

## **AGENDA**

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REGULAR MEETING – TUESDAY, FEBRUARY 7, 2023  
ATRIUM CONFERENCE ROOM AT CITY HALL – 500 CASTRO STREET  
10:00 A.M.

1. **CALL TO ORDER**

2. **ROLL CALL**—Committee members Anne Cavanaugh, Marina Keith, David Lin, Kira Pascoe, Jamil Shaikh, Money Singh, Merry Yen, Vice Chair Pamela Baird, and Chair Mike Kasperzak.

Welcome and introduction of two new Committee members: Anne Cavanaugh and Money Singh.

3. **MINUTES APPROVAL**

Minutes for the December 6, 2022 meeting have been delivered to Committee members and copies posted on the City Hall bulletin board. If there are no corrections or additions, a motion is in order to approve these minutes.

4. **UPCOMING AGENDA TOPICS**

This portion of the agenda is reserved for identification of agenda items for future meetings.

- Busking and music in downtown;
- General maintenance and cleanliness of downtown;
- Hope Street Lots Project Update (Tentative March); and
- Transit Center Grade Separation Project (Tentative March).

5. **ORAL COMMUNICATIONS FROM THE PUBLIC**

This portion of the meeting is reserved for persons wishing to address the Committee on any matter not on the agenda. Speakers are limited to three minutes. State law prohibits the Committee from acting on nonagenda items.

**6. UNFINISHED BUSINESS**

**6.1 DOWNTOWN DEVELOPMENT UPDATES**

Planning staff will provide updates on downtown development projects.

**6.2 CASTRO STREET UPDATE**

Staff will provide a verbal update on current efforts and activities related to Castro Street.

**6.3 CASTRO PEDESTRIAN MALL UPDATE**

Staff will provide an update on the interim Pedestrian Mall Guidelines and Framework and summer transition plan.

**7. NEW BUSINESS**

**7.1 CASTRO STREET BIKEWAY FEASIBILITY STUDY**

Receive information on the Castro Street Bikeway Feasibility Study concept drawings.

**7.2 ELECTION OF THE CHAIR AND VICE CHAIR**

The Committee shall nominate and elect a new Chair and Vice Chair for 2023.

**8. COMMITTEE/STAFF COMMENTS, QUESTIONS, COMMITTEE REPORTS**

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

**9. ADJOURNMENT**

JL/1/CDD  
819-02-07-23A

### **AGENDAS FOR BOARDS, COMMISSIONS, AND COMMITTEES**

- The specific location of each meeting is noted on the notice and agenda for each meeting which is posted at least 72 hours in advance of the meeting. Special Meetings may be called as necessary by the Committee Chair and noticed at least 24 hours in advance of the meeting.
- Questions and comments regarding the agenda may be directed to the Economic Development Division at 650-903-6457.
- Interested persons may review the agenda and staff reports at the Mountain View Library (585 Franklin Street) beginning the Monday evening before each Regular Meeting and at the Community Development Department, 500 Castro Street, First Floor, beginning the Monday morning before each meeting. Staff reports are also available during each meeting.
- **SPECIAL NOTICE—Reference: Americans with Disabilities Act, 1990**  
Anyone who is planning to attend a meeting who is visually or hearing-impaired or has any disability that needs special assistance should call the Community Development Department at 650-903-6379 48 hours in advance of the meeting to arrange for assistance. Upon request by a person with a disability, agendas and writings distributed during the meeting that are public records will be made available in the appropriate alternative format.
- The Board, Commission, or Committee may take action on any matter noticed herein in any manner deemed appropriate by the Board, Commission, or Committee. Their consideration of the matters noticed herein is not limited by the recommendations indicated herein.
- **SPECIAL NOTICE—**Any writings or documents provided to a majority of the Downtown Committee regarding any item on this agenda will be made available for public inspection in the Community Development Department, located at 500 Castro Street, during normal business hours and at the meeting location noted on the agenda during the meeting.

### **ADDRESSING THE BOARD, COMMISSION, OR COMMITTEE**

- Interested persons are entitled to speak on any item on the agenda and should make their interest known to the Chair.
- Anyone wishing to address the Board, Commission, or Committee on a nonagenda item may do so during the “Oral Communications” part of the agenda. Speakers are allowed to speak one time on any number of topics for up to three minutes.

## **MINUTES**

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REGULAR MEETING – TUESDAY, DECEMBER 6, 2022  
VIRTUAL MEETING WITH NO PHYSICAL MEETING LOCATION  
10:00 A.M.

**1. CALL TO ORDER**

The meeting was called to order at 10:02 a.m. by Chair Mike Kasperzak.

