



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

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

**5:00 PM**

**Tuesday, April 22, 2025**

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### REGULAR 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. 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](mailto: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](mailto: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](mailto:city.clerk@mountainview.gov)

**5:00 P.M.-STUDY SESSION****1. CALL TO ORDER****2. ROLL CALL****3. STUDY SESSION****3.1 Moffett Boulevard Precise Plan Land Use Alternatives and Streetscape Priorities**

***Recommendation(s):*** Review the Moffett Boulevard Precise Plan Land Use Alternatives and provide direction on a Preferred Land Use Alternative and streetscape priorities.

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

[ATT 1 - General Plan Moffett Boulevard Change Area Policies](#)

[ATT 2 - Housing Element Policy 1.1\(g\)\(c\)](#)

[ATT 3 - Fiscal Years 2023-25 City Council Work Plan](#)

[ATT 4 - CC Study Session Report and Attachments of November 14, 2023](#)

[ATT 5 - CC Study Session Report and Attachments of November 19, 2024](#)

[ATT 6 - EPC Study Session Report and Exhibits of October 16, 2024](#)

[ATT 7 - EPC Study Session Report and Exhibits of March 19, 2025](#)

[ATT 8 - Land Use Alternatives Summary](#)

[ATT 9 - MTC TOC Policy](#)

[ATT 10 - Outreach Summary](#)

[ATT 11 - Online Survey Results](#)

[ATT 12 - Public Comments](#)

**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 National Volunteer Week Proclamation****3.2 National Wildlife Federation Wildlife Habitat Certification for Charles "Chuck" Piercey 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):** Approve the City Council meeting minutes of February 11, 2025 and February 18, 2025.

**Attachment(s):** [02-11-25 Council Minutes](#)  
[02-18-25 Council Minutes](#)

#### 4.2 Senate Bill 1, Road Repair and Accountability Act of 2017-Project List

**Recommendation(s):** Adopt a Resolution of the City Council of the City of Mountain View Adopting a List of Projects for Funding to Be Allocated During Fiscal Year 2025-26 from Senate Bill 1-the Road Repair and Accountability Act of 2017, to be read in title only, further reading waived (Attachment 1 to the Council report).

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

#### 4.3 Appoint Committee Members

**Recommendation(s):** Adopt a Resolution of the City Council of the City of Mountain View Appointing Peggy Huang to the Bicycle/Pedestrian Advisory Committee; Appointing Sean Forman and Marisol Melara to the Downtown Committee; Appointing Antara Bhardwaj and Valerie Fenwick to the Performing Arts Committee; and Appointing Donna Castillo and Cassandra Magana to the Senior Advisory Committee, to be read in title only, further reading waived (Attachment 1 to the Council report).

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

#### 4.4 Miramonte Pump Station Improvements, Project 23-43-Various Actions

**Recommendation(s):**

1. Find that in accordance with California Environmental Quality Act requirements, Miramonte Pump Station Improvements, Project 23-43, is categorically exempt as Class 1, Existing Facilities, under California Code of Regulations Section 15301.
2. Transfer and appropriate \$1,313,000 from the Water Fund to Miramonte Pump Station Improvements, Project 23-43. (Five votes required)
3. Approve plans and specifications for Miramonte Pump Station Improvements, Project 23-43, and authorize staff to advertise the project for bids.
4. Authorize the City Manager or designee to award the construction contract to the lowest responsive responsible bidder if the bid is within the total project budget of \$4,103,000.

5. Authorize the City Manager or designee to amend the professional services agreement with HydroScience, a California corporation (California Entity No. 2063417), for Miramonte Pump Station Improvements, Project 23-43, increasing compensation by \$30,000 for additional design services, for a total amount not to exceed \$382,000.

6. Authorize the City Manager or designee to execute a professional services agreement with Tanner Pacific, Inc. (California Entity No. 3876190), to provide construction engineering services for Miramonte Pump Station Improvements, Project 23-43, in a not-to-exceed amount of \$301,000.

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

**4.5 San Antonio Area Sewer Main Improvements, Project 19-45-Plans and Specifications Approval and Bidding Authorization**

**Recommendation(s):** 1. Find that, in accordance with California Environmental Quality Act requirements, San Antonio Area Sewer Improvements, Project 19-45, is statutorily exempt under California Public Resources Code Section 21080.21.

2. Approve plans and specifications for San Antonio Area Sewer Main Improvements, Phase 1, Project 19-45, and authorize staff to advertise the project for bids.

3. Authorize the City Manager or designee to award a construction contract to the lowest responsive responsible bidder if the bid is within the project budget of \$6,753,000.

4. Authorize the City Manager or designee to amend the professional services agreement with West Yost & Associates, Inc., a California corporation (California Entity No. 1956281), for San Antonio Area Sewer Improvements, Project 19-45, increasing compensation by \$185,000 for additional design services for a total amount not to exceed \$435,000.

