



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

Kimbra McCarthy, City Manager  
Krishan Chopra, City Attorney  
Lisa Natusch, City Clerk

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May 05, 2020

Video Conference with no Physical Meeting Location

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

**This meeting was conducted in accordance with State of California Executive Order N-29-20, dated March 17, 2020. All members of the City Council participated in the meeting by video conference, with no physical meeting location.**

**6:30 P.M.-SPECIAL SESSION (by Video Conference)**

**1. CALL TO ORDER**

Mayor Abe-Koga called the meeting to order at 6:30 p.m.

**2. ROLL CALL**

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

**3. PRESENTATIONS**

**3.1 Proclamation in Recognition of Affordable Housing Month**

Mayor Abe-Koga read a proclamation in recognition of Affordable Housing Month and provided comments.

**3.2 Proclamation in Recognition of Asian Pacific American Heritage Month**

Mayor Abe-Koga read a proclamation in recognition of Asian Pacific American Heritage Month and provided comments.

**3.3 COVID-19 Update by City Manager Kimbra McCarthy**

City Manager Kimbra McCarthy provided an update on the City's efforts related to COVID-19. Assistant City Manager/Chief Operating Officer Audrey Seymour Ramberg and Tom Myers, Executive Director, Community Services Agency provided additional information.

**4. CONSENT CALENDAR**

Councilmember Hicks requested to pull Items 4.6 and 4.2.

Councilmember McAlister requested to pull Item 4.4.

Councilmember Ramirez provided comments on Item 4.3.

Councilmember Hicks provided comments on Item 4.6.

MOTION - M/S - Ramirez/Matichak - To approve the Consent Calendar with the exception of Items 4.2 and 4.4.

The motion carried by the following roll call vote:

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

#### **4.1 Approve Meeting Minutes**

Approve City Council meeting minutes of April 28, 2020 and Shoreline Regional Park Community Minutes of April 28, 2020.

#### **4.2 Adopt a Resolution Establishing a Policy on the Temporary Suspension of Enforcement of Chapter 16, Article IV (Reusable Bag Ordinance) of the Mountain View City Code**

Councilmember Hicks provided comments. Director of Public Works Dawn Cameron responded to Council questions.

MOTION - M/S - Hicks/Clark - To:

Adopt Resolution No. 18451 Establishing a Policy on the Temporary Suspension of Enforcement of Chapter 16, Article IV (Reusable Bag Ordinance) of the Mountain View City Code, read in title only, further reading waived.

The motion carried by the following roll call vote:

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

#### **4.3 Professional Services Agreement for Planning Services**

Authorize the City Manager, or her designee, to execute a professional services agreement with Netto Planning Services, LLC, to provide planning services for an amount not to exceed \$125,000 for Fiscal Year 2020-21.

#### **4.4 400 San Antonio Mini-Park, Project 20-48-Authorize Professional Services Agreement**

Public Works Director Dawn Cameron responded to Council questions.

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

Authorize the City Manager to execute a professional services agreement with Callander Associates Landscape Architecture, Inc., to provide design and construction support services for 400 San Antonio Mini-Park, Project 20-48, in an amount not to exceed \$243,000.

The motion carried by the following roll call vote:

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

**4.5 Water and Sanitary Sewer Main Replacement Crossing U.S. 101, Project 16-61-Amend the Project Budget and Professional Design Services Contract**

1. Appropriate and transfer \$140,000 from the Wastewater Loan proceeds to Water and Sanitary Sewer Main Replacement Crossing U.S. 101, Project 16-61.

2. Authorize the City Manager to amend the professional design services agreement with AECOM Technical Services, Inc., for the Water and Sanitary Sewer Main Replacement Crossing U.S. 101, Project 16-61, increasing compensation by \$117,000, for a total contract amount of \$811,080, and extending the term of the contract to January 31, 2023.

**4.6 Continuation of the Personal Delivery Device Pilot Program**

Approve continuation of the Personal Delivery Device Pilot Program for a period of nine months.

**4.7 Live Nation Rent Deferral Due to COVID-19**

Authorize the City Manager and, acting as the Shoreline Regional Park Community Board, authorize the Shoreline Regional Park Community Executive Director to modify the existing agreement with Live Nation relating to Live Nation's rent payment schedule for use of Shoreline Amphitheatre and defer payments due for April, May, and June 2020 to January, February, and March 2021, respectively, due to impacts of COVID-19.

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

No speakers.

**6. PUBLIC HEARINGS**

**6.1 New Residential Development at 355-365, 401 and 415 East Middlefield Road**

Senior Planner Jeff Roche presented the staff report. Assistant City Manager/Community Development Director Aarti Shrivastava, Principal Planner Eric Anderson, Planning Manager/Zoning Administrator Stephanie Williams, City Attorney Krishan Chopra and Public Works Director Dawn Cameron provided additional information.

Applicant John Hickey, Director of Entitlements & Planning, SummerHill Homes, provided a presentation regarding the proposed project and responded to Council questions.

Public Hearing opened at 8:48 p.m.

The following members of the public spoke:

Dr. Ayindé Rudolph, Superintendent, Mountain View Whisman School District

David Conklin, on behalf of the property owners

Laura Blakely, Board Member, Mountain View Whisman School District

Dennis Martin, Building Industry Association of the Bay Area

Kat Wortham

Nellie Meyer, Superintendent, Mountain View Los Altos Union High School District

Alex Brown

City Clerk Lisa Natusch read into the record emails from the following members of the public:

David Meyer, SV@Home

Kelsey Banes, Regional Executive Director, San Francisco Peninsula, YIMBY Action

Public Hearing closed at 9:05 p.m.

