



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

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, December 17, 2024

SPECIAL MEETING

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.

5:00 P.M.-STUDY SESSION

1. CALL TO ORDER

2. ROLL CALL

3. STUDY SESSION

3.1 Tenant Relocation Assistance Ordinance Review - Housing Element Program 3.2

Recommendation(s): Receive City Council input on options to increase the efficacy of the Tenant Relocation Assistance Ordinance in meeting anti-displacement goals as part of Program 3.2 in the City's 2023-31 Housing Element.

Attachment(s): [Council Report](#)
[ATT 1 - Previous TRAO Amendments](#)
[ATT 2 - Comparison of TRAO and SB 330 Key Provisions](#)
[ATT 3 - Summary of Comparable Jurisdictions](#)

6:30 P.M.-REGULAR SESSION

1. CALL TO ORDER/PLEDGE OF ALLEGIANCE

2. ROLL CALL

3. PRESENTATION

This is a presentation only. The City Council will not take any action.

3.1 Proclamation for Supervisor Joe Simitian

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 Amend City Council Policy K-2, Council Advisory Bodies

Recommendation(s): 1. Adopt a Resolution of the City Council of the City of Mountain View Amending City Council Policy K-2, Council Advisory Bodies, to Add a Definition for Advisory or Decision-Making Committees Created by Ordinance or Resolution of the City Council, to be read in title only, further reading waived (Attachment 1 to the Council report).

2. Direct staff to return to the City Council with updated establishing resolutions to convert the following bodies to committees: (1) Human Relations Commission; and (2) Tennis Advisory Board.

Attachment(s): [Council Report](#)
[ATT 1 - Resolution](#)
[ATT 2 - City Council Policy K-2 \(redline\)](#)

4.2 Appoint Board, Commission, and Committee Members

Recommendation(s): Adopt a Resolution of the City Council of the City of Mountain View Appointing Barbara Weesen-Baer to the Board of Library Trustees; Reappointing Hank Dempsey to the Environmental Planning Commission; Reappointing Joan MacDonald and Molly Smith and Appointing Elise Lester to the Human Relations Commission; Reappointing Sandra Sommer to the Parks and Recreation Commission; Reappointing Terence Barton and James Kuszmaul and Appointing Serge Bonte to the Bicycle/Pedestrian Advisory Committee; Reappointing Pamela Baird and Jamil Shaikh and Appointing Stephanie Lin to the Downtown Committee; Appointing Nirvana Nwodiku to the Senior Advisory Committee; and Reappointing Susi Merhar and Regina Sakols and Appointing Joe Medwid and Stephanie Spaid to the Visual Arts Committee, to be read in title only, further reading waived (Attachment 1 to the Council report).

Attachment(s): [Council Report](#)
[ATT 1 - Resolution](#)

4.3 City Records Retention Schedule Update

Recommendation(s): Adopt a Resolution of the City Council of the City of Mountain View Amending the

City's Records Retention Schedules and Rescinding Resolution No. 18803, to be read in title only, further reading waived (Attachment 1 to the Council report).

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

[ATT 1 - Resolution with Exhibit A](#)

[ATT 2 - Amended Record Retention Schedules \(marked\)](#)

4.4 Accept and File Fiscal Year 2023-24 Annual Comprehensive Financial Report and Related Auditor Reports

Recommendation(s): Accept and file the following reports pertaining to Fiscal Year 2023-24: (1) City of Mountain View's Annual Comprehensive Financial Report with Independent Auditor's Report (Attachment 2 to the Council report); (2) Article XIII-B Appropriations Limit Agreed-Upon Procedures Report (Attachment 3 to the Council report); and (3) Report to the City Council-Required Communications (Attachment 4 to the Council report).