**2. ROLL CALL**

**Present:** Committee members Erik Cormier, Marina Keith, Maria Lange (joined 10:04 a.m.), David Lin (joined 10:58 a.m.), Kira Pascoe (joined 10:05 a.m.), Jamil Shaikh, Merry Yen, Vice Chair Pamela Baird, and Chair Mike Kasperzak.

**Absent:** None.

**Staff Present:** John Lang, Economic Vitality Manager; and Edgar Maravilla, Senior Planner.

**3. MINUTES APPROVAL**

The minutes of the November 1, 2022 meeting were distributed prior to the meeting and approved as distributed.

**Motion—M/S** Lange/Yen—Carried 8-0-1; Lin absent—To approve the minutes of the October 4, 2022 meeting.

**4. UPCOMING AGENDA TOPICS**

- Busking and music in downtown
- General maintenance and cleanliness of downtown
- Castro Bikeway Feasibility Study (February 2023)

**5. ORAL COMMUNICATIONS FROM THE PUBLIC**

Bruce England:

- Wants clarification on the bike feasibility study;
- Interested in busking;
- Adjust Zoom ID for easier;
- eBike for delivery seem appealing; and
- Does not like signal at Castro Street and California Street.

**6. UNFINISHED BUSINESS**

**6.1 DOWNTOWN DEVELOPMENT UPDATE**

Planning Division staff provided an update on downtown development projects.

Public Comment: None.

No action taken.

**6.2 CASTRO STREET UPDATE**

Economic Development staff provided the following updates related to downtown:

- City Council Ad Hoc Committee will be meeting December 8, 4:00 p.m. to 6:00 p.m.

KiwiCo, a new retail tenant located on Castro Street opened its first retail location.

Public Comment: None.

No action taken.

### 6.3 CITY-SPONSORED EVENTS

Staff provided an overview of the 2022 concert series on the Plaza and also highlighted for the Committee upcoming events in downtown.

- Tree lighting ceremony on Monday, December 5, 2022, 5:30 p.m. start time. Will move the stage to Castro Street, which will provide a bigger space for the tree lighting. Traditional elements will be in place (community performances, holidays around the world, train, etc.).
- Some downtown businesses are looking to extend their hours on December 5, 2022 to support the tree lighting ceremony.
- Return of Arbor Day on March 11, 2023 at Pioneer Park. Tree demonstration and tree walks will be happening.

The Committee asked about some holiday decor in downtown. Parks crew will provide some nighttime elements on the 400 and 500 blocks. Wreaths will be put up throughout downtown.

The Committee asked about holiday banners. At the present time, no banners are planned.

Other events happening in 2023:

- Summer Camp Fair at the Community Center in February;
- Resource Fair at the Senior Center in May;
- KidStock is returning on the third Saturday of the month from May through July;
- Concerts on the Plaza, every Friday from June through September;
- Movie Night Series will be returning in 2023; and
- National Night Out will be returning in 2023.

The Committee asked about the Pedestrian Mall now in place and whether the Spring Parade is happening. The essence of the Spring Celebration is going to continue in place of the parade.

Public Comment: None.

## 7. NEW BUSINESS

### 7.1 HISTORIC PRESERVATION ORDINANCE AND REGISTER UPDATE

City Planner and Page Turnbull (Christina Dikas and Hannah Simonson) presented an overview of the work to date and are working on an ordinance update in the spring.

Public Comment:

A member of the public named Mia, asked a question about residential areas within downtown and if they will be addressed through this process.

### 7.2 2023 DOWNTOWN COMMITTEE MEETING SCHEDULE REVISIT

Police Lieutenant Matthew Atkins provided an overview of activity occurring in downtown.

In a collaboration with Mountain View Police Department, the Chamber of Commerce, and the Downtown Committee, an ambassador program was developed last year. The volunteer ambassador effort resulted in a drastic decrease in overall crime and auto burglaries. The Police Department is ramping up resources and also seeking volunteers to work together to get the word out about being safe in downtown.

The Police Department has also been working with many of the unhoused individuals in downtown, working to get them the resources and services they need.

The Police Department is grateful for all the volunteer help from last year.

The Committee asked if the City has a no-loitering ordinance in place like other communities have—The City of Mountain View does not have a loitering ordinance.

Public Comment: None.

No action taken.

### 7.3 OVERVIEW OF RESOURCES AND TOOLS TO SUPPORT DOWNTOWN BUSINESSES

As required by City Council Policy K-2, the Committee adopted the following schedule of meetings for the 2023 calendar year.

