



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

Kimbra McCarthy, City Manager/Community Manager  
Jennifer Logue, City Attorney/Counsel  
Heather Glaser, City Clerk/Secretary

January 27, 2026

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

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

**This meeting was conducted with a virtual component. All members of the City Council/Shoreline Regional Park Community and all speakers participated in-person unless otherwise noted.**

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

**1. CALL TO ORDER**

At 5:02 p.m., Mayor Ramos called the meeting to order.

**2. ROLL CALL**

**Present:** 7 - Councilmember Hicks, Councilmember Kamei, Councilmember McAlister, Councilmember Ramirez, Councilmember Showalter, Vice Mayor Clark, Mayor Ramos

**3. STUDY SESSION**

**3.1 Senate Bill 79 and Assembly Bill 130 - Impact on Development Review Process and Operations**

The purpose of this Study Session was to receive Council input on potential approaches to addressing Senate Bill 79 and Assembly Bill 130.

Community Development Director Christian Murdock presented the item.

The following members of the public spoke:

Robert Cox from Mountain View, on behalf of Livable Mountain View.

Nancy Stuhr from Mountain View.

Lorraine Wormald from Mountain View.

Robert Swierk from Mountain View, on behalf of the Santa Clara Valley Transportation Authority.

Louise Katz from Mountain View, on behalf of Livable Mountain View.

Jim Zaorski from Mountain View.

Hala Alshahwany from Mountain View.

(Virtual) Cliff Chambers from Mountain View.

(Virtual) Leslie Friedman

(Virtual) Maureen Blando  
(Virtual) Jerry Steach  
(Virtual) David Watson  
(Virtual) Jessica Chohan  
(Virtual) Matthew Marting

By consensus, the Council indicated support for Approach B, with an ordinance focused solely on excluding historic resources listed on the Mountain View Register of Historic Resources as of January 1, 2025, and on preparing SB 79 objective standards based on the R3 Zoning Update. The Council also indicated support for pursuing Approach C, a transit-oriented development (TOD) alternative plan as allowed under SB 79, focused on Area H of the Downtown Precise Plan (Council to consider in the future whether to also include other TOD zones).

A majority of the Council indicated support for deferring work on the Dark Sky Ordinance, Downtown Precise Plan Update, and Moffett Boulevard Precise Plan, until sensible and practicable to resume, based on staff's assessment of how best to account for SB 79 in those precise plans, with work continuing on the R3 Zoning Update, Historic Preservation Ordinance Update, and Citywide Objective Design Standards work plan items.

A majority of the Council indicated support for creating a ministerial approval process for projects subject to the AB 130 statutory exemption and directed staff to send courtesy notices to surrounding residents and, if possible, allow written public comment for such projects.

At 7:47 p.m., the Study Session concluded.

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

#### **1. CALL TO ORDER/PLEDGE OF ALLEGIANCE**

At 8:04 p.m., Mayor/President Ramos called the meeting to order.

Mayor Ramos led the Pledge of Allegiance.

#### **2. ROLL CALL**

**Present:** 7 - Councilmember Hicks, Councilmember Kamei, Councilmember McAlister, Councilmember Ramirez, Councilmember Showalter, Vice Mayor Clark, Mayor Ramos

#### **3. PRESENTATION**

##### **3.1 National Poverty in America Awareness Month Proclamation**

Mayor Ramos presented the proclamation to Leslie Carmichael, Board Member of Hope's Corner.

There were no public speakers in-person or virtually.

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

Councilmember McAlister pulled Items 4.2 and 4.5 for individual consideration.

The following members of the public spoke:

Jon Cowan from Mountain View, on behalf of the Los Altos Mountain View Community Foundation, discussed Item 4.4.

Sebastian Brisbois from Mountain View, indicated opposition to Item 4.7.

Alexander Brooks indicated opposition to Item 4.7.

(Virtual) Tim MacKenzie indicated opposition to Item 4.7.

(Virtual) Renaud Noubieptie indicated opposition to Item 4.7.

MOTION - M/S - Showalter/Ramirez - To approve the balance of the Consent Calendar.

The motion carried, except for Items 4.2 and 4.5, by the following vote:

**Yes:** 7 - Councilmember Hicks, Councilmember Kamei, Councilmember McAlister, Councilmember Ramirez, Councilmember Showalter, Vice Mayor Clark, Mayor Ramos

**4.1 Code Amendment to Chapter 36 (Zoning)-Tenant Relocation Assistance Ordinance (Second Reading)**

Adopt Ordinance No. 1.2026 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. (First Reading: 7-0)

**4.2 Housing Element Program 1.1(g)-Zoning/Precise Plan and General Plan Amendments (Second Reading)**

This item was pulled from the Consent Calendar by Councilmember McAlister for individual consideration.

