussed Item 4.5.

MOTION - M/S - Clark/Hicks - To approve the balance of the Consent Calendar.

The motion carried, except for Item 4.8, 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 October 22, 2024.

4.2 Annual Report of the Investment Review Committee for Fiscal Year 2023-24 and Amendment of City Council Policy B-2

1. Accept the Annual Report of the Investment Review Committee for Fiscal Year 2023-24 (Attachment 1 to the Council report).

2. Adopt Resolution No. 18962 of the City Council of the City of Mountain View Amending Council Policy B-2, Investment Policy.

4.3 Water and Sewer Main Replacement at U.S. 101, Project 20-41-Additional Appropriation and Amend Construction Contract

1. Acting in its capacity as Board of Directors of the Shoreline Regional Park Community, appropriate and transfer a total of \$1,113,000 from the Shoreline Regional Park Community Fund to Water and Sanitary Sewer Main Replacement Crossing U.S. 101, Construction, Project 20-41.

2. Transfer and appropriate \$371,000 from the Waste Capacity Fund and \$371,000 from the Wastewater Capacity Fund to Water and Sanitary Sewer Main Replacement Crossing U.S. 101, Construction, Project 20-41. (Five votes required)

3. Acting in the joint capacity as the City Council and Board of Directors of the Shoreline Regional Park Community, authorize the City Manager and Community Manager, or their respective designees to amend the construction contract with K. J. Woods Construction, Inc., for Water and Sanitary Sewer Main Replacement at U.S. 101, Project 20-41, to add \$1,700,000 to the contingency budget for a total contract amount of \$11,518,000. Approximately 16% of the total project costs will be funded by the Shoreline Regional Park Community Fund.

4.4 Landfill Gas Collection System Replacement-Back Nine, Design, Project 24-42-Professional Design Services Agreement

1. Acting in its capacity as Board of Directors of the Shoreline Regional Park Community, transfer and appropriate \$1,276,000 from the Shoreline Regional Park Community Fund to Landfill Gas Collection System Replacement-Back Nine, Design, Project 24-42.

2. Acting in the joint capacity as the City Council and Board of Directors of the Shoreline Regional Park Community, authorize the City Manager and Community Manager, or their respective designees to execute a professional services agreement with SCS Engineers (Business Entity No. 773324) to provide landfill gas collection engineering design and golf course design services for Landfill Gas Collection System Replacement-Back Nine, Design, Project 24-42, in a not-to-exceed amount of \$1,538,000. All of the design engineering cost through construction for the project will be funded by the Shoreline Regional Park Community Fund.

4.5 City Council Work Plan Process

Approve the recommended process for reaffirming the City Council's Strategic Priorities and developing the Fiscal Years 2025-26 and 2026-27 Council Goals Work Plan.

4.6 Recycled Water System Expansion, Phase 1, Project 23-40-Reservoir Siting Study and Professional Design Services Contract Amendment

1. Approve Charleston Park as the site for a new recycled water reservoir.

2. Authorize the City Manager or designee to amend the professional design services agreement with Wood Rodgers, Inc. (Business Entity No. 2000350) to provide final design services for Recycled Water Reservoir, Project 23-40, increasing compensation by \$1,962,000 for a total not to exceed contract amount of \$2,519,000.

4.7 186 East Middlefield Road and 851 and 853 Sierra Vista Avenue-Public Improvements

1. Accept the public improvements for the development at 186 East Middlefield Road for maintenance throughout their useful life.

2. Accept a portion of the public improvements for the development at 851 and 853 Sierra Vista Avenue for maintenance throughout their useful life.

4.8 Magical Bridge All-Inclusive Playground, Project 18-36, and Rengstorff Park Maintenance and Tennis Building Replacement, Project 21-48--Various Actions

This item was pulled from the Consent Calendar by Councilmember McAlister for individual consideration.

There were no public speakers in-person or virtually.

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

1. Transfer and appropriate \$540,000 from the Park Land Dedication Fund to Magical Bridge All-Inclusive Playground, Project 18-36. (Five votes required)

2. Authorize the City Manager or designee to amend the professional services agreement with Tanner Pacific, Inc., a California corporation (Entity No. 3876190), for Magical Bridge All-Inclusive Playground, Project 18-36, and Rengstorff Park Maintenance and Tennis Building Replacement, Project 21-48, to increase the compensation by \$150,000 for additional construction engineering services for a total not-to-exceed amount of \$900,000.

3. Authorize the City Manager or designee to amend the construction contract with Robert A. Bothman, Inc., for Magical Bridge All-Inclusive Playground, Project 18-36, and Rengstorff Park Maintenance and Tennis Building Replacement, Project 21-48, to increase compensation by \$575,000 for a total not-to-exceed amount of \$11,799,382, including a \$1,080,908 construction contingency.

The motion carried by the following vote:

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

4.9 Appointment of City Auditor

Appoint Derek Rampone to the position of City Auditor pursuant to Sections 701 and 710 of the City Charter. (Five votes required)

5. ORAL COMMUNICATIONS FROM THE PUBLIC ON NONAGENDIZED ITEMS

The following member of the public spoke:

(Virtual) Bruce England from Mountain View discussed adding a plaque to a seat in the Council Chambers recognizing Julie Lovins.