First Tuesday of the following months at 10:00 a.m., including February 7, March 7, April 4, May 2, June 6, September 5, October 3, November 7, and December 5. No meetings are proposed on January 3, July 4, and August 1.

**Motion**—M/S Baird/Yen—Carried 8-0-1; Lin absent—To approve the meeting dates as outlined in the agenda.

## 8. COMMITTEE/STAFF COMMENTS, QUESTIONS, COMMITTEE REPORTS

Reappointments—Thank you to Maria and Eric.

Council Appointments Review Committee Conducted Interviews on November 21:

Property Owner/Representative Marina Keith for Downtown 3-year term until 2025;

Property Owner/Representative David Lin for Downtown 3-year term until 2025;

Property Owner/Representative Kira Pascoe for Downtown Business Association 3-year term until 2025;

Property Owner/Representative Money Singh for Downtown Business Association for unexpired term ending December 2024;

Community-at-Large Anne Cavanaugh for Downtown 3-year term until 2025;

Business-at-Large Mike Kasperzak, 3-year term until 2025; and

Neighborhood Association Jamil Shaikh, 3-year term until 2025.

The Mountain View Historical Association will be hosting a Downtown Walking Tour on Sunday, November 27, 2022, at 2:00 p.m. Meet in front of the train station.

The Downtown Business Association will be hosting a meet and greet with downtown residents on Wednesday, November 2, 2022 at Monte Carlo from 6:00 p.m. to 8:00 p.m.

Santa Thon.

Elf hunt.

9. **ADJOURNMENT**

The meeting adjourned at 11:35 a.m.

These Minutes are hereby submitted for approval by John Lang, Recording Secretary.

Approved on \_\_\_\_\_.

JL/1/CDD  
819-12-06-22mn



## MEMORANDUM

Community Development Department

**DATE:** February 7, 2023

**TO:** Downtown Committee

**FROM:** Edgar Maravilla, Senior Planner

**SUBJECT:** February 7, 2023 Downtown Development Update

**NEW CONSTRUCTION—RESIDENTIAL**

1. **231-235 Hope Street (Maston Architects):** Three stories, nine-unit condos.

**Applicant:** Maston Architects

- ~~• The City Council approved the project on June 16, 2015. The project entitlement expired.~~
- ~~• New application for the same project was filed in June 2019.~~
- The City Council approved the project on December 10, 2019.
- Under construction.

**NEW CONSTRUCTION—MIXED-USE**

2. **Hope Street Lots:** Four to five stories, 180 hotel rooms, 53,000 square foot office and commercial spaces.

**Applicant:** The Robert Green Company

- ~~• The City Council approved the project on November 27, 2018.~~
- ~~• Building permits under review.~~
- ~~• Approved by the Zoning Administrator for a one-year permit extension on October 27, 2021.~~
- Permit approvals expired on November 27, 2022.

- Applicant closed escrow on the Hope Street Lots project in December 2022.

- Applicant to resubmit for new City permits to develop the project.

3. **676 West Dana Street (Maston Architects):** Four stories, two levels of underground parking, ground-floor retail and office spaces, and seven residential units on Floors 2 through 4.

**Applicant:** Maston Architects

- Approved by the City Council on December 8, 2020.
- One-year permit extensions approved (expires December 8, 2023).

4. **Lot 12:** Five stories, ground-floor commercial space, and 120 affordable units.

**Applicant:** Related/Alta Housing

- Approved on April 25, 2022.
- Building permit under review.

#### **NEW CONSTRUCTION—COMMERCIAL**

5. **701 West Evelyn Avenue:** Four stories, 28,090 square foot office space, and 6,841 square foot ground-floor commercial space (Subway Restaurant, Depot Garage, etc.).

**Applicant:** Tim McEnery, Marwood

- The City Council approved this project with underground parking accessed through the adjacent Lot 4 hotel development (see “Hope Street Lots” above) on November 18, 2019 but also expressed interest in alternative parking agreements with the developer, which may include more parking funding or construction of a parking garage on Lot 5.
- A formal application for the alternative parking agreement was submitted on March 9, 2022.

6. **756 California Street:** Three stories, 7,664 square foot office building with ground-floor medical office.

**Applicant:** 756 California LLC

- ~~Under review.~~
- Approved by the City Council on February 22, 2022. Building permit plans pending.

7. **747 Dana Street (Kenneth Rodrigues and Partners, Inc.):** Three-story, 8,552 square foot building with ground-floor retail space.

**Applicant:** Ken Rodrigues, Kenneth Rodrigues and Partners, Inc.

- Approved by City Council hearing on December 14, 2021. ~~Building permit plans pending.~~
- Building permit under review.