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

[ATT 1 - Analysis of FY 2023-24 Audited Financial Results for the GOF](#)

[ATT 2 - ACFR and Independent Auditor's Reports](#)

[ATT 3 - Article XIII-B Appropriations Limit](#)

[ATT 4 - Report to the City Council—Required Communications](#)

[ATT 5 - Council Finance Committee Staff Report Dated December 6, 2024](#)

4.5 87 East Evelyn Avenue Lease, Disposition, Development, and Loan Agreement

Recommendation(s): 1. Approve negotiated lease, disposition, development, and loan agreement terms between the City and the developer, Affirmed Housing, for the development of 87 East Evelyn Avenue.

2. Authorize the City Manager or designee to negotiate and execute the Lease, Disposition, Development, and Loan Agreement (LDDLA) with Affirmed Housing for the development of affordable housing at 87 East Evelyn Avenue, and related documents necessary for City financing for the development.

3. Appropriate \$8 million in Housing Impact funds for the Affirmed Housing 268-unit affordable housing development located at 87 East Evelyn Avenue. (Five votes required)

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

[ATT 1 - Cost Analysis Comparisons for NOFA and City-Owned Projects](#)

4.6 Notice of Funding Availability Proposal-Charities Housing Affordable Housing Project at 57-67 East Evelyn Avenue

Recommendation(s): Approve the Council Notice of Funding Availability Review Committee recommendation to the City Council to:

1. Reserve \$11.3 million in Below Market In-Lieu Fees for the development, construction, and long-term financing of the Charities Housing 143-unit affordable housing development located at 57-67 East Evelyn Avenue, of which \$6.3 million shall be immediately appropriated for early activities to advance the project as follows: (Five votes required)
 - a. Appropriate \$1.3 million for eligible predevelopment expenses during the predevelopment period (\$1.0 million for Charities Housing and \$300,000 for staff time, environmental, parking, and other special studies for this project); and
 - b. Appropriate \$5.0 million for an acquisition loan during the predevelopment period.
2. Authorize the City Manager or designee to negotiate the predevelopment loan and loan agreement terms, execute a funding commitment letter, loan agreement, amendments, and related loan documents for each project.

Attachment(s): [Council Report](#)
[ATT 1 - Cost Analysis Table](#)

4.7 Transportation Fund for Clean Air Grant Funding-Variou Actions

- Recommendation(s):**
1. Authorize the City Manager or designee to accept Transportation Fund for Clean Air (TFCA) grant funds in the amounts of \$131,762 and \$36,700 from the Santa Clara Valley Transportation Authority.
 2. Appropriate \$131,762 from the TFCA grant to California Street (West) Complete Street Improvements, Pilot, Project 21-40. (Five votes required)
 3. Appropriate \$36,700 in TFCA grant funds to Active Transportation Improvements, Project 25-29. (Five votes required)
 4. Authorize the City Manager or designee to execute all documents and agreements and take all necessary actions related to the TFCA grant funds.
 5. Authorize the City Manager or designee to accept and appropriate additional grant funds from the Santa Clara Valley Transportation Authority if the additional grant funding is for the same purposes.

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

4.8 Bay Area Water Supply and Conservation Agency and Bay Area Regional Water System Financing Authority-Representative Appointment

- Recommendation(s):** Appoint Mayor Pat Showalter as the City of Mountain View's Board of Directors representative to the Bay Area Water Supply and Conservation Agency and related Bay Area Regional Water System Financing Authority for the term beginning January 1,

2025 and concluding June 30, 2027.