MOTION - M/S - Kamei/Matichak - To:

1. Approve an Initial Study of Environmental Significance for the 355-365, 401, and 415 East Middlefield Road Residential Project, pursuant to Section 15168 of the California Environmental Quality Act (Attachment 1 to the Council report).
2. Adopt Resolution No. 18452 Conditionally Approving a Planned Community Permit and Development Review Permit for a Residential Bonus FAR to Construct Two 7-Story Multi-Family Residential Buildings with 427 Units (157 Condominiums and 270 Apartments) with Three Levels of Structured Parking and 36 Four-Story Townhomes with Attached Garages, for a Total of 463 Residential Units, and a Transfer of Development Rights of 10,000 Square Feet from 2535 California Street, 506 Showers Drive, and 350 Showers Drive to 355 East Middlefield Road in Relation to the Los Altos School District TDR Program, and a Heritage Tree Removal Permit to Remove 18 Heritage Trees, read in title only, further reading waived.
3. Adopt Resolution No. 18453 Conditionally Approving a Vesting Tentative Map to Create Five Residential Lots, Three Common Lots, and Dedication of a New 0.38-Acre Public Park on a 6.0-Acre Project Site Located at 355-365, 401, and 415 East Middlefield Road, read in title only, further reading waived.
4. Adopt Resolution No. 18454 Ordering the Vacation of Public Easements on 355-365,

401, and 415 East Middlefield Road, read in title only, further reading waived.

5. (b) the project's allowance to resell unused LASD TDR square footage.

Following discussion, Planning Manager/Zoning Administrator Williams confirmed that the direction in 5. (b) modifies Conditions of Approval #4 and #72, as displayed in the staff presentation.

FRIENDLY AMENDMENT: Councilmember Matichak offered a friendly amendment that the BMR units be in perpetuity.

Vice Mayor Kamei accepted the friendly amendment.

Applicant John Hickey confirmed that SummerHill is willing to make the BMR units in perpetuity.

Following discussion, Assistant City Manager/Community Development Director Aarti Shrivastava confirmed that the direction to change the BMR units from 55 years to in perpetuity will modify Condition of Approval #79 and/or #80.

The motion carried by the following roll call vote:

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

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

Regarding 5.(a) and 5.(c), direct staff to return to Council for consideration of an extension to the Transportation Impact Fee (TIF) exemption deadline; approve Condition of Approval "XX Voluntary Local School Strategy" to accept the voluntary contribution of \$1.5 million to the Mountain View Whisman School District and Mountain View Los Altos High School District; and direct staff to bring back the discussion of allocation of proposed community benefits to Council after the school strategy agenda item.

The motion carried by the following roll call vote:

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

MOTION - M/S - Clark/Ramirez - To continue with the remainder of the agenda items.

The motion carried by the following roll call vote:

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

Council recessed at 10:07 p.m.

Council reconvened at 10:15 p.m. with all Councilmembers present.

## **7. NEW BUSINESS**

### **7.1 Fiscal Year 2019-20 General Operating Fund (GOF) Budget Status Update Report on the Impacts of COVID-19**

City Manager Kimbra McCarthy and Finance and Administrative Services Director Jesse Takahashi presented the staff report.

Public Comment opened at 11:02 p.m.

No speakers.

Public Comment closed at 11:02 p.m.

MOTION - M/S - Clark/Matichak - To:

1. Receive the Fiscal Year 2019-20 General Operating Fund Budget Status Update Report on the Impacts of COVID-19.
2. Approve reversal of a budgeted \$3.0 million transfer from the General Operating Fund to the Capital Improvement Program Reserve in the Fiscal Year 2019-20 Adopted Budget in order to maintain a balanced budget in Fiscal Year 2019-20. (Five votes required)
3. Approve the recommended framework for development of the Fiscal Year 2020-21 Operating Budget.
4. Direct staff to provide the City Council with quarterly budget updates in Fiscal Year 2020-21 to assess the potential ongoing financial impacts of COVID-19.

The motion carried by the following roll call vote:

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

### **7.2 Allocation of Additional Funding for Rent Relief Program**

Housing and Neighborhood Services Manager Tim Wong presented the staff report. Assistant Community Development Director Wayne Chen, Assistant City Manager/Community Development Director Aarti Shrivastava, City Manager Kimbra McCarthy and Tom Myers, Executive Director, Community Services Agency provided additional information.

Public Comment opened at 11:49 p.m.

The following member of the public spoke:

Alex Brown

Public Comment closed at 11:50 p.m.

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

Allocate \$1 million from the uncommitted balance of the Below-Market Rate Housing Fund to the COVID-19 Rent Relief Program and direct staff to negotiate an administrative fee not to exceed 15 percent out of the \$1 million, if possible.

The motion carried by the following roll call vote:

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

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

Councilmember Matchak requested review of SB 1410 and to potentially take it to the Cities Association for support, or to send a letter of support if consistent with policy. Councilmember Matchak reported her attendance at a meeting of the Legislative Committee of the Santa Clara/Santa Cruz Counties Airport/Community Roundtable.

Councilmember McAlister reported he gave TV interviews to Telemundo and KTVU regarding the City's small business relief program.

Mayor Abe-Koga reported her attendance at a meeting regarding the Silicon Valley Strong effort and reported a meeting with County Supervisors Chavez and Simitian and other Mayors in the County regarding additional COVID-19 testing sites. Mayor Abe-Koga reported the County Board of Supervisors met today and rolled out a plan for additional testing.

## **9. CLOSED SESSION REPORT**

City Attorney Krishan Chopra stated there was no Closed Session report.

## **10. ADJOURNMENT**

Mayor Abe-Koga adjourned the meeting at 12:13 a.m.