



Mayor Emily Ann Ramos
Vice Mayor Chris Clark
Councilmember Alison Hicks
Councilmember Ellen Kamei
Councilmember John McAlister
Councilmember Lucas Ramirez
Councilmember Pat Showalter

Kimbra McCarthy, City Manager
Jennifer Logue, City Attorney
Heather Glaser, City Clerk

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

5:00 PM

Tuesday, May 12, 2026

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

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

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

TELECONFERENCE NOTICE:

Councilmember Ellen Kamei will participate in the meeting by teleconference pursuant to Government Code §54953(b) from Hyatt Regency Sacramento, 1209 L Street, Business Center, Sacramento, CA 95814. The teleconference location will be accessible to the public and the agenda for the meeting will be posted at that location pursuant to Government Code §54953(b)(3). Members of the public have the opportunity to address the legislative body at this location.

5:00 P.M.-CLOSED SESSION**1. CLOSED SESSION ANNOUNCEMENT (OPEN SESSION)****2. CLOSED SESSION**

- 2.1 Conference with Legal Counsel pursuant to Government Code §54956.9(d)(2) and (4): Potential Litigation arising from Cuesta Park Water Main Incident**
- 2.2 Conference with Real Property Negotiator (California Government Code §54956.8)
Property: 485 and 495 Clyde Avenue, Mountain View, CA 94043 (APN 160-57-006 and 160-57-007)
Agency Negotiators: Dawn Cameron, Assistant City Manager, John Marchant, Community Services Director, Angela LaMonica, Real Property Program Administrator, and Jennifer Ng, Public Works Director
Negotiating Party: Google Inc.
Under Negotiation: Price and Terms of Lease**
- 2.3 Conference with Real Property Negotiator (California Government Code §54956.8)
Property: 975 Terra Bella Avenue (APN: 153-18-030)
Agency Negotiators: Angela LaMonica, Real Property Program Administrator, John Marchant, Community Services Director, and Jennifer Ng, Public Works Director
Negotiating Party: Steve Nash and Ryan Dennis
Under Negotiation: Price and Terms of Purchase**

6:30 P.M.-REGULAR SESSION**1. CALL TO ORDER/PLEDGE OF ALLEGIANCE/ROLL CALL****2. CLOSED SESSION REPORT****3. PRESENTATIONS**

These are presentations only. The City Council will not take any action.

- 3.1 Affordable Housing Month Proclamation**
- 3.2 Mental Health Awareness Month 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 Real Property Conveyance Tax Amendments (Second Reading)

Recommendation(s): Adopt an Ordinance of the City of Mountain View Amending Article V of Chapter 29 of the Mountain View City Code to Align it with State Law, Clarify Real Property Conveyance Tax Exemptions, and to Make Other Clarifying Amendments, to be read in title only, further reading waived (Attachment 1 to the Council report). (First reading: 7-0)

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

4.2 Renewal of Downtown Parking Maintenance and Operation Assessment District for Fiscal Year 2026-27

Recommendation(s): Adopt a Resolution of the City Council of the City of Mountain View Approving the Annual Engineer's Report for the Downtown Parking Maintenance and Operation Assessment District No. 2 and Approving the Levying of Assessments for Fiscal Year 2026-27, to be read in title only, further reading waived (Attachment 1 to the Council report).

Attachment(s): [Council Report](#)
[ATT 1 - Resolution](#)
[ATT 2 - Assessment District Map](#)

4.3 Appropriation of Senate Bill 129 Funds for the Lot 12 Affordable Housing Project

Recommendation(s): Adopt a Resolution of the City Council of the City of Mountain View appropriating \$8,000,000 in State Funds Received Pursuant to Senate Bill 129 for the Lot 12 Affordable Housing Project, to be read in title only, further reading waived (Attachment 1 to the Council Report). (Five votes required)

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

4.4 309 Moorpark Way, Tract No. 10677-Final Map

Recommendation(s): Adopt a Resolution of the City Council of the City of Mountain View Approving a Final Map for Tract No. 10677, 309 Moorpark Way, Accepting Dedications, Making Findings as Required by Chapter 28 of the Mountain View City Code, and Authorizing Execution of an Improvement Agreement as a Condition to Final Map Approval, to be read in title only, further reading waived (Attachment 1 to the Council report).

