



Ellen Kamei, Mayor  
Lucas Ramirez, Vice Mayor  
Margaret Abe-Koga, Councilmember  
Alison Hicks, Councilmember  
Sally Lieber, Councilmember  
Lisa Matchak, Councilmember  
Pat Showalter, Councilmember

Kimbra McCarthy, City Manager  
Krishan Chopra, City Attorney  
Heather Glaser, City Clerk

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December 07, 2021

Video Conference with No Physical Meeting Location

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**JOINT SPECIAL MEETING OF THE CITY COUNCIL AND SHORELINE REGIONAL  
PARK COMMUNITY**

**This meeting was conducted in accordance with City of Mountain View City Council Resolution No. 18618 in accordance with Assembly Bill 361. All members of the City Council participated in the meeting by video conference, with no physical meeting location.**

**4:30 P.M.-CLOSED SESSION**

At 4:30 p.m., Mayor Kamei called the meeting to order.

**1. CLOSED SESSION ANNOUNCEMENT (OPEN SESSION)**

City Attorney Chopra announced the items listed for Closed Session.

Councilmembers Abe-Koga and Hicks announced they would recuse themselves from considering Item 2.6 because of their real property interests located in close proximity to the project site.

The following members of the public spoke:

Robert Cox, on behalf of Livable Mountain View, discussed Item 2.6.

Bruce England, on behalf of the Mountain View Coalition for Sustainable Planning, discussed Items 2.4 and 2.6.

At 4:39 p.m., Mayor Kamei recessed the meeting to Closed Session with all Councilmembers present.

**2. CLOSED SESSION**

**2.1 Conference with Real Property Negotiators (Government Code §54956.8); Property: 2000 N. Shoreline Boulevard; Agency Negotiator: Dawn Cameron, Public Works Director; Negotiating Party: Google, LLC; Under Negotiation: Price and Terms of Payment Under Ground Lease for Site Remediation**

**2.2 Conference with Real Property Negotiators (Government Code §54956.8); Property:**

**1600 and 1616 North Shoreline Boulevard; Agency Negotiator: Angela LaMonica, Real Property Program Administrator; Negotiating Party: Google, LLC; Under Negotiation: Price and Terms of Payment for Sale of Interest in Real Property**

- 2.3 Conference with Legal Counsel - Liability Claims (Government Code §54956.9(d) (2),(e)(3)); Claimant: Tal Patricia Sanders against the City of Mountain View**
- 2.4 Conference with Legal Counsel - Existing Litigation (Government Code §54956.9(d) (1)); Name of case: Celerina Navarro, Janet Stevens, Armando Covarrubias, Evelyn Estrada, Gabriel Rangel Jaime, Alma Aldaco, and all others similarly situated v. City of Mountain View, United States District Court, Northern District of California, San Jose Division, Case No. 5:21-cv-05381-NC**
- 2.5 Conference with Legal Counsel - Existing Litigation (Government Code §54956.9(d) (1)); Name of cases: James R. Zuegel v. City of Mountain View, et al., United States District Court, Northern District of California, Case No. 5:17-cv-03249-BLF and Case No. 5:21-cv-07538-BLF**

Councilmembers Abe-Koga and Hicks recused themselves and left the Closed Session for Item 2.6 because of their real property interests located in close proximity to the project site.

- 2.6 Conference with Real Property Negotiators (Government Code §54956.8); Property: Portion of Fairmont Avenue between Castro Street and Hope Street; Agency Negotiator: Angela LaMonica, Real Property Program Administrator; Negotiating Party: GPRV Castro 10, LLC; Price and Terms of Payment for Sale of Interest in Real Property**

At 6:45 p.m., Closed Session concluded.

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

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

At 6:55 p.m., Mayor Kamei called the meeting to order.

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

Mayor Kamei led the Pledge of Allegiance.

#### **3. ROLL CALL**

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

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

Councilmember Hicks discussed Item 4.9.

The following member of the public spoke:

Bruce England, on behalf of the Mountain View Coalition for Sustainable Planning, discussed Item 4.9.

MOTION - M/S - Showalter/Hicks - To approve the Consent Calendar.

The motion carried by the following roll call vote:

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

**4.1 Downtown Utility Improvements-Design, Project 22-41-Authorize Professional Design Services Agreement**

Authorize the City Manager or designee to execute a professional design services agreement with Mott MacDonald Group, Inc., to provide civil engineering services for Downtown Utility Improvements-Design, Project 22-41, in a not-to-exceed amount of \$879,000.

