



Alison Hicks, Mayor/President  
Pat Showalter, Vice Mayor/Vice President  
Margaret Abe-Koga, Councilmember/Boardmember  
Ellen Kamei, Councilmember/Boardmember  
Lisa Matichak, Councilmember/Boardmember  
Lucas Ramirez, Councilmember/Boardmember  
Emily Ann Ramos, Councilmember/Boardmember

Kimbra McCarthy, City Manager/Community Manager  
Jennifer Logue, City Attorney/Counsel  
Heather Glaser, City Clerk/Secretary

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December 12, 2023

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

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**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 5:01 p.m. Mayor Hicks called the meeting to order.

**2. ROLL CALL**

**Present:** 6 - Councilmember Abe-Koga, Councilmember Matichak, Councilmember Ramirez, Councilmember Ramos, Vice Mayor Showalter, Mayor Hicks

**Absent:** 1 - Councilmember Kamei

**3. STUDY SESSION**

**3.1 Historic Preservation Ordinance and Historic Register Update: Scope of Deliverables and Analysis**

At 5:03 p.m., Councilmember Kamei arrived.

Chinese and Spanish translation services were available for this item.

The purpose of this Study Session was to provide an update to the City Council on the Historic Preservation Ordinance and Register Update project and receive direction on the project scope of work, including goals, deliverables, scope of the historic survey, and outreach plan.

Senior Planner Elaheh Kerachian and Advanced Planning Manager Eric Anderson presented the item.

The following members of the public spoke:

Robert Cox, on behalf of Livable Mountain View.

Nazanin Dashtera from Mountain View

Louise Katz, on behalf of Livable Mountain View.

Peter Katz from Mountain View  
Richard Rathburn from Mountain View  
Hala Alshahwany from Mountain View  
Maureen Blando from Mountain View  
(Virtual) David Lewis

At 5:56 p.m, Councilmember Ramirez left the dais.

At 6:02 p.m., Councilmember Ramirez returned to the dais.

At 6:14 p.m., Councilmember Abe-Koga left the dais.

At 6:22 p.m., Councilmember Abe-Koga returned to the dais.

At 6:37 p.m., Councilmember Kamei left the dais.

At 6:44 p.m., Councilmember Kamei returned to the dais.

By consensus, the Council indicated support for the project goals.

By consensus, the Council indicated support for the project deliverables, with the following additions/modifications:

- Integrate current markers and create an online/phone-tour marker program
- Leverage information from Livable Mountain View and Historical Association
- Revisit five buildings for national nominations with Livable Mountain View
- Study a grant program as an incentive
- Include an inclusive/multicultural definition of history

A majority of Council indicated support for the following scopes of intensive survey:

- Scope A
- Scope C1
- Scope B with direction to contact the property owners for voluntary listing with updated information including incentives, list of suggested architects for maintenance and FAQs

By consensus, the Council indicated support for staff to move forward on a Downtown Preservation District for Area H.

At 7:23 p.m., the Study Session concluded.

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

#### **1. CALL TO ORDER**

At 7:35 p.m. Mayor/President Hicks called the meeting to order.

#### **2. PLEDGE OF ALLEGIANCE**

Mayor Hicks led the Pledge of Allegiance.

### 3. ROLL CALL

**Present:** 7 - Councilmembers/Boardmembers Abe-Koga, Kamei, Matichak, Ramirez, Ramos, Vice Mayor/Vice President Showalter, Mayor/President Hicks

### 4. CONSENT CALENDAR

Councilmember Abe-Koga pulled Item 4.4 for individual consideration.

There were no public speakers in-person or virtually.

MOTION - M/S - Ramirez/Matichak - To:

Approve the balance of the Consent Calendar.

The motion carried, except for Item 4.4, by the following vote:

**Yes:** 7 - Councilmembers/Boardmembers Abe-Koga, Kamei, Matichak, Ramirez, Ramos, Vice Mayor/Vice President Showalter, Mayor/President Hicks

#### 4.1 701-747 West Evelyn Avenue Development Agreement - Marwood (Second Reading)

Adopt Ordinance 13.2023 of the City of Mountain View Approving a Development Agreement Between the City of Mountain View and C-M Evelyn Station, LLC, to Construct a Four-Story Commercial Building Containing 28,090 Square Feet of Office and 6,500 Square Feet of Retail with a Rooftop Terrace and No Parking on a 0.26-Acre Site Located at 701-747 West Evelyn Avenue.

#### 4.2 Revised Salary Plan for Hourly Employees for Fiscal Year 2023-24

Adopt Resolution No. 18857 of the City Council of the City of Mountain View Authorizing the City Manager or Designee to Amend the City of Mountain View's Salary Plan for Hourly Employees to Ensure All Classifications Reflect Mountain View's Minimum Wage.