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

6.1 675-685 East Middlefield Road Mixed-Use Project

- Recommendation(s):**
1. Adopt a Resolution of the City Council of the City of Mountain View Conditionally Approving a Planned Community Permit and Development Review Permit to Redevelop the Project Site by Removing Two Existing Office Buildings and Surface Parking and Constructing a Mixed-Use Development Comprised of 836 Residential Rental Units in Three New Buildings, Including One 7-Story and Two 8-Story Buildings with 2,344 Square Feet of Ground-Floor Neighborhood Commercial Space and a Below-Market-Rate Alternative Mitigation Proposal; a Six-Story, 275,200 Square Foot Building; an 8.5-Level Parking Structure; a 0.52-Acre Privately Owned, Publicly Accessible Park; and a Heritage Tree Removal Permit to Remove 40 Heritage Trees, All on a 10.58-Acre Project Site at 675-685 East Middlefield Road (APN 160-60-013); and Adopting an Initial Study of Environmental Significance Compliance Checklist for the 675-685 East Middlefield Road Mixed-Use Project Pursuant to Sections 15162 and 15183 of the California Environmental Quality Act (CEQA) Guidelines, to be read in title only; further reading waived (Attachment 1 to the Council report).
 2. Adopt a Resolution of the City Council of the City of Mountain View Conditionally Approving a Vesting Tentative Map to Create Five New Lots, with One Lot Further Subdivided into Six Units for Condominium Purposes For Three Parking Garage Units, Two Residential Units, and One Commercial Unit on a 10.58-Acre Lot at 675-685 East Middlefield Road (APN 160-60-013), to be read in title only, further reading waived (Attachment 2 to the Council report).

Attachment(s): [Council Report](#)
[ATT 1 - Project Resolution](#)
[ATT 2 - Vesting Tentative Map Resolution](#)
[ATT 3 - Project Plans](#)
[ATT 4 - EPC Staff Report, November 20, 2024](#)
[ATT 5 - Public Comments](#)
[ATT 6 - Design Exceptions Staff Analysis](#)
[ATT 7 - Jobs-Housing Linkage Plan](#)
[ATT 8 - Transportation Demand Management Plan](#)
[ATT 9 - Alternative Mitigation Proposal](#)
[ATT 10 - Alternative Mitigation Evaluation](#)
[ATT 11 - Initial Study of Environmental Significance \(CEQA\)](#)

6.2 334 San Antonio Road Affordable Housing Project

Recommendation(s): Adopt a Resolution of the City Council of the City of Mountain View Conditionally Approving a Planned Community Permit and Development Review Permit to Redevelop the Project Site by Removing an Existing Service Station to Construct an Eight-Story, 100-Unit Housing Project, Consisting of a 99-Unit, 100% Affordable Rental Housing Development and a Manager Unit Utilizing State Density Bonus Law on a 0.62-Acre Project Site Located at 334 San Antonio Road, and Finding that the Project is Exempt from Review Under the California Environmental Quality Act (CEQA) Pursuant to CEQA Guidelines Section 15194 (Affordable Housing Exemption), to be read in title only, further reading waived (Attachment 1 to the Council report).

Attachment(s): [Council Report](#)
[ATT 1 - Resolution](#)
[ATT 2 - Project Plans](#)
[ATT 3 - EPC Staff Report Dated November 20, 2024](#)
[ATT 4 - Public Comments](#)
[ATT 5 - Public Benefit Proposal](#)
[ATT 6 - Density Bonus Request](#)

7. UNFINISHED BUSINESS

7.1 Public Safety Building, Project 20-49-Project Scope Revisions

Recommendation(s):

1. Approve the revised project scope which reduces the size of the parking garage and shooting range and incorporates a phased approach for the shooting range.
2. Approve a Public Art Budget decrease from \$1 million to \$500,000.

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

8. COUNCIL, STAFF/COMMITTEE REPORTS

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

9. CLOSED SESSION REPORT

10. 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.

Russian, Spanish or Chinese interpretation is available 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) 903-6399 or by email at city.clerk@mountainview.gov

La interpretación en ruso, español o mandarín está disponible a través 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) 903-6399 o por correo electrónico a city.clerk@mountainview.gov

可应要求通过 Zoom 提供俄语、西班牙语或中文口译服务。请至少在预定的市议会会议召开的两个工作日前在下午 5:00 之前联系市书记办公室，致电 (650) 903-6399 或发送电子邮件至 city.clerk@mountainview.gov

По запросу предоставляется перевод на русский, испанский и китайский языки через Zoom. Обращайтесь в офис городского секретаря до 17.00 не позже, чем за два рабочих дня до даты заседания совета. Звоните по телефону (650) 903-6399 или пишите по электронной почте city.clerk@mountainview.gov