**4.2 Accept and File the Annual Comprehensive Financial Report and Related Auditor Reports**

Accept and file the following reports pertaining to Fiscal Year 2020-2021: (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.

**4.3 Annual Report of the Investment Review Committee for Fiscal Year 2020-21**

Accept the Annual Report of the Investment Review Committee for Fiscal Year 2020-21.

**4.4 Extension of Amended and Restated Management Services Agreement with Touchstone Golf, LLC**

Authorize the City Manager or designee to execute the five-year extension to the Amended and Restated Management Services Agreement with Touchstone Golf, LLC, to operate and manage Shoreline Golf Links and Michaels Restaurant from January 1, 2022 through December 31, 2026.

**4.5 Annual Water and Sewer Main Replacements, Projects 19-21 and 19-22-Amend Professional Design Services Agreement**

Authorize the City Manager or designee to amend the professional design services agreement with BKF Engineers for Annual Water and Sewer Main Replacements, Projects 19-21 and 19-22, increasing compensation by \$138,000 for a total contract amount of \$878,000.

**4.6 Amend Professional Services Agreement with James Lightbody Consulting for Project Management Services**

1. Acting as the Board of Directors of the Shoreline Regional Park Community, transfer and appropriate \$35,000 from the Shoreline Regional Park Community Fund to North Bayshore Transportation Improvements, Coordination, Implementation, Project 21-34.

2. Transfer and appropriate \$30,355 from the General Fund Transportation Reserve to North Bayshore Transportation Improvements, Coordination, Implementation, Project 21-34.  
(Five votes required)

3. Authorize the City Manager or designee to amend the existing professional services agreement with James Lightbody Consulting for an additional \$61,103 for project management and other consulting services in a not-to-exceed amount of \$155,000.

**4.7 Park Irrigation Pump Installation-Bubb Park, Whisman Park, Stevenson Park, Project 16-45A, and Fayette Greenway, Project 16-32-Accept Construction**

1. Accept Park Irrigation Pump Installation-Bubb Park, Whisman Park, Stevenson Park, Project 16-45A, and authorize the final contract payment.

2. Accept Fayette Greenway (formerly Fayette Park), Project 16-32, and authorize the final contract payment.

**4.8 Increase Appropriations in the Public Works Department Wastewater Fund**

Increase appropriations of \$200,000 in the Public Works Department Wastewater Fund.  
(Five votes required)

**4.9 California Street (West) Complete Street Improvements, Pilot, Project 21-40—Authorize Professional Services Agreement**

Authorize the City Manager or designee to execute a professional services agreement with BKF Engineers of San Jose to provide design services for California Street (West) Complete Street Improvements, Pilot, Project 21-40, in a not-to-exceed amount of \$180,000.

**4.10 277 Fairchild Drive, 2500 Grant Road, 315-319 Sierra Vista Avenue, and 554 San Antonio Road—Accept Public Improvements**

1. Accept the public improvements for the development at 277 Fairchild Drive for maintenance throughout their useful life.

2. Accept the public improvements for the development at 2500 Grant Road for maintenance throughout their useful life.

3. Accept the public improvements for the development at 315-319 Sierra Vista Avenue for maintenance throughout their useful life.

4. Accept the public improvements for the development at 554 San Antonio Road for maintenance throughout their useful life.

#### **4.11 Shuttered Venue Operators Grant Award**

Accept \$676,737.90 in grant funds from the U.S. Small Business Administration Shuttered Venue Operators Grant program to reimburse the Center for the Performing Arts staff payroll expenses.

#### **4.12 Resolution for SB 129 Funds for Affordable Housing - Lot 12 Project**

Adopt Resolution No. 18625 of the City Council of the City of Mountain View Authorizing the City Manager or Designee to Accept and Execute an Agreement with the State of California Department of Housing and Community Development for \$8 Million in State Funding for Affordable Housing.

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

There were no public speakers.

### **6. PUBLIC HEARING**

#### **6.1 Gateway Master Plan, General Plan Amendment for 1555 Plymouth Street, and North Bayshore Precise Plan Amendments**

Advanced Planning Manager Martin Alkire presented the item. He discussed amendments to the third recommendation as outlined in the supplemental memo provided on December 3, 2021. Assistant City Manager/Community Development Director Aarti Shrivastava was available for questions.

The Council directed questions to staff.