#### 4.3 Appoint Board, Commission, and Committee Members

Adopt Resolution No. 18858 of the City Council of the City of Mountain View Appointing Kuldip Ambastha to the Board of Library Trustees; Reappointing Joe Mitchner to the Parks and Recreation Commission; Reappointing Lada Adamic to the Bicycle/Pedestrian Advisory Committee; Reappoint Jamil Shaikh to the Downtown Committee; Appointing Brian Ogonowsky to the Senior Advisory Committee; and Reappointing Cliff Bryant and Tootoo Thomson and Appointing Lacy Rathbun to the Visual Arts Committee.

#### 4.4 Support of Child Care for All

This item was pulled from the Consent Calendar by Councilmember Abe-Koga for individual consideration.

The following members of the public spoke:

Wendi Mahaney-Gurahoo, on behalf of Build the Future.

Paula Perez (using translator), on behalf of Parent Voices of Santa Clara.  
Liliana Camacho, on behalf of Parent Voices of Santa Clara.  
(Virtual) Marilu Cuesta Flores

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

Adopt Resolution No. 18861 of the City Council of the City of Mountain View Declaring Support of Child Care for All.

The motion carried by the following vote:

**Yes:** 7 - Councilmember Abe-Koga, Councilmember Kamei, Councilmember Matichak, Councilmember Ramirez, Councilmember Ramos, Vice Mayor Showalter, Mayor Hicks

#### **4.5 Street Reconstruction Projects (Crittenden Lane and North Shoreline Boulevard), Projects 21-41 and 22-31-Professional Services Agreement**

1. Acting in its capacity as Board of Directors of the Shoreline Regional Park Community, transfer and appropriate \$996,000 million from Street Reconstruction Project (North Shoreline Boulevard), Project 22-31, to Street Reconstruction Project (Crittenden Lane), Project 21-41.
2. Acting in its joint capacity as the City Council and the Board of Directors of the Shoreline Regional Park Community, amend Street Reconstruction Project, Project 21-41, scope to include North Shoreline Boulevard reconstruction and title to North Shoreline Boulevard and Crittenden Lane Reconstruction, Project 21-41.
3. Authorize the City Manager or designee to execute a professional services agreement with Bellecci & Associates, Inc., for North Shoreline Boulevard and Crittenden Lane Reconstruction, Project 21-41, in a not-to-exceed amount of \$334,000.

#### **4.6 Accept and File Fiscal Year 2022-23 Annual Comprehensive Financial Report and Related Auditor Reports**

Accept and file the following reports pertaining to Fiscal Year 2022-23: (1) City of Mountain View's Annual Comprehensive Financial Report with Independent Auditor's Report; (2) Article XIII-B Appropriations Limit Agreed-Upon Procedures Report; and (3) Report to the City Council-Required Communications.

#### **4.7 Multi-Family Housing Tax-Exempt Bond Financing for 1265 Montecito Avenue**

Adopt Resolution No. 18859 of the City Council of the City of Mountain View Approving a Plan of Finance, Including the Issuance of Revenue Bonds by the California Municipal Finance Authority in an Aggregate Principal Amount Not to Exceed \$55,000,000 to Finance and Refinance a Qualified Residential Rental Project for the Benefit of Montecito, L.P., a California Limited Partnership, and Certain Other Matters Relating Thereto.

#### **4.8 Sleeper Avenue Bridge Repair, Project 23-39-Various Actions**

1. Find that in accordance with California Environmental Quality Act requirements, Sleeper Avenue Bridge Repair, Project 23-39, is categorically exempt as Class 1, Existing Facilities, under California Public Resources Code Section 15301.

2. Transfer and appropriate \$300,000 from the Construction and Conveyance Tax Fund to 2022/23 City Bridges and Culverts Structural Inspection and Repairs, Project 23-39, increasing the project budget from \$220,000 to \$520,000. (Five votes required)

3. Approve plans and specifications for the Sleeper Avenue Bridge Repair Project and authorize staff to advertise the projects for bids.

4. Authorize the City Manager or designee to award a construction contract to the lowest responsible responsive bidder if the low bid is within the project budget of \$520,000.

#### **4.9 2020-21 Concrete Sidewalk and Curb Repairs, Project 21-06-Construction Acceptance**

Accept 2020-21 Concrete Sidewalk and Curb Repairs, Project 21-06, and authorize the final contract payment.

#### **4.10 Property Management Services-Professional Services Agreement**

Authorize the City Manager or designee to amend the existing professional services agreement with Embarcadero Realty Services, Limited Partnership, for an additional \$202,000 to provide property management services for 909 San Rafael Avenue in a not-to-exceed amount of \$300,000.

