



Christopher R. Clark, Councilmember  
John M. Inks, Councilmember  
R. Michael Kasperzak, Jr., Councilmember

Ken S. Rosenberg, Vice Mayor  
John McAlister, Councilmember  
Leonard M. Siegel, Councilmember

Daniel H. Rich, City Manager  
Lorrie Brewer, City Clerk

Patricia Showalter, Mayor

Jannie L. Quinn, City Attorney

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Plaza & Council Chambers - 500 Castro St.

5:30 PM

Tuesday, May 17, 2016

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

**5:30 P.M.-CLOSED SESSION (TO BE HELD IN THE PLAZA CONFERENCE ROOM)**

**1. CLOSED SESSION ANNOUNCEMENT (OPEN SESSION)**

**2. CLOSED SESSION**

2.1 CONFERENCE WITH LEGAL COUNSEL--EXISTING LITIGATION (§54956.9(d)(1))

Name of case: Annie Lohman v. City of Mountain View and Max Bosel, Santa Clara County  
Superior Court Case No. 16CV292398

**6:30 P.M.-SPECIAL SESSION (TO BE HELD IN THE COUNCIL CHAMBERS)**

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

**2. ROLL CALL**

Councilmembers Clark, Inks, Kasperzak, McAlister, Siegel, Vice Mayor Rosenberg, and Mayor Showalter

**3. PRESENTATION**

3.1 Proclamation recognizing Affordable Housing Week to be accepted by Keri Lung and Kathy Thibodeaux, SV@Home Board Members, and Julie Lovins, Greg Fowler, and Donna Yobs, League of Women Voters

**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 Amend Ordinance Relating to Purchasing and Procurements.**

**Recommendation(s):** Introduce an Ordinance Amending Chapter 2 of the Mountain View City Code Relating to Purchasing and Procurements and Adding Provisions Related to Procurements During a Declared Emergency or Disaster, to be read in title only, further reading waived, and set second reading for May 24, 2016 (Attachment 1 to the Council report).

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

**4.2 Street Closure, Parking Lot Closure, Sound Amplification, and Festival Area Designation for the 4th Annual Oktoberfest.**

**Recommendation(s):** 1. Adopt a Resolution to Approve the Closure of Certain Streets in the Downtown Area and Lot No. 2 on Saturday, October 1, 2016, at 2:30 a.m., until Sunday, October 2, 2016, at 10:00 p.m., for the 4th Annual Oktoberfest, to be read in title only, further reading waived (Attachment 1 to the Council report).

2. Approve the operation of a sound amplification device by the applicant between 11:00 a.m. and 7:00 p.m. on Saturday, October 1, and Sunday, October 2, 2016, within the event area, under conditions as specified.

**Attachment(s):** [Council Report](#)  
[ATT 1 - Resolution](#)  
[ATT 2 - Special Event Application](#)  
[ATT 3 - Traffic Control Plan](#)  
[ATT 4 - Public Noticing Letter](#)

**4.3 Contribution to the Housing Trust Silicon Valley.**

**Recommendation(s):** Authorize the City Manager to execute an agreement with the Housing Trust Silicon Valley for a City contribution of \$150,000 in Fiscal Year 2015-16.

**Attachment(s):** [Council Report](#)  
[ATT 1 - Housing Trust Letter](#)

**4.4 Lease of Unimproved Real Property (no street address; APN 158-22-028).**

**Recommendation(s):** 1. Approve the lease of a 16,100 square foot vacant parcel of land located near the intersection of Villa Street and View Street (APN 158-22-028) for temporary public parking and other purposes.

2. Authorize the City Manager, or his designee, to execute a five-year ground lease with Castle Farms, LP, a Nevada limited partnership.

3. Authorize the City Manager to sublet the property for periods of time when it is in the best interest of the City to do so.
4. Appropriate \$125,000 in the Strategic Property Acquisition Reserve Fund for the first-year rental payments. (Five votes required)
5. Appropriate and transfer \$50,000 from the Strategic Property Acquisition Reserve Fund to Street Resurfacing and Slurry Seal Program, Project 16-01, for future improvements to the parking lot. (Five votes required)

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

## 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 number of topics for one three-minute period during the meeting. State law prohibits the Council from acting on nonagenda items.

