



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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May 07, 2019

Council Chambers, 500 Castro St., Mountain View, CA 94041

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

**5:00 P.M.-STUDY SESSION**

**1. CALL TO ORDER**

Mayor Matichak called the meeting to order at 5:00 p.m.

**2. ROLL CALL**

Present: 6 - Councilmember Clark, Councilmember Kamei, Councilmember  
McAlister, Councilmember Ramirez, Vice Mayor Abe-Koga,  
Mayor Matichak

Absent: 1 - Councilmember Hicks

Councilmember Clark participated in the meeting by teleconference pursuant to  
Government Code Section 54953(b) from the Brown Palace Hotel, 321 17th Street, 1st  
Floor Business Center, Denver, CO 80202.

Councilmember McAlister participated in the meeting by teleconference pursuant to  
Government Code Section 54953(b) from the Westin Princeville Ocean Resort Villas,  
3838 Wyllie Rd., Business Center, Princeville, HI 96722.

**3. STUDY SESSION**

**3.1 East Whisman Precise Plan Public Draft**

City Attorney Jannie Quinn stated that Councilmember Hicks's absence is a recusal from  
participation in the Study Session based on a financial interest in a source of income.

Senior Planner Eric Anderson presented the staff report. City Manager Dan Rich, City  
Attorney Jannie Quinn, Advanced Planning Manager Martin Alkire and Consultant Sujata  
Srivastava, Strategy Economics, provided additional information.

Public Comment opened at 5:12 p.m.

The following members of the public spoke:

Steven Nelson, and provided written materials

Ayindé Rudolph, Superintendent, Mountain View Whisman School District

Kat Wortham, Silicon Valley Leadership Group

Cliff Chambers

Fiona Walter

Perry Hariri, Miramar Capital

John Hickey, SummerHill Housing Group

Mitch Mankin, SV@Home

Steve Gazzera

Don Lapadis

Public Comment closed at 5:33 p.m.

Mayor Matichak summarized the Council input provided: regarding Question 1, majority support for allowing Transfer of Development Rights (TDR) projects to go forward collectively, with limitations; regarding Question 2, majority support for increasing the amount of neighborhood commercial in the Ellis/Middlefield area, allowing flexibility, and ensuring everything is clustered; regarding Question 3, majority support for further discussion regarding school strategy, community benefits including city services and additional facilities, jobs-housing linkage, public art, residential base Floor Area Ratio (FAR), the decision-making body, active frontage setbacks, character area targets and additional information regarding the parking/FAR relationship.

The Study Session concluded at 7:24 p.m.

### **6:30 P.M.-SPECIAL SESSION**

#### **1. CALL TO ORDER/PLEDGE OF ALLEGIANCE**

Mayor Matichak called the meeting to order at 7:31 p.m. and led the Pledge of Allegiance.

#### **2. ROLL CALL**

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

Councilmember Clark participated in the meeting by teleconference pursuant to Government Code Section 54953(b) from the Brown Palace Hotel, 321 17th Street, 1st Floor Business Center, Denver, CO 80202.

Councilmember McAlister joined the meeting at 7:34 p.m. by teleconference pursuant to Government Code Section 54953(b) from the Westin Princeville Ocean Resort Villas, 3838 Wyllie Rd., Business Center, Princeville, HI 96722.

#### **3. PRESENTATION**

**3.1 Proclamation in Recognition of Bike Month**

Mayor Matichak presented a proclamation in recognition of Bike Month to Bicycle/Pedestrian Advisory Committee Chair Marc Roddin. Bicycle/Pedestrian Advisory Committee Chair Roddin provided comments.

**4. CONSENT CALENDAR**

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

The motion carried by the following roll call vote:

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

**4.1 Approve Meeting Minutes**

Approve City Council Meeting Minutes of April 25, 2019 and Shoreline Regional Park Community Minutes of April 23, 2019 and April 25, 2019.

