



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, January 27, 2026

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

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

5:00 P.M.-STUDY SESSION**1. CALL TO ORDER****2. ROLL CALL****3. STUDY SESSION****3.1 Senate Bill 79 and Assembly Bill 130 - Impact on Development Review Process and Operations**

Recommendation(s): Receive Council input on potential approaches to addressing Senate Bill 79 and Assembly Bill 130.

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

[ATT 1 - SB 79 Eligibility Criteria](#)

[ATT 2 - ABAG/MTC SB 79 Summary](#)

[ATT 3 - R3 Zoned Areas](#)

[ATT 4 - ABAG/MTC AB 130/SB 131 Summary](#)

[ATT 5 - Public Comment](#)

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

This is a presentation only. The City Council will not take any action.

3.1 National Poverty in America 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 Code Amendment to Chapter 36 (Zoning)-Tenant Relocation Assistance Ordinance (Second Reading)

Recommendation(s): Adopt an Ordinance of the City of Mountain View Repealing Chapter 36, Article XIII (Tenant Relocation Assistance) of the Mountain View City Code, Amending Chapter 46 of the Mountain View City Code to Change the Title and Add a New Article Governing Tenant Relocation Assistance, and Finding That These Code Amendments are Not Subject to the California Environmental Quality Act, 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 Housing Element Program 1.1(g)-Zoning/Precise Plan and General Plan Amendments (Second Reading)

Recommendation(s): Adopt an Ordinance of the City Council of the City of Mountain View Amending Chapter 36 (Zoning) of the City Code to Implement Subtask (g) of Housing Element Program 1.1, Including Updates to Article V (Commercial Zones) to Allow General Plan Mixed-Use Village Center Land Uses in the CO (Commercial-Office) Zoning District, and to Make Other Clarifying and Conforming Changes, Such as Modifying and Reorganizing Standards in Division 23 (General Plan Mixed-Use Village Center Developments) of Article IX (Standards For Specific Land Uses) to be Consistent with the CO Zoning District and the Evandale Precise Plan, and Requiring Avigation Easements Pursuant to the Moffett Federal Airfield Comprehensive Land Use Plan, as Recommended by the Environmental Planning Commission, to be read in title only, further reading waived (Attachment 1 to the Council report). (First reading: 6-1 (McAlister no))

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

4.3 Heat Pump Water Heater Rebate Program

Recommendation(s): Adopt a Resolution of the City Council of the City of Mountain View Authorizing the City Manager or Their Designee to Amend an Agreement With Silicon Valley Clean Energy to Increase Funding for the Heat Pump Water Heater Program by \$250,001, Resulting in a Total Not-to-Exceed Amount of \$500,000, to be read in title only, further reading waived (Attachment 1 to the Council report).

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

4.4 Mountain View Affordable Housing Initiative Fund - Partnership with Los Altos Mountain View Community Foundation

Recommendation(s): Adopt a Resolution of the City Council of the City of Mountain View (1) Appropriating One Million Dollars (\$1,000,000) in the City's Below Market Rate Housing Fund to Fund the Mountain View Affordable Housing Initiative Fund With the Los Altos Mountain View Community Foundation; and (2) Authorizing the City Manager or Designee to Negotiate and Execute the Funding Agreement with the Los Altos Mountain View Community Foundation, and to Negotiate and Execute All Necessary Documents to Effectuate Its Purposes, to be read in title only, further reading waived (Attachment 1 to Council Report).

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

4.5 Miramonte Avenue Complete Streets Study, Project 23-31-Final Report; Street Reconstruction

(Miramonte Avenue), Project 25-28-Professional Services Agreement

- Recommendation(s):** 1. Approve the preferred plan for the Miramonte Avenue Complete Streets Study, Project 23-31, from El Camino Real to Castro Street/Marilyn Street (Segment A), as recommended by the Bicycle and Transportation Advisory Committee and Council Transportation Committee, and the final report for the Study (Attachment 1 to the Council Report).
2. Authorize the City Manager or designee to amend the professional services agreement with CSG Consultants, Inc., a California corporation (Entity No. 2249340), for Street Reconstruction (Miramonte Avenue), Project 25-28, to add \$403,000 for additional services, for a total not-to-exceed amount of \$550,000.