## 6. PUBLIC HEARINGS

### 6.1 186 East Middlefield Road and 129 Flynn Avenue Project.

- Recommendation(s):*
1. Adopt a Resolution Conditionally Approving a Development Review Permit and Planned Unit Development Permit to Construct an Eight-Unit Residential Condominium Development and Modify an Existing Three-Unit Multi-Family Building, and a Heritage Tree Removal Permit to Remove Four Heritage Trees at 186 East Middlefield Road, including a determination that the project is categorically exempt pursuant to Section 15332 ("Infill Development") of the CEQA Guidelines, to be read in title only, further reading waived (Attachment 1 to the Council report).
  2. Adopt a Resolution Conditionally Approving a Vesting Tentative Map to Create Two Lots and Eight Condominiums on a 0.85-Acre Lot at 186 East Middlefield Road, to be read in title only, further reading waived (Attachment 2 to the Council report).

*Attachment(s):* [Council Report](#)  
[ATT 1 - Resolution-Project](#)  
[ATT 2 - Resolution-Vesting Tentative Map](#)  
[ATT 3 - Neighbor Comments](#)  
[ATT 4 - Project Plans](#)  
[ATT 5 - Revised Elevations](#)  
[ATT 6 - Vesting Tentative Map](#)

**6.2     Economic Development Subsidy Report and Disposition and Development Agreement and Ground Leases for Hope Street Lots 4 and 8.**

- Recommendation(s):* 1. Hold a public hearing regarding an economic development subsidy pursuant to California Government Code Section 53083 and provide the information to the public contained in Attachment 1 to the Council report.
2. Adopt a Resolution of the City of Mountain View Regarding the Lease and Development of Hope Street Lots 4 and 8 (Attachment 2 to the Council report).
3. Authorize the City Manager to execute the Disposition and Development Agreement and Ground Leases with The Robert Green Company (RGC) for the development of Hope Street Lots 4 and 8 consistent with the business terms negotiated during the Exclusive Right to Negotiate Period and approved by the City Council on May 3, 2016 (Attachment 3 to the Council report).

*Attachment(s):* [Council Report](#)  
[ATT 1 - Subsidy Report](#)  
[ATT 2 - Resolution](#)  
[ATT 3 - Council Report 7.1, May 3, 2016](#)

**6.3     Public Meeting - Downtown Parking Maintenance and Operation Assessment District for Fiscal Year 2016-17.**

- Recommendation(s):* 1. Hold the public meeting on the Downtown Parking Maintenance and Operation Assessment District for Fiscal Year 2016-17.
2. Adopt a Resolution Preliminarily Approving the Annual Engineer's Report for the Downtown Parking Maintenance and Operation Assessment District for Fiscal Year 2016-17, to be read in title only, further reading waived (Attachment 1 to the Council report).

*Attachment(s):* [Council Report](#)  
[ATT 1 - Resolution](#)  
[ATT 2 - Draft Engineer's Report](#)  
[ATT 3 - Public Notice](#)

**7. NEW BUSINESS****7.1 Bay Area Bike Share Program.**

- Recommendation(s):**
1. Authorize the City Manager, or his designee, to negotiate and execute, if appropriate, agreements with Bay Area Motivate, LLC, for the City of Mountain View's continued participation in the Bay Area Bike Share Program through November 30, 2016, and possibly June 30, 2017.
  2. Appropriate and transfer up to \$160,000 from the General Fund Reserve to the General Non-Operating Fund, Public Works Department, to fund the City's costs of participating in the Bay Area Bike Share Program. (Five votes required)
  3. Accept \$60,000 from the Mountain View Transportation Management Association (TMA) to be used towards bike share programs.
  4. Direct staff to partner with the Mountain View TMA, interested Peninsula cities, and other interested stakeholders during the next 12 months to explore bike share program options/solutions.

**Attachment(s):** [Council Report](#)  
[ATT 1 - Bike Share Map](#)

**7.2 South Bay Salt Pond Restoration Project-Phase 2, Final Environmental Impact Statement/Report Comments.**

- Recommendation(s):**
1. Endorse Alternative B of the Environmental Impact Statement/Report (EIS/EIR), which proposes to improve Ponds A1 and A2W, but does not include Charleston Slough.
  2. Authorize the Vice Mayor to submit the proposed City staff comments to the South Bay Salt Pond Restoration Project-Phase 2, Final EIS/EIR to the California State Coastal Conservancy.
  3. Authorize the Vice Mayor to submit an endorsement letter to support the project.