8. **590 Castro Street (The Sobrato Organization):** Four-story, 106,000 square foot office building with a public plaza (Wells Fargo).

**Applicant:** Tim Steele, The Sobrato Organization

- Approved by the City Council hearing on August 30, 2022. Awaiting building permit plan submittal.

#### **FACADE IMPROVEMENTS AND NEW TENANTS**

9. **298 Castro Street:** Provisional Use Permit for a new restaurant (Nick the Greek).

**Applicant:** Glenn Cunningham, Glenn Bull's Eye Cadd

- Approved by the Zoning Administrator on December 9, 2020.
- Building permit under review.
- One-year permit extension (expires December 9, 2023).

10. **105 Hope Street:** Provisional Use Permit to convert an existing multi-tenant commercial building with office and medical uses into a single-tenant administrative office building.

**Applicant:** Lund Smith, Hope Evelyn LP

- Building permit under review.

- ~~11. **220 Castro Street:** New restaurant tenant (Ume).~~

~~**Applicant:** No information.~~

- ~~• Under construction.~~

12. **975 West Dana Street:** New restaurant tenant (Cafe Terrace).

**Applicant:** No information.

- Building permit under review.

13. **702 West Dana Street:** New restaurant tenant (Seasons Noodles and Dumplings Garden).

**Applicant:** No information.

- Under construction.

14. **738 Villa Street:** Provisional Use Permit for a new café use (Café 86) to replace a vacant space.

**Applicant:** James Dimapasok

- ~~Under review.~~
- Zoning Administrator approved the use. Pending building plan check submittal.

15. **171 and 175 Castro Street:** Provisional Use Permit for a new café/restaurant use (Kitchen Story/U Dessert Story) to replace a locksmith museum.

**Applicant:** Daniel Choi

- Planning permit under review.

16. **110 Castro Street:** Planned Community Permit and Development Review Permit to construct facade modifications for a new restaurant (Vida!).

**Applicant:** Oswaldo Messia

- Planning permit under review.

17. **800 California Street:** New restaurant tenant (Limon).

**Applicant:** ~~David Ford~~ Jennifer Fong (Architect)

- ~~Under review.~~
- Building permit under review.

18. **372 Castro Street:** Planned Community Permit and Development Review Permit to construct facade modifications at an existing office building.

**Applicant:** Andre Barbe

- Planning permit under review.

19. **702–738 Villa Street:** Planned Community Permit and Development Review Permit to construct facade modifications.

**Applicant:** Bonnie Djie

- Planning permit under review.

20. **194-198 Castro Street:** Planned Community Permit, Development Review Permit, and Historic Preservation Permit to construct a three-story, 6,086 square foot building addition with a roof deck to an existing two-story, 7,608 square foot historic building with office and ground-floor restaurant (Agave), replacing an existing outdoor patio; and a Provisional Use Permit to consider an administrative office use on the upper floors of the addition.

**Applicant:** Chee-Yee Chong

- Planning permit under review.

## CITY PROJECTS

21. **Downtown Precise Plan Update:** On December 3, 2019, the City Council approved the consultant scope of work for the Downtown Precise Plan Phase 1 update. The update is limited to three areas of the Precise Plan: Areas A, G, and H. ~~At the June 8, 2021 City Council Study Session, staff was directed to focus on the following key elements:~~
- ~~• Disallow administrative and research and development office use on the ground floor of Area H fronting Castro Street and the side streets one block off Area H.~~
  - ~~• Update the standards and guidelines of Areas A, G, and H to be objective, purposeful, and ensure development respects the existing character of downtown.~~
  - ~~• Conduct an economic development feasibility analysis.~~
  - ~~• Final action public hearings expected December 2022.~~
  - The City Council approved the Precise Plan updates on December 6, 2022.
22. **Sidewalk Café License:** The City Council waived Sidewalk Café payments for Fiscal Year 2022-23.
23. **Downtown Parking Structure:** On August 24, 2021, the City Council directed staff to start studying a new parking structure on Lot 5 and to pursue additional developer partnerships to help fund the project.

EM/6/CDD

808-02-07-23M

**DATE:** February 7, 2023

**TO:** Downtown Committee

**FROM:** John Lang, Economic Vitality Manager

**SUBJECT:** **Castro Street Pedestrian Mall Update**

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**RECOMMENDATION**

Discuss and provide feedback on efforts associated with the Interim Castro Street Pedestrian Mall guidelines and framework and summer transition plan.

