



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

April 30, 2019

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

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

5:00 P.M.-STUDY SESSION

1. CALL TO ORDER

Mayor Matichak called the meeting to order at 5:02 p.m.

2. ROLL CALL

Present: 6 - Councilmember Clark, Councilmember Hicks, Councilmember Kamei,
Councilmember Ramirez, Vice Mayor Abe-Koga, Mayor Matichak

Absent: 1 - Councilmember McAlister

Councilmember McAlister arrived at 5:14 p.m.

3. STUDY SESSION

3.1 Sustainability Strategic Plan

Assistant City Manager/Chief Operating Officer Audrey Seymour Ramberg, Environmental Sustainability Coordinator Steve Attinger, and Consultant Philip Kreycik, Cadmus, presented the staff report. City Attorney Jannie Quinn, City Manager Dan Rich, Finance and Administrative Services Director Jesse Takahashi and Public Works Director Mike Fuller provided additional information.

The following members of the public spoke:

Bruce Karney

Mike Balma, Environmental Sustainability Task Force 1 and 2

Mary Dadeo, Environmental Sustainability Task Force 2

IdaRose Sylvester, Carbon Free Mountain View, and in support of the letter submitted by Mountain View Coalition for Sustainable Planning

Mohan Gurunathan, on behalf of 15 others present

Bruce Naegel, Carbon Free Mountain View and Environmental Sustainability Task Force 2

Unidentified woman

Unidentified woman
Clarissa Chen
Kimble Smith
Thida Cornes, Environmental Sustainability Task Force 2, Carbon Free Mountain View and Great Streets Mountain View
Jamie Minden
Stef Lau-Chen

The study session concluded at 7:49 p.m.

6:30 P.M.-SPECIAL SESSION

1. CALL TO ORDER

Mayor Matichak called the meeting to order at 8:03 p.m.

2. PLEDGE OF ALLEGIANCE

Mayor Matichak led the Pledge of Allegiance.

3. ROLL CALL

Present: 7 - Councilmember Clark, Councilmember Hicks, Councilmember Kamei, Councilmember McAlister, Councilmember Ramirez, Vice Mayor Abe-Koga, Mayor Matichak

4. CONSENT CALENDAR

Mayor Matichak requested to pull Item 4.5 from the Consent Calendar. Consent Calendar item 4.6 pulled by Councilmember McAlister for questions.

MOTION - M/S - Abe-Koga/Ramirez - To approve the Consent Calendar with the exception of Items 4.5 and 4.6.

The motion carried by the following vote:

Yes: 7 - Councilmember Clark, Councilmember Hicks, Councilmember Kamei, Councilmember McAlister, Councilmember Ramirez, Vice Mayor Abe-Koga, Mayor Matichak

4.1 Approve Meeting Minutes

Approve City Council Meeting Minutes of April 23, 2019.

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

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.

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

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.

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

Adopt Resolution No. 18312 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).

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

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

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.

Yes: 7 - Councilmember Clark, Councilmember Hicks, Councilmember Kamei, Councilmember McAlister, Councilmember Ramirez, Vice Mayor Abe-Koga, Mayor Matichak

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

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

Adopt Resolution No. 18313 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, read in title only, further reading waived.

The motion carried by the following vote:

Yes: 6 - Councilmember Clark, Councilmember Hicks, Councilmember Kamei, Councilmember Ramirez, Vice Mayor Abe-Koga, Mayor Matichak

Absent: 1 - Councilmember McAlister

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

1. Transfer and appropriate \$94,700 from the Shoreline Community Fund to Stierlin Road Bicycle and Pedestrian Improvements, Project 17-41.

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.

5. ORAL COMMUNICATIONS FROM THE PUBLIC ON NONAGENDIZED ITEMS

An unidentified man spoke to unbundled parking at 777 West Middlefield Road and requested a residential parking permit program be instituted to protect parking for nearby residences.

6. PUBLIC HEARINGS

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

Senior Planner Jeff Roche and Planning Manager/Zoning Administrator Stephanie Williams presented the staff report and Public Works Director Mike Fuller provided additional information.

