



Alison Hicks, Mayor
Pat Showalter, Vice Mayor
Margaret Abe-Koga, Councilmember
Ellen Kamei, Councilmember
Lisa Matichak, Councilmember
Lucas Ramirez, Councilmember
Emily Ann Ramos, Councilmember

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, December 12, 2023

**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.

5:00 P.M.-STUDY SESSION

1. CALL TO ORDER

2. ROLL CALL

3. STUDY SESSION

3.1 Historic Preservation Ordinance and Historic Register Update: Scope of Deliverables and Analysis

Recommendation(s): Provide an update to the City Council on the Historic Preservation Ordinance and Register Update project and receive direction on the project scope of work, including goals, deliverables, scope of the historic survey, and outreach plan.

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

[ATT 1 - Historic Preservation Ordinance](#)

[ATT 2 - Mountain View Register of Historic Resources](#)

[ATT 3 - Local, State and National Evaluation Criteria](#)

[ATT 4 - Community Outreach Summary](#)

[ATT 5 - April 12, 2022 Council Report](#)

6:30 P.M.-REGULAR SESSION

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

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.

4.1 701-747 West Evelyn Avenue Development Agreement - Marwood (Second Reading)

Recommendation(s): Adopt an Ordinance of the City of Mountain View Approving a Development Agreement Between the City of Mountain View and C-M Evelyn Station, LLC, to Construct a Four-Story Commercial Building Containing 28,090 Square Feet of Office and 6,500 Square Feet of Retail with a Rooftop Terrace and No Parking on a 0.26-Acre Site Located at 701-747 West Evelyn Avenue, 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](#)
[ATT 2 - Council Report Dated November 7, 2023](#)

4.2 Revised Salary Plan for Hourly Employees for Fiscal Year 2023-24

Recommendation(s): Adopt a Resolution of the City Council of the City of Mountain View Authorizing the City Manager or Designee to Amend the City of Mountain View's Salary Plan for Hourly Employees to Ensure All Classifications Reflect Mountain View's Minimum Wage, to be read in title only, further reading waived (Attachment 1 to the Council report).

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

4.3 Appoint Board, Commission, and Committee Members

Recommendation(s): Adopt a Resolution of the City Council of the City of Mountain View Appointing Kuldip Ambastha to the Board of Library Trustees; Reappointing Joe Mitchner to the Parks and Recreation Commission; Reappointing Lada Adamic to the Bicycle/Pedestrian Advisory Committee; Reappoint Jamil Shaikh to the Downtown Committee; Appointing Brian Ogonowsky to the Senior Advisory Committee; and Reappointing Cliff Bryant and Tootoo Thomson and Appointing Lacy Rathbun to the Visual Arts Committee, to be read in title only, further reading waived (Attachment 1 to the Council report).

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

4.4 Support of Child Care for All

Recommendation(s): Adopt a Resolution of the City Council of the City of Mountain View Declaring Support of Child Care for All, to be read in title only, further reading waived (Attachment 1 to the Council report).

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

4.5 Street Reconstruction Projects (Crittenden Lane and North Shoreline Boulevard), Projects 21-41 and 22-31-Professional Services Agreement

Recommendation(s):

1. Acting in its capacity as Board of Directors of the Shoreline Regional Park Community, transfer and appropriate \$996,000 million from Street Reconstruction Project (North Shoreline Boulevard), Project 22-31, to Street Reconstruction Project (Crittenden Lane), Project 21-41.
2. Acting in its joint capacity as the City Council and the Board of Directors of the Shoreline Regional Park Community, amend Street Reconstruction Project, Project 21-41, scope to include North Shoreline Boulevard reconstruction and title to North Shoreline Boulevard and Crittenden Lane Reconstruction, Project 21-41.
3. Authorize the City Manager or designee to execute a professional services agreement with Bellecci & Associates, Inc., for North Shoreline Boulevard and Crittenden Lane Reconstruction, Project 21-41, in a not-to-exceed amount of \$334,000.

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

4.6 Accept and File Fiscal Year 2022-23 Annual Comprehensive Financial Report and Related Auditor Reports

Recommendation(s): Accept and file the following reports pertaining to Fiscal Year 2022-23: (1) City of Mountain View's Annual Comprehensive Financial Report with Independent Auditor's Report (Attachment 2 to the Council report); (2) Article XIII-B Appropriations Limit Agreed-Upon Procedures Report (Attachment 3 to the Council report); and (3) Report to the City Council-Required Communications (Attachment 4 to the Council report).

Attachment(s): [Council Report](#)
[ATT 1 - Analysis of FY 22-23 Audited Financial Results for the GOF](#)
[ATT 2 - ACFR and Independent Auditor's Reports](#)
[ATT 3 - Article XIII-B Appropriations Limit](#)
[ATT 4 - Report to the City Council-Required Communications](#)
[ATT 5 - CFC Staff Memo-December 6, 2023](#)

4.7 Multi-Family Housing Tax-Exempt Bond Financing for 1265 Montecito Avenue

Recommendation(s): Adopt a Resolution of the City Council of the City of Mountain View Approving a Plan of Finance, Including the Issuance of Revenue Bonds by the California Municipal Finance Authority in an Aggregate Principal Amount Not to Exceed \$55,000,000 to Finance and

Refinance a Qualified Residential Rental Project for the Benefit of Montecito, L.P., a California Limited Partnership, and Certain Other Matters Relating Thereto, to be read in title only, further reading waived (Attachment 1 to the Council report).