**4.2 Approve the Acquisition of Fee Title from a Portion of 850/900 North Shoreline Boulevard (APN 153-14-001) for the Shoreline Reversible Transit Lane Project**

1. Approve the acquisition of fee title for a portion of 850/900 North Shoreline Boulevard (APN 153-14-001), owned by ZCTB 850 N Shoreline LLC, in the amount of \$725,000.
2. Authorize the City Manager, or his designee, to execute all documents and take all necessary actions related to the acquisition of fee title for a portion of 850/900 North Shoreline Boulevard (APN 153-14-001) for the Shoreline Reversible Transit Lane Project, Projects 18-43 and 18-47.

**4.3 Fiscal Year 2019-20 Transportation Development Article 3 Funding-Recommended Project**

1. Adopt Resolution No. 18320 a Resolution of Request to the Metropolitan Transportation Commission for the Allocation of Fiscal Year 2019-20 Transportation Development Act Article 3 Pedestrian/Bicycle Project Funding, read in title only, further reading waived (Attachment 1 to the Council report).
2. Authorize the City Manager, or his designee, to execute all documents and agreements, and take all necessary actions related to the acceptance of Fiscal Year 2019-20 Transportation Development Act Article 3 funding.

**4.4 Community Design + Architecture Contract Amendment**

Authorize the City Manager to amend the existing \$89,370 contract with Community Design + Architecture by \$70,630 for an amount not to exceed \$160,000 for additional tasks supporting the East Whisman Precise Plan.

**4.5 East Whisman Area Transit-Oriented Development Improvements, Phase II: Ellis Street Improvements, Project 16-48-Amend Professional Services Agreement**

Authorize the City Manager to amend the professional services agreement with BKF Engineers for East Whisman Area Transit-Oriented Development Improvements, Phase II: Ellis Street Improvements, Project 16-48, to add an additional \$42,000 for a total agreement amount of \$246,812.44.

**4.6 Training and Quality Assurance Contract with IXII Group, Inc. - Authorize Professional Services Agreement**

Authorize the City Manager to execute a new training and quality assurance contract with IXII Group, Inc., for \$211,200 for the period of June 1, 2019 through December 31, 2020.

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

Gary Wesley spoke regarding SB50.

Cliff Chambers spoke regarding the opening of the pickleball court at the Rengstorff Park.

Unidentified man spoke regarding traffic, displayed written materials regarding traffic level of service and played a video.

Albert Jeans spoke regarding traffic impact analysis methodology and displayed written materials.

Mayor Matichak and Vice Mayor Abe-Koga addressed speaker comments regarding SB50.

**6. PUBLIC HEARING**

**6.1 Residential Development at 1411-1495 West El Camino Real**

Senior Planner Matt VanOosten presented the staff report and stated a memo from staff has been provided to Council regarding an amendment to Condition of Approval 88. City Attorney Jannie Quinn, Planning Manager/Zoning Administrator Stephanie Williams, City Manager Dan Rich, Assistant Public Works Director Dawn Cameron and Assistant City Manager/Community Development Director Aarti Shrivastava provided additional information.

Applicant Steve Saray, Lux Largo, provided information regarding the proposed project.

Public Hearing opened at 8:23 p.m.

No speakers.

Public Hearing closed at 8:23 p.m.

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

1. Adopt Resolution No. 18321 Conditionally Approving a Planned Community Permit and Development Review Permit to construct a 53-Unit Residential Project and Heritage Tree Removal Permit to Remove 6 Heritage Trees Located at 1411-1495 West El Camino Real,

read in title only, further reading waived (Attachment 1 to the Council Report).

2. Adopt Resolution No. 18322 Conditionally Approving a Vesting Tentative Map to Create 53 Condominium Units and One Common Lot Located at 1411-1495 West El Camino Real, read in title only, further reading waived (Attachment 2 to the Council Report); and

Accept the onsite units at the 10 percent rate, and amend Condition of Approval 88 to include red curb along the project frontage.

The motion carried by the following roll call vote:

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

## 7. NEW BUSINESS

### 7.1 Gateway Master Plan Scope of Work

Advanced Planning Manager Martin Alkire presented the staff report. City Manager Dan Rich and Assistant City Manager/Community Development Director Aarti Shrivastava provided additional information.