6. PUBLIC HEARING

6.1 198 Easy Street Residential Rowhouse Development

Assistant Community Development Director Amber Blizinski and Consulting Senior Planner Margaret Netto presented the item.

Applicant presentation: Phoi Phan, Architect, Phan Architects.

There were no Councilmember disclosures.

The following member of the public spoke:

(Virtual) Bruce England from Mountain View, on behalf of Green Spaces MV and the Silicon Valley Bicycle Coalition.

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

1. Adopt Resolution No. 18963 of the City Council of the City of Mountain View Conditionally Approving a Planned Unit Development Permit, Special Design Permit, and a Development Review Permit to Construct a Five-Unit Detached Rowhouse Project and a Heritage Tree Removal Permit to Remove Eight Heritage Trees on a 0.51-Acre Site on the West Side of Easy Street, Between State Route 85 and Gladys Court (198 Easy Street), and Finding that the Project is Exempt from Review under the California Environmental Quality Act (CEQA) Pursuant to CEQA Guidelines Section 15332.

2. Adopt Resolution No. 18964 of the City Council of the City of Mountain View Conditionally Approving a Vesting Tentative Map to Create Five Lots and One Common Lot on a 0.51-Acre Lot at 198 Easy Street.

The motion carried by the following vote:

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

7. NEW BUSINESS

7.1 Potential Modifications to Allowed Rent Increases in Mobile Home Rent Stabilization Ordinance-Housing Element Program 3.2

Housing Director Wayne Chen presented the item.

At 7:47 p.m., Councilmember McAlister left the dais.

At 7:50 p.m., Councilmember McAlister returned to the dais.

The following members of the public spoke:

Saulo Londono

Edie Keating from Mountain View.

Alex Brown from Mountain View.

Frank Kalcic from Mountain View.

Sally Lieber from Mountain View.

(Virtual) Bruce England from Mountain View.

(Virtual) Molly Clancy from Mountain View.

(Virtual) Unidentified caller

(Virtual) Bonnie from Mountain View.
(Virtual) Barbara Davis from Mountain View.
(Virtual) Bee Hanson
(Virtual) Anna Marie Morales from Mountain View.
(Virtual) Alex Nunez
Mark Christenson from Mountain View.

MOTION - M/S - Ramos/Showalter - To direct staff to prepare an amendment to the Mobile Home Rent Stabilization Ordinance 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 a 0% floor and 3% ceiling and to explore removing barriers to the landlord petition process for rent adjustments beyond the limit using a "maintenance of net operating income" (MNOI) standard.

FRIENDLY AMENDMENT

Councilmember Ramirez moved to amend the motion to reduce the program fee from \$285 to \$151, retain the program budget and direct staff to return with a path forward to fund the remainder.

SUBSTITUTE MOTION

Councilmember Clark moved to direct staff to prepare an amendment to the Mobile Home Rent Stabilization Ordinance 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 75% of the CPI-U with a 1% floor and 5% ceiling and cover up to 50% of the program fees from the general fund or selecting a percentage that can be passed through.

Councilmember McAlister seconded the motion.

FRIENDLY AMENDMENT

Mayor Kamei moved to amend the substitute motion to direct staff to prepare an amendment to the Mobile Home Rent Stabilization Ordinance 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 75% of the CPI-U with a 1% floor and 5% ceiling.

The maker and seconder of the motion accepted the amendment.

The amended substitute motion failed by the following vote:

Yes: 3 - Councilmember Clark, Councilmember McAlister, Mayor Kamei

No: 4 - Councilmember Hicks, Councilmember Ramirez, Councilmember Showalter, Vice Mayor Ramos

Mayor Kamei clarified the amended motion:

1. Direct staff to prepare an amendment to the Mobile Home Rent Stabilization Ordinance 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 a 0% floor and 3% ceiling.
2. Direct staff to substantially reduce the program fee and return to the Council with a path forward to fund the remainder of the program costs during the FY 2025-26 budget process.
3. Request 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.

The maker and seconder of the motion accepted the amendments.

The amended motion carried by the following vote:

Yes: 4 - Councilmember Hicks, Councilmember Ramirez, Councilmember Showalter, Vice Mayor Ramos

No: 3 - Councilmember Clark, Councilmember McAlister, Mayor Kamei

8. COUNCIL, STAFF/COMMITTEE REPORTS

Councilmember Ramirez stated he attended the Mayors Innovation Project Winter 2025 Meeting.

Councilmember Clark stated he attended the Mayors Innovation Project Winter 2025 Meeting.

Councilmember Showalter stated she attended a Bay Area Water Supply and Conservation Agency Board of Directors meeting.

Councilmember McAlister stated he attended the Cal Cities 2025 Mayors and Council Members Academy.

Mayor Kamei stated she attended the Cities Association of Santa Clara County and the San Mateo County Council of Cities Annual Peninsula Bay Area Legislator’s Address.

Councilmember Clark stated he attended the Cities Association of Santa Clara County and the San Mateo County Council of Cities Annual Peninsula Bay Area Legislator’s Address.

9. ADJOURNMENT

At 9:36 p.m., Mayor/President Kamei adjourned the meeting.

