



Lisa Matichak, Mayor  
Margaret Abe-Koga, Vice Mayor  
Christopher R. Clark, Councilmember  
Alison Hicks, Councilmember  
Ellen Kamei, Councilmember  
John McAlister, Councilmember  
Lucas Ramirez, Councilmember

Daniel H. Rich, City Manager  
Jannie L. Quinn, City Attorney  
Lisa Natusch, City Clerk

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Council Chambers, 500 Castro St., Mountain View,  
CA 94041

5:00 PM

Tuesday, April 30, 2019

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

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

**1. CALL TO ORDER**

**2. ROLL CALL**

**3. STUDY SESSION**

**3.1 Sustainability Strategic Plan**

**Recommendation(s):** The purpose of this item is to seek Council direction on the City's new Sustainability Strategic Plan (Plan), which was developed based on an assessment of the current Environmental Sustainability Program, a review of benchmark cities and consultant expertise, and present options for how the City defines and achieves our sustainability goals.

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

[ATT 1 - Sustainability Strategic Plan](#)

[ATT 2 - Key Findings of the 2018 IPCC](#)

[ATT 3 - Environmental Sustainability Program Assessment](#)

[ATT 4 - Case Studies of the 10 Benchmark Cities](#)

[ATT 5 - Table of Levels, Levers, Strategies, & Actions](#)

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

**1. CALL TO ORDER**

**2. PLEDGE OF ALLEGIANCE**

**3. ROLL CALL**

#### 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 Meeting Minutes

*Recommendation(s):* Approve City Council Meeting Minutes of April 23, 2019.

*Attachment(s):* [04-23-19 Council Minutes](#)

##### 4.2 Immediate Repairs to Sewage Pump Station, Project 17-48-Approve Plans and Specifications/Authorize Bidding; Amend the Project Budget

*Recommendation(s):* 1. Authorize the use of \$3.1 million Wastewater Loan proceeds for Project 17-48, Immediate Repairs to Sewage Pump Station, in place of the Long-Term Sewage Pump Station Repairs project, portion of the Interceptor Force Trunk Main Rehabilitation, and San Antonio Sewer Improvements projects, identified as projects to be funded from the Wastewater Loan.

2. Authorize the transfer and appropriation of \$3.1 million from the Wastewater Fund to Immediate Repairs to Sewage Pump Station, Project 17-48. (Five votes required)

3. Approve plans and specifications for Immediate Repairs to Sewage Pump Station, Project 17-48, and authorize staff to advertise the project for bids.

4. Authorize the City Manager to award a construction contract to the lowest responsible bidder if the bid is within the project budget.

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

##### 4.3 2018-19 City Bridges and Culverts Repair Structural Inspection and Repairs, Project 19-40-Approve Plans and Specifications and Authorize Bidding

*Recommendation(s):* 1. Approve plans and specifications for the 2018-19 City Bridges and Culverts Repair, Project 19-40, and authorize the project for bidding.

2. Authorize the City Manager to award the construction contract to the lowest responsible bidder if the low bid is within the project budget.

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

##### 4.4 Approve Project for Senate Bill 1-Road Repair and Accountability Act of 2017

*Recommendation(s):* Adopt a Resolution Adopting a Project for Fiscal Year 2019-20 Funded by 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](#)  
[ATT 2 - Council Report 4.2, February 26, 2019](#)

**4.5 Wyandotte Park, Project 18-34-Approve Plans and Specifications and Authorize Bidding**

- Recommendation(s):*
1. Approve plans and specifications for Wyandotte Park and authorize staff to advertise the project for bidding.
  2. Authorize the City Manager to award the construction contract to the lowest responsible bidder if the low bid is within the project budget.