**BACKGROUND**

City staff conducted outreach to downtown businesses on January 18 and 19 conveying a range of information about the Interim Castro Street Pedestrian Mall. City staff will continue to provide updates and information as documents are approved and timelines are finalized over the next few months.

**Repaving and other improvements coming summer 2023 to Castro Street Pedestrian Mall.**

From middle to late summer (July through September), the 100 to 300 blocks of Castro Street will be repaved with new asphalt. Prior to the start of this construction project, all privately owned assets (tables, chairs, umbrellas, railings, stanchions, pots with landscape, landscape barriers, etc.) will need to be removed completely to allow for the repaving. The sidewalks **will remain open** through the duration of the construction project. City staff will inform businesses and the community of the timing of the construction project when the design and engineering currently under way concludes. The construction project is expected to last approximately three weeks.

When the construction project concludes, only those businesses that have executed new Patio License Agreements will be able to occupy and utilize the street for private activity use.

The current schedule for construction of Castro Street improvements is available at: [www.mountainview.gov/civicax/filebank/blobdload.aspx?BlobID=39030](http://www.mountainview.gov/civicax/filebank/blobdload.aspx?BlobID=39030).

**New Patio License Agreements**

Upon completion of the repaving of Castro Street, businesses that wish to use Castro Street for outdoor use will need to enter into a Patio License Agreement with the City of Mountain View.

The annual Patio License Agreement will allow for private business use within the Castro Street Pedestrian Mall. The Patio License Agreement outlines both the leasable area for use along with an annualized rent. The City will work with businesses to determine the actual size of space that can be used consistent with the Castro Street frontage of the business. A business may exceed the frontage of their space (spill-over) ONLY with the written permission from neighboring landlords and or businesses who do not wish to utilize the space. If a neighboring building owner or business grants permission to another business, they will not be able to use the space (recapture the space) for a year, until the renewal time. The City will define each patio area with railings/barriers provided and installed by the City. The use of the space and furnishings shall require compliance with the Downtown Outdoor Patio Standards/guidelines.

The City is currently benchmarking the annualized rental rate to charge using information from our local market and neighboring jurisdictions, and staff will provide updated information at such time as a rate is determined.

### **Outdoor Patio Standards/Guidelines**

The Outdoor Patio Standards/Guidelines and functional framework lay out a vision for how the pedestrian mall will function. It defines clear pedestrian paths, places for businesses to operate, and places for the public to enjoy and recreate for free. For businesses, the standards/guidelines provide high-level guidance on types of furniture, umbrellas, and other equipment that may be located within the patio areas of a pedestrian mall with an approved Patio License Agreement. The draft Interim Pedestrian Mall guidelines and framework may be accessed here: [www.mountainview.gov/civicax/filebank/blobdload.aspx?BlobID=38462](http://www.mountainview.gov/civicax/filebank/blobdload.aspx?BlobID=38462).

### **Use of Outdoor Space Interest Survey**

The City of Mountain View developed a brief survey for businesses within the Castro Pedestrian Mall to respond to regarding their interest in having an Patio License Agreement. The survey will help provide some initial information on the level of interest and use of Castro Street for private activation. Staff is currently processing the results.

### **Next Steps**

At a yet to be determined date in February, the Council Ad Hoc Committee on the Castro Street Interim Pedestrian Mall will review and approve the Guidelines and Functional Framework, followed by approval by Council. Information on the Council Ad Hoc Committee meeting may be found by visiting: [www.mountainview.gov/depts/pw/transport/transportation\\_planning/castro\\_pedestrian\\_mall\\_feasibility\\_study.asp](http://www.mountainview.gov/depts/pw/transport/transportation_planning/castro_pedestrian_mall_feasibility_study.asp).

JL/1/CDD

819-02-07-23M-1

**DATE:** February 7, 2023

**TO:** Downtown Committee

**FROM:** John Lang, Economic Vitality Manager

**SUBJECT:** Election of the 2023 Chair and Vice Chair

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**RECOMMENDATION**

Elect a Chair and Vice Chair for the 2023 calendar year.

**BACKGROUND**

The Downtown Committee bylaws\* require that the Committee elect from its own membership a Chair and a Vice Chair. The duties of the Chair are to preside at all meetings of the Committee. The duty of the Vice Chair is to perform the duties of the Chair when the Chair is absent.

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\* Downtown bylaws are available for review online at the following hyperlink:  
[https://www.mountainview.gov/documents/\(DTC\)%20822-07-02-21B.pdf](https://www.mountainview.gov/documents/(DTC)%20822-07-02-21B.pdf)

JL/1/CDD  
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