



Margaret Abe-Koga, Councilmember  
Christopher R. Clark, Councilmember  
John McAlister, Councilmember

Ken S. Rosenberg, Councilmember  
Patricia Showalter, Councilmember  
Lisa Matichak, Vice Mayor

Daniel H. Rich, City Manager  
Lisa Natusch, City Clerk

Leonard Siegel, Mayor

Jannie L. Quinn, City Attorney

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October 16, 2018

Plaza Conference Room & Council Chambers, 500 Castro St.,  
Mountain View

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

**5:30 P.M.-CLOSED SESSION (PLAZA CONFERENCE ROOM)**

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

At 5:30 p.m., City Attorney Jannie Quinn announced the items for Closed Session.

All Councilmembers were present.

The following members of the public spoke:

Ellis Berns, Robert Green Company  
Tim McEnery, Director, Marwood Management

**2. CLOSED SESSION**

Following public comment, Mayor Siegel called the meeting to order at 5:45 p.m.

- 2.1 Conference with Real Property Negotiator (§54956.8)—Property: No street address, Hope Street Lot 4 (APN 158-20-069), 701 W. Evelyn Avenue (APN 158-20-066) and 727/733/745/747 W. Evelyn Avenue (APN 158-20-015)—Agency Negotiators: Jannie Quinn, City Attorney, Patty Kong, Finance and Administrative Services Director, Dennis Drennan, Real Property Program Administrator and Alex Andrade, Economic Development Manager—Negotiating Parties: The Robert Green Company and Marwood Asset Management—Under Negotiation: Price and Terms of Payment for the Lease of Real Property
- 2.2 Conference with Real Property Negotiator (§54956.8)—Property: (Michael’s at Shoreline, 2960 North Shoreline Boulevard) (portion of APN 015-36-025)—Agency Negotiator: Dennis Drennan, Real Property Program Administrator—Negotiating Parties: The Faravelli Company, Inc.—Under Negotiation: Price and Terms of Payment for the Lease of Real Property

The Closed Session concluded at 6:35 p.m.

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

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

Mayor Siegel called the meeting to order at 6:48 p.m. in Council Chambers and led the Pledge of Allegiance.

## 2. ROLL CALL

**Present:** 7 - Councilmember Abe-Koga, Councilmember Clark, Councilmember McAlister, Councilmember Rosenberg, Councilmember Showalter, Vice Mayor Matichak, Mayor Siegel

Mayor Siegel announced the Study Session regarding 777 W. Middlefield Road has been rescheduled to October 23 at 5 p.m.

Mayor Siegel announced that Item 8.1 East Whisman Precise Plan Policy Topics would be taken out of order and considered before Item 7.1 Affordable Housing Options for 355-415 E. Middlefield Transfer of Development Rights (TDR) Gatekeeper Project.

## 3. PRESENTATION

### 3.1 Proclamation Recognizing Day Worker Center of Mountain View's 22nd Anniversary

Mayor Siegel presented a proclamation to María Marroquín, Executive Director, Day Worker Center of Mountain View in recognition of Center's 22nd Anniversary.

Executive Director Marroquín and Board President Bill Lambert provided comments.

## 4. CONSENT CALENDAR

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

The motion carried by the following vote:

**Yes:** 7 - Councilmember Abe-Koga, Councilmember Clark, Councilmember McAlister, Councilmember Rosenberg, Councilmember Showalter, Vice Mayor Matichak, Mayor Siegel

### 4.1 Approve Meeting Minutes

Approve the Council Meeting Minutes of October 9, 2018 and the Shoreline Regional Park Community Minutes of October 9, 2018.

### 4.2 Introduction of an Ordinance of the City of Mountain View Amending Procedures for Leasing Property in Excess of 55 Years

Introduce an Ordinance of the City of Mountain View Amending Procedures for Leasing Property in Excess of 55 Years, read in title only, further reading waived, and set second reading for October 23, 2018.

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

Steven Goldstein spoke in support of Proposition 10, and expressed concern regarding comments posted on the Mountain View Voice website.

Rocio Carrillo, Royal Viking Tenants Coalition, spoke regarding the proposed development of the Royal Viking Apartments and the impact on her family.

Abel Salguero spoke regarding the proposed development of the Royal Viking Apartments and the impact on his family.

Jacqueline Cashen spoke regarding the proposed development of 2310 Rock Street and the impact on the residents of the complex.

Gary Lekan spoke in opposition to motor homes parked overnight in neighborhoods.

Dave Arnone spoke in support of two residents of Royal Viking Apartments, and read a letter of support from their employer.

Shani Kleinhaus, Santa Clara Valley Audubon Society, spoke regarding the burrowing owl population and requested installation of a fence around breeding sites prior to breeding season in February.

Joan MacDonald spoke regarding the displacement of residents due to demolition and requested that Council approve development in vacant lots rather than those that require demolition. On behalf of Advocates for Affordable Housing, Ms. MacDonald suggested Council consider incentives for AirBnB hosts to use the rentals for permanent, full-time housing so that teachers, workers in schools and hospitals, and service workers can live in Mountain View.