#### **4.11 Economic Vitality Strategy Rebudget and Contract Amendment**

1. Adopt Resolution No. 18860 of the City Council of the City of Mountain View Amending the Fiscal Year 2023-24 Budget to Appropriate Thirty-One Thousand One Hundred Ninety Dollars (\$31,190) from the General Non-Operating Fund for Consultant Services on the Economic Vitality Strategy. (Five votes required)

2. Adopt Resolution No. S-176 of the Shoreline Regional Park Community of the City of Mountain View Amending the Fiscal Year 2023-24 Budget to Appropriate Three Thousand Eight Hundred Ten Dollars (\$3,810) from the Shoreline Regional Park Community Fund into the General Non-Operating Fund for Consultant Services on the Economic Vitality Strategy. (Five votes required)

3. Authorize the City Manager or designee to execute an amendment to the professional services agreement with Community Attributes Inc. for consultant services on the Economic Vitality Strategy to increase the maximum compensation by \$35,000 for a total contract amount not to exceed \$212,700 in Fiscal Year 2023-24.

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

The following member of the public spoke:

Bruce Karney from Mountain View spoke about planetary preservation and support of continued climate and sustainability efforts.

#### **6. STUDY SESSION**

##### **6.1 Review of the Below-Market-Rate Affordable Housing Program**

Chinese and Spanish translation services were available for this item.

The purposes of this Study Session was for the City Council to receive the review of the City's Below-Market-Rate Affordable Housing Program; and provide direction on policy changes for the program.

Housing Director Wayne Chen and Housing Specialist II Anna Reynoso presented the item.

Darin Smith, Managing Principal, Economic and Planning Systems (via Zoom); and Rod Hall, Associate, Economic and Planning Systems (via Zoom) were available for questions.

There were no public speakers in-person or virtually.

By consensus, the Council indicated support for the following staff recommendations:

Evaluate the program requirements to increase physical accessibility of Below Market Rate (BMR) units.

Modify the current BMR requirements to state that the value shall be no less than the value of providing the required number of units.

Use BMR In-lieu fees to calculate the value of alternative mitigation.

A majority of the Council indicated support to allow alternative mitigation options for all projects, not limited to rental projects.

A majority of the Council indicated support for inclusion of the following by right alternative mitigation options: land dedication, offsite units, and acquisition and preservation.

## **7. NEW BUSINESS**

### **7.1 Selection and Appointment of Rental Housing Committee Alternate Member**

The following members of the public spoke:

Hong Xiang spoke in support of Li Zhang

Dan Pan spoke in support of Li Zhang

Linda Wang spoke in support of Li Zhang

Jarad (virtual) spoke in support of Li Zhang

Hala(virtual) spoke in support of Li Zhang

Gisell (virtual) spoke in support of Li Zhang

Tootoo (virtual) spoke in support of Li Zhang

Linda (virtual) spoke in support of Li Zhang

Bruce England (virtual) spoke in support of Li Zhang

Leona (virtual) spoke in support of Li Zhang

Timothy He (virtual) spoke in support of Li Zhang

The Council submitted their votes and took a recess from 10:04 p.m. to 10:10 p.m. while the results were tabulated.

The Council voted as follows:

Councilmember Abe-Koga voted for Li Zhang.  
Councilmember Kamei voted for Mark Balch.  
Councilmember Matichak voted for Mark Balch.  
Councilmember Ramirez voted for Mark Balch.  
Councilmember Ramos voted for Mark Balch.  
Vice Mayor Showalter voted for Mark Balch.  
Mayor Hicks voted for Li Zhang.

MOTION - M/S - Ramos/Kamei - To:

Adopt Resolution No. 18862 of the City Council of the City of Mountain View Appointing Mark Balch to Serve as the Alternate Member of the Rental Housing Committee.

The motion carried by the following vote:

**Yes:** 7 - Councilmember Abe-Koga, Councilmember Kamei, Councilmember Matichak,  
Councilmember Ramirez, Councilmember Ramos, Vice Mayor Showalter, Mayor Hicks

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

Councilmember Abe-Koga shared the new chairs and vice chairs selected for the Bay Area Air Quality Management District and Valley Transportation Authority, and stated she attended a Metropolitan Transportation Committee meeting.

Councilmember Matichak stated she attended a Council Finance Committee meeting.

MOTION - M/S - Showalter/Ramirez - To consider whether to hold a gatekeeper hearing in 2024 with the current process on the next agenda.

The motion carried by the following vote:

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

**No:** 3 - Councilmember Abe-Koga, Councilmember Kamei, Councilmember Matichak

#### **9. CLOSED SESSION REPORT**

City Attorney Logue stated there was no Closed Session report.

#### **10. ADJOURNMENT**

At 10:38 p.m., Mayor/President Hicks adjourned the meeting.