



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

Kimbra McCarthy, City Manager
Jennifer Logue, City Attorney
Heather Glaser, City Clerk

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

5:00 PM

Tuesday, June 10, 2025

**JOINT MEETING OF CITY COUNCIL (REGULAR), SHORELINE REGIONAL PARK COMMUNITY
(SPECIAL), AND CITY OF MOUNTAIN VIEW CAPITAL IMPROVEMENTS FINANCING AUTHORITY
(REGULAR)**

This meeting is being conducted with a virtual component. Anyone wishing to address the Council virtually may join the meeting online at: <https://mountainview.zoom.us/j/84351267142> or by dialing (669) 900-9128 and entering Webinar ID: 843 5126 7142. When the Mayor announces the item on which you wish to speak, click the “raise hand” feature in Zoom or dial *9 on your phone. When the Mayor calls your name to provide public comment, if you are participating via phone, please press *6 to unmute yourself. Spanish or Chinese interpretation is available at no cost via Zoom upon request. Please contact the City Clerk's office by 5:00 p.m. at least two business days prior to the day of the scheduled Council meeting by phone at (650) 903-6304 or by email at city.clerk@mountainview.gov

Esta reunión se está llevando a cabo con un componente virtual. Cualquier persona que desee dirigirse al Concejo virtualmente, puede unirse a la reunión en: <https://mountainview.zoom.us/j/84351267142> o marcando al (669) 900-9128 e ingresando el ID del Seminario Web. Cuando la alcaldesa anuncie el punto en el que usted desee hablar, haga clic en “levantar la mano” en Zoom o marque *9 en su teléfono. Si participa por medio de una llamada telefónica, presione *6 para proporcionar su comentario público cuando la alcaldesa mencione su nombre. Interpretación en español y chino disponible sin costo por medio de Zoom si se solicita. Comuníquese con la Oficina de la Secretaría Municipal antes de las 5:00 p. m. con al menos dos días hábiles antes del día en que la reunión del Concejo está programada. Comuníquese por teléfono al (650) 903-6304 o por correo electrónico a city.clerk@mountainview.gov

本次会议的举行将包括虚拟方式。任何希望以虚拟方式向市议会发表意见的人都可以通过以下方式在线参加会议: <https://mountainview.zoom.us/j/84351267142> 或拨打 (669) 900-9128 并输入网络会议ID: 843 5126 7142。当市长宣布您希望发言的项目时, 请点击Zoom中的“举手”(“raise hand”)功能, 或在电话上拨打*9。当市长叫到您的名字时, 如果您是通过电话参与, 请按*6取消静音。西班牙语或中文口译服务可根据要求通过Zoom免费提供。请至少在预定的市议会会议召开的两个工作日前的下午 5:00 之前通过以下方式联系市书记 办公室, 致电 (650) 903-6304 或发送电子邮件至 city.clerk@mountainview.gov

5:00 P.M.-STUDY SESSION**1. CALL TO ORDER****2. ROLL CALL****3. STUDY SESSION****3.1 Citywide Transportation Demand Management (TDM) Ordinance Update**

Recommendation(s): Review and provide feedback on staff's recommended framework for the Citywide Transportation Demand Management Ordinance and direct staff to proceed with preparing the draft Transportation Demand Management Ordinance to be brought to the Environmental Planning Commission and City Council in late 2025/early 2026.

Attachment(s): [Study Session Memo](#)

6:30 P.M.-REGULAR SESSION**1. CALL TO ORDER/PLEDGE OF ALLEGIANCE****2. ROLL CALL****3. PRESENTATIONS**

These are presentations only. The City Council will not take any action.

3.1 United States' President's Volunteer Service Award Recipients Certificates of Recognition**3.2 Pride Month Proclamation****4. CONSENT CALENDAR**

These items will be approved by one motion unless any member of the Council or audience wishes to remove an item for discussion. The reading of the full text of ordinances and resolutions will be waived unless a Councilmember requests otherwise.

4.1 Approve Minutes

Recommendation(s): Acting as the Board of Directors of the Mountain View Capital Improvements Financing Authority, approve the meeting minutes of June 11, 2024 and June 25, 2024.