The following members of the public spoke:

Ryan Jones, on behalf of the United Association of Journeymen and Apprentices Local Union 393, indicated support for the project.

Erica Paul, on behalf of the United Association of Journeymen and Apprentices Local Union 393, indicated support for the project.

Corey Quevedo

Cliff Chambers, on behalf of the Mountain View Coalition for Sustainable Planning.

Brian Pors, on behalf of the United Association of Journeymen and Apprentices Local Union 393, indicated support for the project.

Karl Baumheckel

Jeff Morris, a Mountain View property owner.

Bee Hanson indicated support for the project.

Daniel Hulse indicated support for the project.

Salim from Mountain View indicated support for the project.

Alex Brown indicated support for the project.

Bill Vierra, on behalf of SyWest Development.

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

1. Approve the Initial Study of Environmental Significance and Addendum for the General Plan Amendment at 1555 Plymouth Street, North Bayshore Precise Plan Amendments, and the North Bayshore Gateway Master Plan, pursuant to Sections 15162 and 15164 of the California Environmental Quality Act, and find that the proposed project would not result in any new significant or substantially more severe environmental impacts beyond those previously evaluated and disclosed in the General Plan Environmental Impact Report, North Bayshore Precise Plan Environmental Impact Report (2014), and North Bayshore Precise Plan Supplemental Environmental Impact Report (2017) (Attachment 1 to the Council report).
2. Adopt Resolution No. 18626 of the City Council of the City of Mountain View to Amend the General Plan Land Use Designation at 1555 Plymouth Street from High-Intensity Office to Mixed-Use Center (North Bayshore).
3. Adopt Resolution No. 18627 of the City Council of the City of Mountain View to Amend the P-39 (North Bayshore) Precise Plan to include the parcel at 1555 Plymouth Street within the North Bayshore Precise Plan Gateway Character Area, revise the Bonus FAR Guidelines and Master Plan provisions, and make minor text and graphic updates, with modifications to the Bonus FAR Guidelines as proposed by staff in the Supplemental Memo dated 12/3/21.
4. Adopt Resolution No. 18628 of the City Council of the City of Mountain View Adopting the North Bayshore Gateway Master Plan.

The Council directed questions to City staff.

The motion carried by the following roll call vote:

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

## **7. NEW BUSINESS**

### **7.1 North Bayshore Circulation Study**

Project Manager Jim Lightbody with Lightbody Consulting presented the item. Public Works Director Dawn Cameron and Assistant City Manager/Community Development Director Shrivastava were available for questions.

The Council directed questions to Jim Lightbody and City staff.

The following members of the public spoke:

Albert Jeans from Mountain View.

Cliff Chambers, on behalf of the Mountain View Coalition for Sustainable Planning.

James Kuszmaul indicated agreement with Cliff Chambers.

Daniel Hulse indicated agreement with James Kuszmaul.

Kevin Ma, on behalf of Mountain View Yes In My Back Yard, indicated support for the recommendation.

The Council directed questions to Jim Lightbody and City staff.

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

Approve the North Bayshore Circulation Study Draft Report (Attachment 1 to the Council report), including the list of recommendations in the Council report.

Public Works Director Cameron noted City staff would further engage the Mountain View Transportation Management Association in work with member agencies to increase transit in the area.

The motion carried by the following roll call vote:

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

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

Councilmember Abe-Koga stated she attended a Santa Clara Valley Transportation Authority Board of Directors meeting and a Council Sustainability Committee meeting.

Councilmember Showalter stated she attended a Council Sustainability Committee meeting. She announced a Bay Trail-Group Ride would take place on December 11.

In response to Councilmember Showalter, City Manager McCarthy provided an update on expansion of the Safe Parking Program.

Councilmember Matichak stated she attended meetings of the Silicon Valley Regional Interoperability Authority, Airport Land Use Commission, Bay Area Water Supply and Conservation Agency, Council Policy and Procedures Committee and Council Finance Committee.

In response to Councilmember Matichak, City Manager McCarthy discussed refinancing bonds.

Councilmember Hicks discussed the Council Sustainability Committee meeting.

Mayor Kamei stated she attended a Cal Cities Peninsula Division retreat as well as the Cal Cities Board of Directors meeting.

**9. CLOSED SESSION REPORT**

City Attorney Chopra stated the Council unanimously directed the City Attorney to reject the claim against the City of Mountain View from Tal Patricia Sanders.

**10. ADJOURNMENT**

At 9:40 p.m., Mayor Kamei adjourned the meeting.