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

4.8 Sleeper Avenue Bridge Repair, Project 23-39-Various Actions

- Recommendation(s):**
1. Find that in accordance with California Environmental Quality Act requirements, Sleeper Avenue Bridge Repair, Project 23-39, is categorically exempt as Class 1, Existing Facilities, under California Public Resources Code Section 15301.
 2. Transfer and appropriate \$300,000 from the Construction and Conveyance Tax Fund to 2022/23 City Bridges and Culverts Structural Inspection and Repairs, Project 23-39, increasing the project budget from \$220,000 to \$520,000. (Five votes required)
 3. Approve plans and specifications for the Sleeper Avenue Bridge Repair Project and authorize staff to advertise the projects for bids.
 4. Authorize the City Manager or designee to award a construction contract to the lowest responsible responsive bidder if the low bid is within the project budget of \$520,000.

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

4.9 2020-21 Concrete Sidewalk and Curb Repairs, Project 21-06-Construction Acceptance

Recommendation(s): Accept 2020-21 Concrete Sidewalk and Curb Repairs, Project 21-06, and authorize the final contract payment.

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

4.10 Property Management Services-Professional Services Agreement

Recommendation(s): Authorize the City Manager or designee to amend the existing professional services agreement with Embarcadero Realty Services, Limited Partnership, for an additional \$202,000 to provide property management services for 909 San Rafael Avenue in a not-to-exceed amount of \$300,000.

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

4.11 Economic Vitality Strategy Rebudget and Contract Amendment

Recommendation(s): 1. Adopt a Resolution of the City Council of the City of Mountain View Amending the Fiscal Year 2023-24 Budget to Appropriate Thirty-One Thousand One Hundred Ninety Dollars (\$31,190) from the General Non-Operating Fund for Consultant Services on the Economic Vitality Strategy, to be read in title only, further reading waived (Attachment

1 to the Council report). (Five votes required)

2. Adopt a Resolution of the Shoreline Regional Park Community of the City of Mountain View Amending the Fiscal Year 2023-24 Budget to Appropriate Three Thousand Eight Hundred Ten Dollars (\$3,810) from the Shoreline Regional Park Community Fund into the General Non-Operating Fund for Consultant Services on the Economic Vitality Strategy, to be read in title only, further reading waived (Attachment 2 to the Council report). (Five votes required)

3. Authorize the City Manager or designee to execute an amendment to the professional services agreement with Community Attributes Inc. for consultant services on the Economic Vitality Strategy to increase the maximum compensation by \$35,000 for a total contract amount not to exceed \$212,700 in Fiscal Year 2023-24.

Attachment(s): [Council Report](#)
[ATT 1 - City Council Resolution](#)
[ATT 2 - Shoreline 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. STUDY SESSION

6.1 Review of the Below-Market-Rate Affordable Housing Program

Recommendation(s): The purpose of this Study Session is for the City Council to receive the review of the City's Below-Market-Rate Affordable Housing Program and provide direction on policy changes for the program.

Attachment(s): [Study Session Memo](#)
[ATT 1 - 2023 State Income Limits](#)
[ATT 2 - 2023-31 Housing Element Work Plan Item 1.9](#)
[ATT 3 - Summary of Existing BMR Projects/Units \(1999 Requirements\)](#)
[ATT 4 - Summary of Pipeline BMR Projects/Units \(Phase 2 Requirements\)](#)

7. NEW BUSINESS

7.1 Selection and Appointment of Rental Housing Committee Alternate Member

Recommendation(s): Adopt a Resolution of the City Council of the City of Mountain View Appointing Either Mark Balch or Li Zhang to Serve as the Alternate Member of the Rental Housing

Committee, to be read in title only, further reading waived (Attachment 3 to the Council report).

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

[ATT 1 - Balch Redacted Application](#)

[ATT 2 - Zhang Redacted Application](#)

[ATT 3 - Resolution](#)

8. COUNCIL, STAFF/COMMITTEE REPORTS

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

9. CLOSED SESSION REPORT

10. 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.

Russian, Spanish or Chinese interpretation is available 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) 903-6399 or by email at city.clerk@mountainview.gov

La interpretación en ruso, español o mandarín está disponible a través 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) 903-6399 o por correo electrónico a city.clerk@mountainview.gov

可应要求通过 Zoom 提供俄语、西班牙语或中文口译服务。请至少在预定的市议会会议召开的两个工作日前在下午 5:00 之前联系市书记办公室，致电 (650) 903-6399 或发送电子邮件至 city.clerk@mountainview.gov

По запросу предоставляется перевод на русский, испанский и китайский языки через Zoom. Обращайтесь в офис городского секретаря до 17.00 не позже, чем за два рабочих дня до даты заседания совета. Звоните по телефону (650) 903-6399 или пишите по электронной почте city.clerk@mountainview.gov