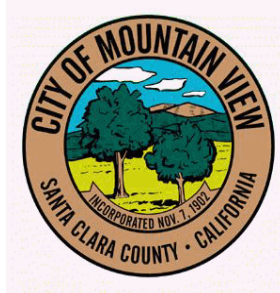


Christopher R. Clark, Councilmember
John M. Inks, Councilmember
R. Michael Kasperzak, Jr., Councilmember

Daniel H. Rich, City Manager
Lorrie Brewer, City Clerk



Patricia Showalter, Mayor

Ken S. Rosenberg, Vice Mayor
John McAlister, Councilmember
Leonard M. Siegel, Councilmember

Jannie L. Quinn, City Attorney

July 14, 2016

MVCPA, SecondStage, 500 Castro St.

7:30 P.M.-SPECIAL SESSION

1. CALL TO ORDER

Mayor Showalter called the meeting to order at 7:35 p.m.

2. PLEDGE OF ALLEGIANCE

Marissa Yanez led the Pledge of Allegiance.

3. ROLL CALL

Present: 6 - Councilmember Clark, Councilmember Kasperzak, Councilmember McAlister, Councilmember Siegel, Vice Mayor Rosenberg, and Mayor Showalter

Absent: 1 - Councilmember Inks

4. CONSENT CALENDAR - None.

5. ORAL COMMUNICATIONS FROM THE PUBLIC ON NONAGENDIZED ITEMS

Lori Robbins expressed concerns with the El Camino Hospital project, and asked Council to reconsider the project due to lack of a broader notification of the public hearing, and in order to conduct peak time traffic counts on Grant Road.

Katarina Blazek requested that, due to safety concerns, Mountain View landscape crews maintain the median on Moffett Blvd, between Middlefield Road and the Highway 85 Northbound offramp, as well as other areas in need of landscaping.

Linda Curtis made recommendations regarding transportation issues on Castro Street and Central Expressway.

6. PUBLIC HEARING - None.

7. ITEMS INITIATED BY COUNCIL**7.1 Consideration of a Council-Initiated Rent Regulation Ballot Measure for the November 2016 Election.**

City Attorney Quinn, Mountain View Tenants Coalition Member Joan MacDonald and Attorney Juliet Brodie presented oral reports and they, Project Sentinel Case Manager Emily Staats, Attorney Melissa Morris, Project Sentinel Dispute Resolution Director Martin Eichner and City Manager Rich, responded to Council's questions.

SPEAKING FROM THE FLOOR EXPRESSING CONCERNS AND/OR WITH RECOMMENDATIONS:

Marissa Yanez

Donna Avarol

Adrianna Guerrero

Steven Goldstein

Linda Curtis

Deniece Smith

Katherine Greene

Angela Holman. Ms. Holman also responded to Council's questions.

Jim Chen

Michael Kahan

Angel Santuario

Larry Voytilla

Barbara Goodwin

Mike Fischetti

Asha Prayer

Gabriel Cardenas

Sharon Wachaka

Amy

Jeff Dunn

Paula Perez, speaking in English, translated in Spanish.

John Scarboro

Unidentified woman

Brooklyn Cook

Katerina Blazek

Gary Wesley

Maria Marroquin

Aron Tapia

Gail Nyhan

Edie Keating

Todd Nagengast

Steve Chandler. Mr. Chandler also responded to Council's questions.

Rob Holbrook

Daniel Debolt

Council recessed at 10:13 p.m. and reconvened at 10:29 p.m.

Staff was directed to prepare an ordinance strengthening the existing Rental Housing Dispute Resolution Program (RHDRP) that could be presented to the voters in November. On August 9, 2016, the Council will review the ordinance and decide whether to adopt a resolution placing it on the ballot.

The ordinance being drafted will include the following provisions:

- mandatory conciliation, mediation and if those are not successful, mandatory binding arbitration for disputes involving rent increases above a 5% threshold in any 12 month period dating back to July 15, 2016 and service reductions.
- In accordance with the Costa Hawkins Act, those rental units defined as three or more dwelling units located in a single structure that received a certificate of occupancy prior to February 1, 1995 would be subject to binding arbitration. Rental units receiving a certificate of occupancy after February 1, 1995 would still be subject to nonbinding arbitration.
- The Council further directed a just cause eviction provision based on the proposed charter amendment be included in the ordinance.
- The ordinance will be drafted to include a provision allowing landlords to “bank” rent increases for a period of two years but would limit the rent increase to 8% in that 24 month period.
- Finally, the ordinance will be drafted in a manner that would prohibit the Council from making any changes to the key provisions of the ordinance, other than technical or clarifying changes required for the implementation of the ordinance, for a period of the two years. After a period of two years, a supermajority (5 votes of the City Council) would be needed to amend the key provisions of the ordinance.

8. COUNCIL, STAFF/COMMITTEE REPORTS - None.

9. CLOSED SESSION REPORT - None

10. ADJOURNMENT - At 12:30 a.m., Mayor Showalter adjourned the meeting to the next meeting to be held on Tuesday, September 6, 2016 at 6:30 p.m. in Council Chambers, 500 Castro Street.

ATTEST:

APPROVED:

LORRIE BREWER, MMC
CITY CLERK

PATRICIA SHOWALTER
MAYOR