



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

December 17, 2024

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

### **SPECIAL MEETING**

**This meeting was conducted with a virtual component. All members of the City Council and all speakers participated in-person unless otherwise noted.**

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

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

At 5:03 p.m., Mayor Showalter called the meeting to order.

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

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

##### **3. STUDY SESSION**

##### **3.1 Tenant Relocation Assistance Ordinance Review - Housing Element Program 3.2**

Spanish translation services were available for this item.

The purpose of this Study Session was to 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.

Housing Director Wayne Chen presented the item.

The following members of the public spoke:

Manuel Salazar  
(Virtual) Chris from Mountain View.  
(Virtual) Anna Marie Morales

A majority of the Council indicated support for: 1) adding the SB 330 vacate date to the Tenant Relocation

Assistance Ordinance (TRAO); 2) evaluating alternatives for a later Notice of Intent requirement; 3) adding a new section to address temporary displacement; 4) modifying the TRAO so that units vacated due to City enforcement order for nonpermitted construction or habitability issues are not exempt from relocation assistance; and 5) adding SB 330-type of first right of return to City requirements.

A majority of the Council indicated agreement with evaluating options for increased benefits for Group 1 using the considerations/parameters noted above, moving costs for all three Groups, and a voluntary option where a rental property owner can provide access to a comparable unit through partnerships or their portfolio in lieu of payment.

At 6:02 p.m., the Study Session concluded.

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

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

At 6:30 p.m., Mayor Showalter called the meeting to order.

Mayor Showalter led the Pledge of Allegiance.

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

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

#### **3. PRESENTATION**

##### **3.1 Proclamation for Supervisor Joe Simitian**

Mayor Showalter presented the proclamation to Supervisor Joe Simitian.

The following members of the public spoke:

Alex Brown from Mountain View.

(Virtual) Peter Katz, speaking on behalf of himself and the Mountain View Chamber of Commerce.

(Virtual) Robert Cox, on behalf of the Old Mountain View Neighborhood Association.

#### **4. CONSENT CALENDAR**

Vice Mayor Matichak pulled Item 4.1 for individual consideration.

The following member of the public spoke:

Manuel Salazar discussed Item 4.5.

MOTION - MS - Hicks/ Kamei - To approve the balance of the Consent Calendar.

The motion carried, except for Item 4.1, by the following vote:

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

#### **4.1 Amend City Council Policy K-2, Council Advisory Bodies**

This item was pulled from the Consent Calendar by Vice Mayor Matichak for individual consideration.

MOTION - M/S - Hicks/Showalter - To:

1. Adopt Resolution No. 18956 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, amended to update the definition of Committee to remove reference to citizenship or immigration status.
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.

#### **FRIENDLY AMENDMENT**

Vice Mayor Matichak moved to amend the motion to clarify that non-residents may only be on the following committees: 1) Downtown Committee; 2) Performing Arts Committee; 3) Senior Advisory Committee.

The maker and seconder of the motion accepted the amendment.

The following members of the public spoke:

(Virtual) Peter Katz, on behalf of the Mountain View Chamber of Commerce and the Downtown Business Association.

(Virtual) Louise Katz

(Virtual) Robert Cox, on behalf of Livable Mountain View.

(Virtual) Hala Alshahwany

(Virtual) Maureen Blando

#### **SUBSTITUTE MOTION**

Vice Mayor Matichak moved to:

1. Adopt Resolution No. 18956 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, amended to update the definition of Committee to remove reference to citizenship, immigration status and City employees.

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.

Councilmember Abe-Koga seconded the motion.

The substitute motion failed by the following vote:

**Yes:** 3 - Councilmember Abe-Koga, Councilmember Kamei, Vice Mayor Matichak

**No:** 4 - Councilmember Hicks, Councilmember Ramirez, Councilmember Ramos, Mayor Showalter

The amended motion carried by the following vote:

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

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

#### **4.2 Appoint Board, Commission, and Committee Members**

Adopt Resolution No. 18957 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 Kuzmaul 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.

#### **4.3 City Records Retention Schedule Update**

Adopt Resolution No. 18958 of the City Council of the City of Mountain View Amending the City's Records Retention Schedules and Rescinding Resolution No. 18803.

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

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).

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

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)

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

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.

**4.7 Transportation Fund for Clean Air Grant Funding-Variou Actions**

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.

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

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.

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

There were no public speakers in-person or virtually.

**6. PUBLIC HEARINGS**

**6.1 675-685 East Middlefield Road Mixed-Use Project**

Vice Mayor Matichak disclosed she met with the applicant and spoke with residents in the area. Councilmember Ramirez disclosed he met with applicant. Councilmembers Abe-Koga, Hicks and Kamei and Mayor Showalter disclosed they separately met with applicant and visited the site.

Deputy Zoning Administrator Rebecca Shapiro and Senior Planner Phillip Brennan presented the item.

At 8:07 p.m., Councilmember Ramirez left the dais.

At 8:14 p.m., Councilmember Ramirez returned to the dais and Councilmember Abe-Koga left the dais.

At 8:21 p.m., Councilmember Abe-Koga returned to the dais.