## **6. PUBLIC HEARING**

### **6.1 Rowhouse Development at 828 to 836 Sierra Vista Avenue and 1975 and 1979 Colony Street**

Associate Planner Paula Bradley presented the staff report. Planning Manager/Zoning Administrator Stephanie Williams provided additional information.

Mayor Siegel repeated the announcement that Item 8.1 would be considered following action on this item.

Architect Jeff Potts, SDG Architects, and Applicant Kevin DeNardi, D&C Development, responded to Council questions.

Public Hearing opened at 7:27 p.m.

The following members of the public spoke:  
Jonathan Mackenzie, and provided written materials  
Joan MacDonald

Public Hearing closed at 7:30 p.m.

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

1. Adopt Resolution No. 18254 Conditionally Approving a Planned Unit Development and Development Review Permit to Construct a 20-unit Rowhouse Development, Including a 20 Percent State Density Bonus, at 828 to 836 Sierra Vista Avenue and 1975 and 1979 Colony Street, read in title only, further reading waived (Attachment 1 to the Council report).

2. Adopt Resolution No. 18255 Conditionally Approving a Vesting Tentative Map to Create 20 Lots and Two Common Lots at 828 to 836 Sierra Vista Avenue and 1975 and 1979 Colony Street, read in title only, further reading waived (Attachment 2 to the Council report).

FRIENDLY AMENDMENT: Councilmember Showalter offered a friendly amendment to add a Condition of Approval to include that if the trees die within the first five years, they will be replaced.

Councilmember McAlister and Councilmember Rosenberg accepted the friendly amendment.

The motion carried by the following vote:

**Yes:** 7 - Councilmember Abe-Koga, Councilmember Clark, Councilmember McAlister, Councilmember Rosenberg, Councilmember Showalter, Vice Mayor Matichak, Mayor Siegel

Following action on Item 6.1, Council considered Item 8.1.

## **7. UNFINISHED BUSINESS**

### **7.1 Affordable Housing Options for 355-415 East Middlefield Transfer of Development Rights (TDR) Gatekeeper Project**

This item was considered following Item 8.1.

Councilmember Rosenberg announced he would recuse himself from participation in the item as the applicant is considered a source of income under the Political Reform Act, and left the meeting at 9:32 p.m.

Council recessed at 9:32 p.m.

Council reconvened at 9:50 p.m. with Councilmember Rosenberg absent.

Assistant Community Development Director Wayne Chen presented the staff report. Senior Planner Jeff Roche provided additional information.

Applicant Katia Kamangar, SummerHill Housing Group, provided information regarding the equivalency calculation and proposed alternatives.

Public Comment opened at 10:05 p.m.

The following members of the public spoke:

David Meyer, SV@Home

Joan MacDonald, on behalf of Advocates for Affordable Housing, League of Women Voters

Public Comment closed at 10:09 p.m.

By a majority show of hands with Councilmember Rosenberg absent, Council expressed support for Alternative 4 in the Council report.

Following action on Item 7.1, Council proceeded with Item 9, Council, Staff/Committee Reports.

## **8. STUDY SESSION**

### **8.1 East Whisman Precise Plan Policy Topics**

This item was considered following Item 6.1.

Senior Planner Eric Anderson presented the staff report. City Attorney Jannie Quinn and Community Development Director Randy Tsuda provided additional information.

Public Comment opened at 7:50 p.m.

The following members of the public spoke:

Fiona Walter, Board President, Mountain View Los Altos High School District

David Meyer, SV@Home

Steve Lynch, Sand Hill Property Company

David Conklin

Geoff Thompson

Perry Hariri, Miramar Capital

Public Comment closed at 8:10 p.m.

The Study Session concluded at 9:31 p.m.

Following Item 8.1, Council considered Item 7.1.

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

Mayor Siegel reported his attendance at a forum regarding teacher housing at Mountain View High School, a SV@Home workshop regarding the economics of building housing, and a SV@Home meeting regarding protection and preservation of housing.

Councilmember Showalter reported her attendance at a meeting of the Cities Association in which the airplane noise roundtable was discussed, and a meeting of SV@Home regarding

protection and preservation of housing.

Councilmember Showalter spoke regarding affordable housing and displacement in the community and inquired about the possibility of purchasing an apartment complex and/or placing those displaced higher on the affordable housing list.

City Manager Dan Rich suggested the issue be considered as Council looks at new priorities and that staff can recirculate the memos to Council prepared in the past.

**10. CLOSED SESSION REPORT**

None.

**11. ADJOURNMENT**

At 10:32 p.m., Mayor Siegel adjourned the meeting to the next Council Meeting on Tuesday, October 23, 2018, at 5:00 p.m. in the Council Chambers, 500 Castro Street.

ATTEST:

APPROVED:

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LISA NATUSCH  
CITY CLERK

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LEONARD M. SIEGEL  
MAYOR