Public Comment opened at 9:00 p.m.

The following members of the public spoke:

IdaRose Sylvester, Balanced Mountain View

Alex Brown, Santiago Villa

Cliff Chambers, Mountain View Coalition for Sustainable Planning

Public Comment closed at 9:06 p.m.

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

1. Approve the proposed scope of work for a City initiated Gateway Master Plan project.
2. Approve a midyear capital improvement project, Gateway Master Plan, and transfer and appropriate \$535,000 from the Shoreline Regional Park Community Fund to the new project.
3. Authorize the City Manager to enter into a contract with Raimi + Associates for an amount not to exceed \$500,000 for the Gateway Master Plan project.
4. Transfer and appropriate \$170,000 from the Shoreline Regional Park Community Fund to the North Bayshore Circulation Feasibility Study, Project 19-54, to support the Gateway Master Plan project for a new total of \$1,270,000.

5. Authorize the City Manager to execute an amendment to increase the professional services agreement with TJKM Transportation Consultants for the North Bayshore Circulation Feasibility Study, Project 19-54, from \$935,000 to \$1,070,000 contract with TJKM to add \$135,000 for the additional scope of work; and

Include a scenario that includes the 1555 Plymouth property, a scenario that does not include the 1555 Plymouth property, and a phasing process.

The motion carried by the following roll call vote:

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

Councilmember McAlister left the meeting at 9:33 p.m.

**7.2 Approval of, and Appropriation of Funds for, a Long-term Lease with Option to Purchase of Real Property Located at Southwest Corner of East Evelyn Avenue and Pioneer Way (APN 160-65-008)**

City Attorney Jannie Quinn announced that Councilmember McAlister's absence is a recusal from participation in this item due to his participation in the item as a member of the VTA Board.

Project Manager-Affordable Housing Vera Gil presented the staff report. Real Property Administrator Dennis Drennan and City Manager Dan Rich provided additional information.

Public Comment opened at 9:45p.m.

The following members of the public spoke:

Gil Eakins  
Sulis Patil  
Matthew Pataky  
Alex Brown

Public Comment closed at 9:52 p.m.

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

Take the following actions to appropriate funds and approve a long term lease, with an option to purchase, for the unimproved real property located at the southwest corner of East Evelyn Avenue and Pioneer Way (APN 160-65-008):

1. Approve a long term lease with an option to purchase for the real property described above from the Santa Clara Valley Transportation Authority.

2. Approve a midyear capital improvement project entitled "Lease/Purchase of Evelyn Lot."
3. Appropriate \$11,715,000 from the Housing Impact Fund to the new capital project for the lease of the property (\$11,000,000) and incidental and administrative costs (\$715,000).
4. Appropriate \$2,130,000 from the Housing Impact Fund to the new capital project for the purchase option of the property (\$2,000,000) and incidental and administrative costs (\$130,000).
5. Appropriate an additional \$120,000 from the Housing Impact Fund for consultant services and other costs associated with negotiating the acquisition and marketing the property.
6. Authorize the City Manager or his designee to execute all documents and take all necessary actions related to the long term lease, and exercising of the purchase option for the property.
7. Authorize the City Manager to execute minor amendments to the lease or option to purchase so long as the fiscal impact is less than \$100,000.

The motion carried by the following roll call vote:

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

**Recused:** 1 - Councilmember McAlister

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

Vice Mayor Abe-Koga reported her attendance at a meeting of the ABAG | MTC Housing Legislative Working Group in which the committee completed their review of AB1279, AB1483, AB1485, AB1486 and AB11.

## **9. CLOSED SESSION REPORT**

None.

## **10. ADJOURNMENT**

At 9:58 p.m., Mayor Matichak adjourned the meeting to the next Council Meeting to be held on Tuesday, May 14, 2019, at 5:30 p.m. in the Council Chambers, 500 Castro Street.

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LISA NATUSCH  
CITY CLERK