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

[ATT 1 - Miramonte Avenue Complete Streets Study – Final Report](#)

4.6 El Camino Real/Castro Intersection and Castro Bikeway Improvements, Design, Project 25-30-Professional Services Agreement

- Recommendation(s):** Authorize the City Manager or designee to execute a professional services agreement with Bellecci & Associates, operating as Sanbell, Inc., a California corporation, (Entity No. 1665633), to provide design and construction support services for El Camino Real/Castro Intersection and Castro Bikeway Improvements, Design, Project 25-30, in a not-to-exceed amount of \$620,000.

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

4.7 Public Safety Building, Project 20-49-Appropriation and Professional Services Agreement

- Recommendation(s):** 1. Transfer and appropriate \$7,500,000 from the Public Safety Building Reserve to Public Safety Building, Project 20-49, increasing total project funding from \$8.8 million to \$16.3 million. (Five Votes Required)
2. Authorize the City Manager or designee to execute a professional services agreement with Kitchell/CEM, Inc. a California Corporation (Entity No. C0973818), to provide pre-construction services, construction management, Leadership in Energy and Environmental Design (LEED) commissioning, and special inspection services for the Public Safety Building, Project 20-49, in a not-to-exceed amount of \$6,886,000.

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

4.8 231-235 Hope Street and 750 Moffett Boulevard (Moffett Gateway Hotel and Office Development)-Public Improvements

- Recommendation(s):** 1. Accept the public improvements for the development at 231-235 Hope Street for maintenance throughout their useful life.
2. Accept the public improvements for the development at 750 Moffett Boulevard

(Moffett Gateway Hotel and Office Development) for maintenance throughout their useful life.

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

4.9 Downtown Utility Improvements, Project 22-41 and Citywide Trash Capture, Phase II, Project 22-40-Construction Acceptance

Recommendation(s): 1. Accept Downtown Utility Improvements, Project 22-41, and authorize the final contract payment.

2. Accept Citywide Trash Capture, Phase II, Project 22-40, and authorize the final contract payment.

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

4.10 Shoreline Park Water Control Structures Improvements, Project 23-44-Various Actions

Recommendation(s): Acting in its capacity as the Board of Directors for the Shoreline Regional Park Community:

1. Approve plans and specifications for Shoreline Park Water Control Structures Improvements, Project 23-44, Package 1, and authorize staff to advertise the project for bids.

2. Authorize the Community Manager or designee to award a construction contract for Shoreline Park Water Control Structures Improvements, Project 23-44, Package 1, to the lowest responsible responsive bidder if the low bid is within the available project budget.

3. Find that, in accordance with California Environmental Quality Act requirements, Shoreline Park Water Control Structures Improvements, Project 23-44, Package 1, is categorically exempt. Within Package 1, the replacement of the Coast-Casey Pump Station sump pump pipe is categorically exempt as Class 1, Existing Facilities, and on a separate and independent basis, Class 2, Replacement or Reconstruction, under California Public Resources Code, Section 15301 and Section 15302. The demolition and removal of the boardwalk, repair of the spillway outlet structure slide gate, and Sailing Lake outlet structure are categorically exempt as Class 1, Existing Facilities, under California Public Resources Code Section 15301.

4. Direct staff to complete environmental clearance, permitting, and plans and specifications to restore Sailing Lake Habitat Island as part of Shoreline Park Water Control Structures Improvements, Project 23-44, Package 3, with Restoration Alternative 2, Repair Eroded Slopes and Expand Island Size, and Barrier Improvement Alternative C, Drilled Wooden Piles.

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

[ATT 1 - Shoreline at Mountain View Lake Habitat Island, Alternative Analysis](#)

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. STUDY SESSION

6.1 Parks and Recreation Strategic Plan - Draft Review

Recommendation(s): Review and provide feedback on the draft Parks and Recreation Strategic Plan (Attachment 1).

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

[ATT 1 - Draft Parks and Recreation Strategic Plan](#)

[ATT 2 - PRC and Community Feedback](#)

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.