Attachment(s): [06-11-24 MVCIFA Minutes](#)
[06-25-24 MVCIFA Minutes](#)

4.2 Commercial Development at 365-405 San Antonio Road and 2585-2595 California Street - Precise Plan Amendment/Project Approval Resolutions and Development Agreement Ordinance (Second Reading)

Recommendation(s): 1. Adopt a Resolution of the City Council of the City of Mountain View Amending the San Antonio Precise Plan Related to the Transfer of Development Rights Program and Office Development Regulations and Adopting an Addendum to the Previously Certified Final San Antonio Precise Plan Environmental Impact Report and Finding that the Addendum and Previously Certified EIR Adequately Address the Potential Impacts of the Precise Plan Amendments and Related Approvals for the Commercial Development Project at 365-405 San Antonio Road and 2585-2595 California Street Project Pursuant to Sections 15162, 15164, and 15168 of the California Environmental Quality Act (CEQA) Guidelines, to be read in title only, further reading waived (Attachment 3 to the Council report).

2. Adopt a Resolution of the City Council of the City of Mountain View Conditionally Approving a Master Plan, Planned Community Permit, and Development Review Permit for a New 182,352 Square Foot, Seven-Story Commercial Building with 150,000 Square Feet of Transfer of Development Rights from the Los Altos School District Transfer of Development Rights Program; a Provisional Use Permit to Allow an Office Use; and a Heritage Tree Removal Permit to Remove Five Heritage Trees on a 0.99-Acre Site Located at 365-405 San Antonio Road and 2585-2595 California Street (APN: 148-22-005, 148-22-006, 148-22-007, and 148-22-023), to be read in title only, further reading waived (Attachment 4 to the Council report).

3. Adopt an Ordinance of the City of Mountain View Approving a Development Agreement Between the City of Mountain View and Merlone Geier Partners IX, L.P. for The Village at San Antonio Center Phase 3 Project on a 0.99-Acre Site Located at 365-405 San Antonio Road and 2585-2595 California Street, to be read in title only, further reading waived (Attachment 5 to the Council report). (First reading: 7-0)

Attachment(s): [Council Report](#)

[ATT 1 - Council Report dated May 27, 2025](#)

[ATT 2 - Addendum to the San Antonio Precise Plan \(P\(40\)\) Certified FEIR](#)

[ATT 3 - Resolution for San Antonio Precise Plan \(P\(40\)\) Amendments \(PPA\)](#)

[ATT 4 - Resolution for Development Permits](#)

[ATT 5 - Development Agreement Ordinance](#)

4.3 Appointment to the Youth Advisory Committee for the 2025-26 School Year Term

Recommendation(s): Adopt a Resolution of the City Council of the City of Mountain View Appointing 15 Members and 11 Members-at-Large/Alternates to the Youth Advisory Committee for the 2025-26 School Year Term, to be read in title only, further reading waived (Attachment 2 to the Council Report).

Attachment(s): [Council Report](#)

[ATT 1 - Council Youth Services Staff Report—May 13, 2025](#)

[ATT 2 - Resolution](#)

4.4 Greenhouse Gas-Free Fleet and Landscaping Equipment Purchasing Policy

Recommendation(s): Adopt a Resolution of the City Council of the City of Mountain View to Adopt a Greenhouse Gas-Free Fleet and Landscaping Equipment Purchasing Policy, to be read in title only, further reading waived (Attachment 1).

Attachment(s): [Council Report](#)

[ATT 1 - Resolution](#)

4.5 2001 Landings Drive (formerly 1860-2159 Landings Drive)-Vacation of Public Easements

Recommendation(s): Adopt a Resolution of the City Council of the City of Mountain View Amending Resolution No. 18478 to Modify Conditions Related to the Vacation of Public Easements at 2001 Landings Drive (formerly 1860-2159 Landings Drive), to be read in title only, further reading waived (Attachment 1 to the Council report).

Attachment(s): [Council Report](#)

[ATT 1 - Amendment to Resolution 18478 for Vacation of Public Easements](#)

4.6 First Amendment to Disposition and Development Agreement with RGC Mountain View I, LLC for Hope Street Lots 4 and 8

Recommendation(s): Adopt a Resolution of the City Council of the City of Mountain View Approving and Authorizing the City Manager or Designee to Execute a First Amendment to the Disposition and Development Agreement Between the City of Mountain View and RGC Mountain View I, LLC, for the Development of Hope Street Lots 4 and 8, to be read in title only, further reading waived (Attachment 1 to the Council report).