Jon Moss, Prometheus Real Estate Vice President, presented information on the proposed project.

The following members of the public spoke:

Michael Ortega

Kelsey Banes, Psychologist at Palo Alto VA, speaking on her behalf

David Watson

Mike Lozeau, Local Union 270

MOTION - MS - McAlister/Clark - To:

1. Adopt Resolution No. 18314 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 Resolution No.18315 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 Resolution No. 18316 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 Resolution No. 18317 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).

Mayor Matichak disclosed that she met with the applicant and suggested they direct some of the community benefits toward traffic calming on Sylvan, as well as look at traffic on Moorpark and Evelyn, and address any issues that may arise in the future.

The motion carried by the following vote:

Yes: 7 - Councilmember Clark, Councilmember Hicks, Councilmember Kamei, Councilmember McAlister, Councilmember Ramirez, Vice Mayor Abe-Koga, Mayor Matichak

6.2 950 West El Camino Real - Affordable Housing Project

Councilmember Clark stated he has an interest in real property near the project site and would not participate in consideration of Items 6.2 and 6.3, recused himself, and left the meeting at 8:53 p.m.

Project Manager-Affordable Housing Vera Gil and Senior Planner Matt VanOosten presented the staff report. City Manager Dan Rich provided additional information.

Applicant Randy Tsuda, Executive Director, Palo Alto Housing, Diane Dittmar, Project Manager, Palo Alto Housing, and Architect Fred Pollack, Van Meter Williams Pollack, provided information regarding the proposed project.

The following members of the public spoke:

Susan Barken

Linnea Wickstrom

Rebecca Shue

Julie Paulson

Janet VanZoeren

Jan Stokley, Executive Director, Housing Choices

David Watson

Kelsey Banes

Mitch Mankin, SV@Home

Barbara Goodwin

Shani Kleinhaus

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

1. Adopt Resolution No. 18318 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, read in title only, further reading waived.

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.

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.

Mayor Matichak offered an amendment to the motion to explore making it affordable for the maximum number of years possible, preferably forever.

Vice Mayor Abe-Koga and Councilmember Kamei accepted the amendment.

The motion carried by the following vote:

Yes: 5 - Councilmember Hicks, Councilmember Kamei, Councilmember Ramirez, Vice

Mayor Abe-Koga, Mayor Matichak

No: 1 - Councilmember McAlister

Recused: 1 - Councilmember Clark

MOTION: M/S Abe-Koga/Matichak - To continue the meeting after 10:00 p.m.

The motion passed by a show of hands.

6.3 Multi-Family Housing Revenue Bonds-950 El Camino Real Apartments

Project Manager-Affordable Housing Vera Gil presented the staff report.

No Speakers.

MOTION - MS - Abe-Koga/Ramirez - To:

Adopt Resolution No. 18319 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).

The motion carried by the following vote:

Yes: 6 - Councilmember Hicks, Councilmember Kamei, Councilmember McAlister, Councilmember Ramirez, Vice Mayor Abe-Koga, Mayor Matichak

Recused: 1 - Councilmember Clark

7. COUNCIL, STAFF/COMMITTEE REPORTS

Vice Mayor Abe-Koga reported her recent attendance at a meeting of the Legislative Committee Task Force on Housing created by the Association of Bay Area Governments (ABAG) and the Metropolitan Transportation Commission (MTC). She also attended a Regional Housing Needs Allocation (RHNA) Subregion Committee Meeting.

Councilmember Kamei stated that she recently participated on a panel for the Silicon Valley Leadership Group Gamechangers, the Intersection between Housing and Transportation.

Councilmember McAlister reported his attendance at a Valley Transportation Authority (VTA) meeting workshop.

Mayor Matichak reported that she attended the Santa Cruz/Santa Clara Counties

Airport/Community Roundtable.

8. CLOSED SESSION REPORT

None.

9. ADJOURNMENT

Mayor Matchak adjourned the meeting at 10:19 p.m. to the next Council Meeting on Tuesday, May 7, 2019, at 5:00 p.m. in the Plaza Conference Room, 500 Castro Street.

LISA NATUSCH
CITY CLERK