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

**4.6 Annual Water and Sewer Main Replacements, Projects 23-08 and 23-09-Various Actions**

**Recommendation(s):** 1. Find that in accordance with California Environmental Quality Act (CEQA) requirements, Annual Water and Sewer Main Replacements, Projects 23-08 and 23-09, is categorically exempt as Class 1, Existing Facilities, and on a separate and independent basis is exempt as Class 2, Replacement or Reconstruction, under CEQA Guidelines Sections 15301(b) and 15302(c), respectively.

2. Appropriate and transfer \$1,501,000 from Annual Water Main Replacement, Project 24-08, to Annual Water Main Replacement, Project 23-08. (Five votes required)

3. Appropriate and transfer \$1,925,000 from Annual Sewer Main Replacement, Project 24-09, and \$2,965,000 from the Wastewater Fund to Annual Sewer Main Replacement, Project 23-09. (Five votes required)
4. Approve plans and specifications for Annual Water and Sewer Main Replacement, Projects 23-08 and 23-09, and authorize staff to advertise the project for bids.
5. Authorize the City Manager or designee to award the construction contract to the lowest responsive, responsible bidder if the low bid is within the available project budget of \$10,938,000.

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

**4.7 Amendments to the Lease Disposition, Development, and Loan Agreement with Lot 12 Affordable Housing Developer**

**Recommendation(s):** 1. Appropriate up to \$6.2 million for the Lot 12 affordable housing project, including up to \$4 million in the City's Housing Impact Fund and up to \$2.2 million in the City's Rental Housing Impact Fund pending final negotiations with the development team. (Five votes required)

2. Authorize the City Manager or designee to amend the Lot 12 Lease Disposition, Development, and Loan Agreement with MV Lot 12 Housing Partners, L.P. (Developer), and execute any necessary documents to incorporate supplemental City funding, adjust the unit mix to include Permanent Supportive Housing units, waive the project's \$10.1 million ground lease payment, and implement related administrative modifications to the SB 35 application.

3. Authorize termination of the Lease Disposition, Development, and Loan Agreement if the Developer does not secure funding by December 31, 2025, and direct staff to initiate a new developer selection process.

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

[ATT 1 - Lot 12 Request for Proposals](#)

[ATT 2 - May 19, 2020 Council Report](#)

**4.8 Citywide Trash Capture, Phase II, Project 22-40-Construction Contract**

**Recommendation(s):** Authorize the City Manager or designee to award a construction contract for Citywide Trash Capture, Phase II, Project 22-40, to K.J. Woods Construction, Inc. (California Entity No. 1834949) for \$618,520.

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

[ATT 1 - Proposed Full Trash Capture Device Location Map](#)

**4.9 Approve a Support Position for Senate Bill 457 (Becker) - Housing Element Compliance: Housing Accountability Act**

**Recommendation(s):** Approve a Support position for Senate Bill 457 (Becker)-Housing Element Compliance: Housing Accountability Act.

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

[ATT 1 - Adopted 2025 Regional and State Legislative Platform](#)

[ATT 2 - SB 457 Fact Sheet](#)

[ATT 3 - Draft Letter of Support for SB 457](#)

## 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 HEARING

### 6.1 Mountain View 2025 Water System Public Health Goals Report

**Recommendation(s):** 1. Accept public comment regarding the City of Mountain View 2025 Water System Public Health Goals Report.

2. Approve the City of Mountain View's 2025 Water System Public Health Goals Report and direct staff to file the report with the California State Water Resources Control Board.

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

[ATT 1 - City of Mountain View 2025 Public Health Goals Report](#)

## 7. UNFINISHED BUSINESS

### 7.1 Council Fiscal Years 2025-26 and 2026-27 Work Plan Project Prioritization

**Recommendation(s):** 1. Review staff analysis and Council advisory body feedback, and approve staff's recommendation for projects, as stated in Table 4, to incorporate into the Fiscal Years 2025-26 and 2026-27 Council Work Plan for adoption with the Fiscal Year 2025-26 Budget.

2. Provide direction to staff and affirm the scope of work for three specific projects: end of natural gas flow by 2045; Citywide objective design standards; and pickleball solutions.

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

[ATT 1 - January 28, 2025 Council Report](#)

[ATT 2 - Evaluation of Proposed Council FY 2025-27 Work Plan Projects](#)

[ATT 3 - Advisory Body Feedback](#)

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

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

#### **9. 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](mailto: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](mailto:laurel.james@mountainview.gov) or 650-903-6397.

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## ADDRESSING THE COUNCIL:

Email comments to [city.council@mountainview.gov](mailto: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](mailto: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.