Applicant, Don Peterson, Senior Vice President, Development, Prometheus Real Estate Group, Inc., Charles Brucker, Principal, PLACE Landscape Design and Kurt Schultz, Principal, SERA Architecture, presented.

The following members of the public spoke:

Sanmay Led

Mandy Lau from Mountain View.

Shuo Shen from Mountain View.

Jim Zaorski from Mountain View.

James Kuszmaul from Mountain View.

(Virtual) Bruce England from Mountain View.

(Virtual) Lina from Mountain View.

(Virtual) Rashmi from Mountain View.

(Virtual) Judy from Mountain View.

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

1. Adopt Resolution No. 18959 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, amended to modify condition of approval nos. 28 (applicant-supported provision for potential shared parking agreement), 110 and 111 (updated BMR conditions for applicant's revised Alternative Mitigation Plan proposal to reflect the applicant's request for deferred timing on delivery of the BMR building and supplemental BMR funding and the Environmental Planning Commission's input for an escalation factor on any deferred funding payment), and 193 (added language to allow a one-time written request to recalculate the Parkland Dedication Fee applicable to the project based on any update to or replacement of the fee ordinance, with the recalculated fee to result in no less than a 20% reduction in the total fee amount and correctly reference the POPA provision via public access easement), and add a condition of approval that reads as follows:

"The applicant shall work with City staff to revise POPA and linear park programming to incorporate alternative amenities into the POPA, linear park, or other site areas, such as a dog park, and play equipment for children 0-5 years of age and 6-12 years of age such as swings, slides, and/or climbing obstacles, to the satisfaction of the Community Services Director, prior to issuance of a building permit."

2. Adopt Resolution No. 18960 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), amended to modify condition of approval no. 20 (add language to allow a one-time written request to recalculate the Parkland Dedication Fee applicable to the project based on any update to or replacement of the fee ordinance, with the recalculated fee to result in no less than a 20% reduction in the total fee amount).

The motion carried by the following vote:

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

MOTION - M/S - Ramos/Hicks - At 10:14 p.m. to continue the meeting beyond 10:00 p.m.

The motion carried by the following vote:

**Yes:** 6 - Councilmember Abe-Koga, Councilmember Hicks, Councilmember Kamei, Councilmember Ramos, Vice Mayor Matichak, Mayor Showalter

**No:** 1 - Councilmember Ramirez

At 10:15 p.m., Mayor Showalter recessed the meeting. The meeting reconvened at 10:28 p.m. with all Councilmembers present except Councilmember Kamei.

## **6.2 334 San Antonio Road Affordable Housing Project**

Mayor Showalter disclosed she met with the applicant and visited the site. Councilmember Ramirez disclosed he attended a community meeting. Councilmember Ramos disclosed she met with a representative of the applicant. Vice Mayor Matichak and Councilmembers Hicks and Abe-Koga disclosed they each separately met with applicant and visited the site.

Principal Planner Diana Pancholi and Senior Planner Jeffrey Tsumura presented the item.

The Applicant, Shellan Rodriguez, SMR Development, and Alexa Dack, Project Architect, Dahlin Group, presented.

At 10:46 p.m., Councilmember Kamei returned to the dais.

The following members of the public spoke:

Manuel Salazar, on behalf of Silicon Valley at Home.

James Kuszmaul, on behalf of Mountain View Yes In My Back Yard.

(Virtual) Bruce England from Mountain View.

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

Adopt Resolution No. 18961 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).

The motion carried by the following vote:

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

## **7. UNFINISHED BUSINESS**



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

Principal Project Manager David Printy and Assistant City Manager Arn Andrews presented the item.

The following members of the public spoke:

Alex Brown from Mountain View.

Judy Levy from Mountain View.

Jim Zaorski from Mountain View.

(Virtual) Bruce England from Mountain View.

(Virtual) April Webster

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

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 \$400,000.
3. Direct staff to return to the Council with a funding plan for the project.

**AMENDMENT**

Councilmember Abe-Koga moved to amend the motion to include staff conducting value engineering for staging and/or construction logistics for potential additional project cost savings.

The seconder of the motion accepted the amendment.

The amended motion carried by the following vote:

**Yes:** 6 - Councilmember Abe-Koga, Councilmember Kamei, Councilmember Ramirez,  
Councilmember Ramos, Vice Mayor Matichak, Mayor Showalter

**Abstain:** 1 - Councilmember Hicks

**9. CLOSED SESSION REPORT**

City Attorney Logue stated there was no Closed Session report.

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

Mayor Showalter state she attended a Silicon Valley Clean Energy Authority Board of Directors meeting and a Council Neighborhoods Committee meeting.

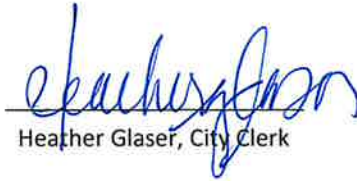
**10. ADJOURNMENT**

At 12:48 a.m. on Wednesday, December 18, 2024, Mayor Showalter adjourned the meeting.

Approved on March 13, 2025.



Ellen Kamei, Mayor



Heather Glaser, City Clerk