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

**4.6 Shoreline Boulevard/101 NB Off-Ramp Realignment, Project 19-59-Cooperative Agreement with Caltrans**

*Recommendation(s):* Adopt a Resolution Approving Cooperative Agreement No. 04-2716 between the City of Mountain View and the State of California Department of Transportation (Caltrans) for Improvements to the State Highway System per the California Streets and Highways Code Sections 114 and 130 for Caltrans to Perform Quality Management Work, Including Independent Quality Assurance and Approvals of the Plans, Specifications, and Engineering Estimate (PS&E), Right-of-Way, and Construction for the Shoreline Boulevard/101 NB Off-Ramp Realignment, Project 19-59, and Authorizing the City Manager to Execute the Agreement, to be read in title only, further reading waived (Attachment 1 to the Council report).

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

**4.7 Stierlin Road Bicycle and Pedestrian Improvements, Project 17-41-Professional Services Agreement**

- Recommendation(s):*
1. Transfer and appropriate \$94,700 from the Shoreline Community Fund to Stierlin Road Bicycle and Pedestrian Improvements, Project 17-41. (Five votes required)
  2. Authorize the City Manager to execute a professional services agreement with TJKM Transportation Consultants of Pleasanton in a not-to-exceed amount of \$554,544 to provide engineering services for the Stierlin Road Bicycle and Pedestrian Improvements, Project 17-41.

*Attachment(s):* [Council Report](#)  
[ATT 1 - TJKM Design Scope of Services and Cost of Services](#)

## 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 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 New Residential Development at 525, 531, 555, 565, 569, and 769 East Evelyn Avenue

- Recommendation(s):*
1. Adopt a Resolution Certifying the 555 East Evelyn Avenue Residential Project Final Environmental Impact Report, CEQA Findings, and Mitigation Monitoring and Reporting Program, to be read in title only, further reading waived (Attachment 1 to the Council report).
  2. Adopt a Resolution Approving a General Plan Map Amendment for the Properties Located at 525, 531, 555, 565, 569, and 769 East Evelyn Avenue from General Industrial and Medium-Density Residential to High-Density Residential, to be read in title only, further reading waived (Attachment 2 to the Council report).
  3. Introduce an Ordinance Approving a Zoning Text Amendment to the R4 (High-Density) Section of the Zoning Ordinance, to be read in title only, and set a second reading for May 14, 2019 (Attachment 3 to the Council report).
  4. Introduce an Ordinance Approving a Zoning Map Amendment for the Properties Located at 525, 531, 555, 565, 569, and 769 East Evelyn Avenue from the P-30 (Sylvan-Dale) Precise Plan and R3-2.2 (Multiple-Family Residential) District to the R4 (High-Density Residential) District, to be read in title only, and set a second reading for May 14, 2019 (Attachment 4 to the Council report).
  5. Adopt a Resolution Conditionally Approving a Planned Community Permit and Development Review Permit to Construct a 471-Unit Apartment Complex with Below-Grade Parking, Relocate a Wireless Communications Installation, and Dedicate a 0.68-Acre Public Park, and a Heritage Tree Removal Permit to Remove 16 Heritage Trees, to be read in title only, further reading waived (Attachment 5 to the Council report).
  6. Adopt a Resolution Conditionally Approving a Vesting Preliminary Parcel Map to Reconfigure the Existing Lot Lines, to be read in title only, further reading waived (Attachment 6 to the Council report).

**Attachment(s):** [Council Report](#)[ATT 1 - Resolution Certifying the Project EIR](#)[ATT 2 - Resolution for the General Plan Amendment](#)[ATT 3 - Ordinance Approving the Zoning Text Amendment](#)[ATT 4 - Ordinance Approving the Zoning Map Amendment](#)[ATT 5 - Resolution for a PUD Permit, DRPt, & HTRP with Conds.](#)[ATT 6 - Resolution for a Vesting Preliminary Parcel Map with Conds.](#)[ATT 7 - Project Plans](#)[ATT 8 - Draft EIR](#)[ATT 9 - EPC Public Hearing Staff Report, April 2019](#)**6.2 950 West El Camino Real - Affordable Housing Project**