Attachment(s): [Council Report](#)
[ATT 1 - Resolution](#)
[ATT 2 - Vesting Tentative Map Conditions \(PL-2023-205\)](#)

4.5 Temporary Closure from Public Access of Five Parking Spaces in Parking Lot No. 2 for a Period of 31

Consecutive Weeks and Eight Parking Spaces in Parking Lot No. 2 for a Period of 12 Nonconsecutive Days to Occur Prior to May 25, 2029

Recommendation(s): Adopt a Resolution of the City Council of the City of Mountain View Authorizing Temporary Closure from Public Access of Five Parking Spaces Within Parking Lot No. 2 for 31 Consecutive Weeks and Authorizing Temporary Closure from Public Access of Eight Parking Spaces Within Parking Lot No. 2 for 12 Nonconsecutive Days to Occur Prior to May 25, 2029, to be read in title only, further reading waived (Attachment 1 to the Council report).

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

4.6 Annual Street Maintenance, Project 24-01-Various Actions

- Recommendation(s):**
1. Find that, in accordance with the California Environmental Quality Act (CEQA) requirements, Annual Street Maintenance, Project 24-01, is categorically exempt as Class 1, Existing Facilities, under CEQA Guidelines Section 15301.
 2. Transfer and appropriate \$1,000,000 from the 2016 Measure B - Sales Tax Fund to Annual Street Maintenance, Project 24-01. (Five votes required)
 3. Transfer \$500,000 of Construction Tax funding from Annual Street Maintenance, Project 24-01, to the Construction Tax Fund, reducing the project's appropriation by \$500,000. (Five votes required)
 4. Approve plans and specifications for Annual Street Maintenance, Project 24-01, and authorize staff to advertise the project for bidding.
 5. Authorize the City Manager or designee to award a construction contract to the lowest responsive, responsible bidder if the bid is within the available project budget of \$5,008,282.

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

4.7 Authorization to Convey a Portion of City-Owned Property (Portion of APN 158-13-052) Adjacent to 236 Castro Street

Recommendation(s): Adopt a Resolution of the City Council of the City of Mountain View Finding that a Portion of City-Owned Property within the Bryant Street Parking Lot is Excess to the City's Needs, Declaring the Property to be Exempt Surplus Land Pursuant to the Surplus Land Act, and Authorizing its Conveyance, to be read in title only, further reading waived (Attachment 1 of the Council report).

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

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 HEARINGS

6.1 Repeal and Reenact Article X (Transportation Demand Management) of Chapter 19 (Motor Vehicles and Traffic) of the Mountain View City Code to Establish a Citywide TDM Program

Recommendation(s): Introduce an Ordinance of the City Council of the City of Mountain View Repealing and Reenacting Article X of Chapter 19 of the Mountain View City Code to Establish a New Transportation Demand Management Program, to be read in title only, further reading waived, and set a second reading for May 26, 2026 (Attachment 1 to the Council report).

Attachment(s): [Council Report](#)
[ATT 1 - Draft Ordinance](#)
[ATT 2 - Draft TDM Program Standards](#)
[ATT 3 - Draft TDM Toolkit](#)
[ATT 4 - Environmental Planning Commission Report dated April 15, 2026](#)

6.2 Code Amendment to Chapter 36 (Zoning)-Below Market Rate Housing Program (First Reading)

Recommendation(s): It is recommended that the City Council:

1. Introduce an Ordinance of the City of Mountain View Amending Chapter 36 (Zoning), Article XIV, Division 2 (Residential Development: Below-Market-Rate Housing Program) of the Mountain View City Code to Modify the Below-Market-Rate Program and Add Section 36.40.32 Governing Graduated Fee Reduction for Small Projects, and Finding that These Code Amendments are Not Subject to the California Environmental Quality Act, to be read in title only, further reading waived, and set a second reading for June 9, 2026, (Attachment 1 to the Council report).
2. Approve Relocating the Below-Market-Rate Housing Program Provisions in the Mountain View City Code from Chapter 36 (Zoning) to Chapter 46 (Housing) and Direct Staff to Bring Back Ordinance Amendments Before the End of 2026 for Council Consideration.

Attachment(s): [Council Report](#)
[ATT 1 - Draft Ordinance](#)

7. COUNCIL, STAFF/COMMITTEE REPORTS

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

8. 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 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 or 650-903-6397.

Computer-generated captioning of the City Council meeting is unedited and should neither be relied upon for complete accuracy nor used as a verbatim transcript.

ADDRESSING THE COUNCIL:

Email comments to 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 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.