Attachment(s): [Council Report](#)

[ATT 1 - Resolution](#)

4.7 2023 Community Greenhouse Gas Emissions Inventory

Recommendation(s): Accept the 2023 Community Greenhouse Gas Emissions Inventory.

Attachment(s): [Council Report](#)

[ATT 1 - Community Greenhouse Gas Emissions Inventory Methodology](#)

4.8 Homeless Response Strategy and Expenditure Plan Adoption

Recommendation(s): Adopt the Pathways to Housing-Homeless Response Strategy Implementation and Expenditure Plan for the City of Mountain View (Attachment 1 to the Council report).

Attachment(s): [Council Report](#)
[ATT 1 - Pathways to Housing](#)
[ATT 2 - Metrics Chart](#)
[ATT 3 - Communications and Outreach Strategies Chart](#)

4.9 Smart Water Meter Consulting and Funding Agreements, Project 23-45

- Recommendation(s):**
1. Authorize the City Manager or designee to execute a cost-share agreement with the Santa Clara Valley Water District (Valley Water) for the City to receive up to \$1,575,000 to fund Smart Metering Program, Project 23-45.
 2. Accept and appropriate up to \$1,575,000 in future reimbursement payments from Valley Water to Smart Metering Program, Project 23-45 (Five votes required).
 3. Authorize the City Manager or designee to execute a professional services agreement with Diameter Services USA Inc., California Entity No. 5338404, for smart water meter consulting services, Smart Metering Program, Project 23-45, in a not-to-exceed amount of \$330,000.

Attachment(s): [Council Report](#)

5. ORAL COMMUNICATIONS FROM THE PUBLIC ON NONAGENDIZED ITEMS

This portion of the meeting is reserved for persons wishing to address the Council on any matter not on the agenda. Speakers are allowed to speak on any topic within the City Council's subject matter jurisdiction for up to three minutes during this section. If there appears to be a large number of speakers, speaking time may be reduced to no less than 1.5 minutes. State law prohibits the Council from acting on nonagenda items.

6. PUBLIC HEARINGS

6.1 City of Mountain View Vacancies and Recruitment and Retention Efforts (Assembly Bill 2561)

Recommendation(s): Convene a public hearing pursuant to Government Code Section 3502.3, Assembly Bill 2561 (Attachment 1 to the Council Report), to receive a Fiscal Year 2024-25 report on City of Mountain View vacancies and recruitment and retention efforts.

Attachment(s): [Council Report](#)
[ATT 1 - Government Code Section 3502.3, Assembly Bill 2561](#)

6.2 Fiscal Year 2025-26 Recommended Budget

- Recommendation(s):**
1. Convene a public hearing, accept public comment, and provide input to staff on the Fiscal Year 2025-26 Recommended Budget (Attachment 1 to the Council report).
 2. Appropriate and transfer \$100,000 from the Shoreline Golf Links Fund to the General Operating Fund in Fiscal Year 2024-25.

3. Appropriate and transfer \$2,800,000 from the Retiree Health Fund to the Development Services Fund and \$2,800,000 from the Shoreline Regional Park Community Fund to the Retiree Health Fund in Fiscal Year 2024-25 to rebalance funding allocations for retiree health liabilities.

Attachment(s): [Council Report](#)

6.3 Modifications to the City of Mountain View Master Fee Schedule

- Recommendation(s):**
1. Convene a public hearing and accept public comment on the proposed modifications to the City of Mountain View Master Fee Schedule (Exhibits A and B to Attachment 1 to the Council report).
 2. Adopt a Resolution of the City Council of the City of Mountain View Amending the City of Mountain View Master Fee Schedule, to be read in title only, further reading waived (Attachment 1 to the Council report).

Attachment(s): [Council Report](#)

[ATT 1 - Resolution](#)

[ATT 2 - CFC Committee Questions and Answers](#)

[ATT 3 - Fee Estimate Example](#)

[ATT 4 - Written Correspondence Received](#)

7. COUNCIL, STAFF/COMMITTEE REPORTS

No action will be taken on any questions raised by the Council at this time.