**Recommendation(s):** 1. Adopt a Resolution Conditionally Approving a Planned Community Permit and Development Review Permit for a Five-Story, 71-Unit Affordable Studio Apartment Development (Including One 2-Bedroom Manager's Unit) and a Density Bonus Request With Waivers, a Provisional Use Permit for Rooftop Amenities Above the Third Floor and Residential Accessory Uses Utilizing the Ground-Floor Commercial Setback, and a Heritage Tree Removal Permit to Remove Eight Heritage Trees at 950 West El Camino Real, to be read in title only, further reading waived (Attachment 1 to the Council report).

2. Appropriate \$21,072,844 in Below-Market-Rate (BMR) funds for Palo Alto Housing's 71-unit affordable housing development located at 950 West El Camino Real. (Five votes required).

3. Authorize the City Manager or his designee to negotiate the loan and agreement terms, and execute a funding commitment letter, loan agreement, and related loan documents.

**Attachment(s):** [Council Report](#)[ATT 1 - Resolution for a PCP, DR, PUP, & a HTRP with Conditions](#)[ATT 2 - Project Plans](#)[ATT 3 - Neighborhood Meeting Notes](#)[ATT 4 - EPC Public Hearing Report, February 20, 2019](#)[ATT 5 - Parking and Traffic Study](#)[ATT 6 - Project Financing Summary \(Pro Forma\)](#)[ATT 7 - NOFA Proposal: City Council Meeting 05-15-18, Item 7.2](#)**6.3 Multi-Family Housing Revenue Bonds-950 El Camino Real Apartments**

**Recommendation(s):** 1. Conduct a public hearing under the requirements of the Tax Equity and

Fiscal Responsibility Act of 1983 and the Internal Revenue Code of 1986, as amended.

2. Adopt a Resolution Approving the Issuance of Tax-Exempt Bonds by the California Municipal Finance Authority in an Aggregate Principal Amount Not to Exceed \$35,000,000 for the Purpose of Financing the Acquisition, Construction, Improvement, and Equipping of a 71-Unit Multi-Family Rental Housing Facility for Persons and Households of Low Income, Located at 950 West El Camino Real in the City of Mountain View, California, and Certain Other Matters Relating Thereto to Benefit Notice of Public Hearing, to be read in title only, further reading waived (Attachment 1 to the Council report).

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

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

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

#### **8. CLOSED SESSION REPORT**

#### **9. ADJOURNMENT**

The next Council Meeting will be held on Tuesday, May 7, 2019, at 5:00 p.m. in the Council Chambers, 500 Castro Street.

## 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 and staff reports may be viewed at the Mountain View Library, 585 Franklin Street, beginning the Thursday evening before each meeting and at the City Clerk's Office, 500 Castro Street, Third Floor, beginning Friday morning prior to Tuesday City Council meetings. Agenda materials may also be viewed online at [mountainview.legistar.com](http://mountainview.legistar.com).

Any writings or documents provided to a majority of the City Council regarding any item on this agenda will be made available for public inspection in the City Clerk's Office during normal business hours and at the Council Chambers at City Hall, 2nd Floor, during the meeting.

City Council meetings are broadcast live on Comcast Channel 26 and replayed on Thursday at 6:30 p.m., Saturday at 10:00 a.m., and Sunday at 5:00 p.m. In addition, Council meetings are webcast live and archived at [mountainview.legistar.com](http://mountainview.legistar.com).

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. Notification of 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. (28 CFR 35.160 (b) (1))

## ADDRESSING THE COUNCIL:

Anyone wishing to address the Council is requested to fill out a blue speaker card and deposit it with the City Clerk to ensure that your name is accurately recorded in the minutes.

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 ten (10) minutes to address the Council and, with the consent of the Council, 2 minutes of rebuttal at the conclusion of all public speakers.

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.