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

Adopt Ordinance No. 2.2026 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. (First reading: 6-1 (McAlister no))

The motion carried by the following vote:

**Yes:** 6 - Councilmember Hicks, Councilmember Kamei, Councilmember Ramirez, Councilmember Showalter, Vice Mayor Clark, Mayor Ramos

**No:** 1 - Councilmember McAlister

**4.3 Heat Pump Water Heater Rebate Program**

Adopt Resolution No. 19067 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.

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

Adopt Resolution No. 19068 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.

**4.5 Miramonte Avenue Complete Streets Study, Project 23-31-Final Report; Street Reconstruction (Miramonte Avenue), Project 25-28-Professional Services Agreement**

This item was pulled from the Consent Calendar by Councilmember McAlister for individual consideration.

MOTION - M/S - McAlister/Showalter - To:

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.

The motion carried by the following vote:

**Yes:** 7 - Councilmember Hicks, Councilmember Kamei, Councilmember McAlister, Councilmember Ramirez, Councilmember Showalter, Vice Mayor Clark, Mayor Ramos

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

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.

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

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.

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

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.

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

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.

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

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.

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

The following members of the public spoke:

Dylan Rich, on behalf of Palo Alto Preparatory School, discussed recreational vehicles parked near the school.

Albert Jeans from Mountain View discussed recreational vehicles parked in Palo Alto and Mountain View.

Eva Tang from Mountain View discussed her request to the Police Department for Flock camera data.

Judy Levy from Mountain View discussed busking on Castro Street.

(Virtual) Bruce England discussed busking on Castro Street, Flock camera data, and objective standards for development projects.

(Virtual) Tim MacKenzie discussed Flock camera data.

## 6. STUDY SESSION

### 6.1 Parks and Recreation Strategic Plan - Draft Review

The purpose of this Study Session was to review and provide feedback on the draft Parks and Recreation Strategic Plan.

Assistant Community Services Director Kristine Crosby and Community Services Director John Marchant presented the item.

The following members of the public spoke:

Jim Zaorski from Mountain View, on behalf of Marie Bechtel, Judy Levy, Nirvana Nwokidu, IdaRose Sylvester, Robert Cox, Anita Stewart, Koj Rekola, Chris Chiochios, Tina Chiochios, Vicky Lee, Jody Lee, and himself.

Albert Jeans from Mountain View.

Zoe Zaorski from Mountain View.

Henry Soong

(Virtual) Bruce England from Mountain View.

(Virtual) Marika Sykora from Mountain View.

(Virtual) Dashiell Leeds, on behalf of the Sierra Club Loma Prieta Chapter.

(Virtual) Rashmi

(Virtual) Cliff Chambers from Mountain View, on behalf of the Mountain View Pickleball Club.

(Virtual) Jessica Chohan

(Virtual) Mary Dateo

By consensus, the Council generally agreed that the draft Parks and Recreation Strategic Plan provides an accurate picture of Mountain View's parks, trails, open spaces, and recreation programs, and directed staff to work on adding trail acres by planning area.

A majority of the Council amended the draft Vision, Goals, and Strategies to read as follows:

"Mountain View is an inclusive and resilient community where a rich network of parks, natural open spaces, and recreation opportunities builds community, enhances physical and emotional well-being, and inspires care for our natural environment."

A majority of the Council provided the following feedback for the Action Plan:

Elevate biodiversity and natural parks as a separate goal

Add or amend Action 4.1.2 to incorporate a review of privately-owned, publicly accessible open space (POPA) standards in City Code Chapter 41 updates  
Add to Action 4.1.7 or Action 2.2.1: Look at opportunities to create Friends of Parks groups  
Add new Action: Continue to emphasize learn to swim activities

## 7. COUNCIL, STAFF/COMMITTEE REPORTS

Councilmember Showalter stated she attended a Bay Area Water Supply and Conservation Agency Board of Directors meeting and a Silicon Valley Clean Energy Authority Board of Directors meeting.

Councilmember McAlister stated he attended a Cal Cities Transportation, Communications, and Public Works Policy Committee meeting.

Councilmember Kamei stated she and City Manager McCarthy participated in the Cal Cities New Mayors and Council Members Academy.

By consensus, in response to Councilmember Kamei, the Council directed City staff to: 1) add to the City's Fan Fest webpage information, in relevant languages, about safety protocols and how the City is helping the community; and 2) provide an off-agenda memo to the Council on what is being done to support the community related to immigration and resources.

Mayor Ramos stated she attended a Cal Cities Governance, Transparency, and Labor Relations Policy Committee meeting, Association of Bay Area Governments Executive Board meeting, and Cities Association of Santa Clara County Selection Committee meeting. She stated Vice Mayor Clark had been appointed as an alternate to the Association of Bay Area Governments and an alternate to the Silicon Valley Regional Interoperability Authority Board of Directors.

## 8. ADJOURNMENT

At 11:33 p.m., Mayor/President Ramos adjourned in memory of Leon Rosario.

Approved on February 24, 2026.



Emily Ann Ramos, Mayor/President



Heather Glaser, City Clerk/Secretary