8. ADJOURNMENT

NOTICE TO THE PUBLIC:

There is a 90-day limit for the filing of a challenge in Superior Court to certain City administrative decisions and orders which require a hearing by law, the receipt of evidence and the exercise of discretion. The 90-day limit begins on the date the decision is final (Code of Civil Procedure Section 1094.6). Further, if you challenge an action taken by the City Council in court, you may be limited, by California law, including but not limited to Government Code Section 65009, to raising only those issues you or someone else raised in the public hearing, or in written correspondence delivered to the City Council prior to or at the public hearing. The City Council may be requested to reconsider a decision if the request is made prior to the next City Council meeting.

The agenda, reports, and any writings or documents provided to a majority of the City Council regarding any item on this agenda are posted at <https://mountainview.legistar.com> under the meeting details for the date of this meeting. The agenda may also be viewed at City Hall, 500 Castro Street, the City Clerk's Office, 500 Castro Street, Third Floor and at the Mountain View Library, 585 Franklin Street, beginning the Friday morning prior to Tuesday City Council meetings. Printed copies of the agenda, reports, and any writings or documents already provided to a majority of the City Council regarding any item on this agenda may be requested at the City Clerk's Office during normal business hours.

The Council may consider and act on items listed on the agenda in any order and thus those interested in an item listed on the agenda are advised to be present throughout the meeting. The reading of the full text of ordinances and resolutions will be waived unless a Councilmember requests otherwise. Per Council Policy A-13, no new items of business will begin after 10:00 p.m. unless an exception is made by vote of the Council.

Pursuant to the Americans with Disabilities Act (ADA), if you need special assistance in this meeting, please contact the City Clerk's Office at (650) 903-6399 or by email at city.clerk@mountainview.gov 48 hours prior to the meeting so the City can make reasonable arrangements to ensure accessibility to this meeting. (28 CFR 35.160 (b) (1)). If you have a hearing or speech disability, please use the California Relay System at 711, TDD

650-967-0158 or 800-735-2929.

The City of Mountain View does not discriminate on the basis of race, color, religion, national origin, sex, disability, age, source of income, gender, gender expression or identity, or any other State or Federal protected class in any of its policies, procedures or practices. This nondiscrimination policy covers admission and access to, or treatment or employment in, the City of Mountain View programs and activities. For inquiries regarding the nondiscrimination policy, please contact the City's Section 504 Coordinator at laurel.james@mountainview.gov or 650-903-6397.

Computer-generated captioning of the City Council meeting is unedited and should neither be relied upon for complete accuracy nor used as a verbatim transcript.

ADDRESSING THE COUNCIL:

Email comments to city.council@mountainview.gov by 4:30 p.m. on the meeting date. Emails will be received directly by the City Council. Please identify the Agenda item number in the subject line of your email. Requests to show an audio or video presentation during a Council meeting should be directed to city.clerk@mountainview.gov by 4:30 p.m. on the meeting date.

Anyone wishing to address the Council in person must complete a blue speaker card indicating the name you would like to be called by when it is your turn to speak and the item number on which you wish to speak. Please complete one blue speaker card for each item on which you wish to speak. Virtual and in-person speakers will be called in order as determined by the Mayor.

Pursuant to Council Policy A-13, an individual speaker shall have up to 3 minutes to address the Council. For any agenda item or for Oral Communications on nonagenda items, if there appears to be a large number of speakers, the Mayor may reduce speaking time to no less than 1.5 minutes per speaker unless there is an objection from Council by majority vote.

If requested in advance of the public input portion of the agenda item to the Mayor or City Clerk, a speaker who represents five or more members of the public in attendance who complete cards but elect not to speak may have up to 10 minutes to address the Council, if the Mayor determines that such extension will reduce the total number of speakers who planned to speak.

An applicant and/or appellant for a zone change, precise plan or quasi-judicial hearing or appeal to the Council shall have up to 10 minutes to address the Council and, with the consent of the Council, two minutes of rebuttal at the conclusion of all public speakers.

The presiding officer may remove or cause the removal of any individual(s) for disrupting a meeting in accordance with California Government Code section 54957.95, as may be amended from time to time. In accordance with California Government Code section 54957.9, as may be amended from time to time, the Council may order a meeting room cleared and continue in session in the event a meeting is willfully interrupted by a group or groups of persons so as to render the orderly conduct of the meeting impossible, and order cannot be restored by the removal of individuals who are disrupting the meeting.

Pursuant to Government Code Section 54954.3(b)(1), at least twice the allotted speaking time will be provided to a member of the public who utilizes a translator.