**Attachment(s):** [Council Report](#)  
[ATT 1 - Executive Summary](#)  
[ATT 2 - Response to City DEIS/R Comments](#)  
[ATT 3 - Comment Letter](#)  
[ATT 4 - Letter of Support](#)

**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**

The next Council Meeting will be held on Tuesday, May 24, 2016, at 6:30 p.m. in the Council Chambers, 500 Castro Street.

**NOTICE**

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, regardless of whether it is a regular or special meeting. For information on the next regular or special City Council meeting, please call (650) 903-6304.

Any writings or documents provided to a majority of the City Council regarding any item on this agenda will be made available for public inspection in the City Clerk's Office, 500 Castro Street, Third Floor, during normal business hours and at the Council Chambers at City Hall, Second Floor, during the meeting. In addition, such writings and documents will be posted on the City's web site at [www.mountainview.gov](http://www.mountainview.gov).

## COUNCIL MEETINGS AND AGENDA

The City Council meets regularly on the second and fourth Tuesday of each month at 6:30 p.m. in the Council Chambers at City Hall, 500 Castro Street, Second Floor. Special meetings are called as necessary by the Mayor and noticed at least 24 hours in advance.

Interested parties may review the agenda, minutes and staff reports at the Mountain View Library, 585 Franklin Street, beginning the Thursday evening before each meeting and at the City Clerk's Office, 500 Castro Street, Third Floor, beginning Friday morning. Agenda materials may also be viewed electronically at [www.mountainview.gov](http://www.mountainview.gov). Staff reports are also available at the Council Chambers during the meeting.

**SPECIAL NOTICE**—Reference: Americans with Disabilities Act, 1990. Anyone who is planning to attend the next City Council meeting who is visually or hearing-impaired or has any disability that needs special assistance should call the City Clerk's Office at 903-6304 48 hours in advance of the Council meeting to arrange for assistance. Upon request, in advance, by a person with a disability, City Council meeting agendas and writings distributed during the meeting that are public records will be made available in the appropriate alternative format. Also upon request, in advance, an assistive listening device can be made available for use during the meeting.

The Council meetings are cablecast live on Channel 26 on the Mountain View Comcast cable system and are replayed on Thursday at 6:30 p.m., Saturday at 10:00 a.m., and Sunday at 5:00 p.m. following that week's Council meeting. In addition, Council Regular meetings are webcasted, and interested persons may visit the City's web site at [www.mountainview.gov](http://www.mountainview.gov) to watch the meetings live on their computer, laptop or PDA device. Archived broadcasts of previous meetings may also be accessed and watched on-line.

The Council may take action on any matter noticed herein, and their consideration and action on the matters noticed herein is not limited by the recommendations indicated in the Agenda or staff report(s). The Council may consider and act on items listed on the agenda in any order and thus all those interested in an item listed on the agenda are advised to be present throughout the meeting (see Policy and Procedure A-13). The reading of the full text of ordinances and resolutions will be waived unless a Councilmember requests otherwise.

By policy, no new items of business will be started after 10:00 p.m., unless an exception is made by vote of the Council.

## ADDRESSING THE COUNCIL

Interested persons are entitled to speak on any action item listed on the agenda and are requested to fill out the blue cards available at the rear of the Council Chambers and deposit them with the clerk or at the podium as soon as completed. This will assure that your name and city of residence are accurately recorded in the minutes and that your interest in speaking is recognized. If you wish to speak and are not recognized by the Mayor, please approach the podium prior to completion of discussion on the item. Speakers are allowed up to three minutes each, and if a large group wishes to express its views, it is more effective to have one spokesperson.

Items on the "Consent Calendar" are not discussed individually but are approved as a group with one motion. If a citizen wishes to speak on an item on the Consent Calendar, he or she may come to the podium at the time announced by the Mayor and request that the item be pulled for discussion by the Council.

Anyone wishing to address the Council 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.

**Reducing Time For Public Input:** For any single agenda item and for Oral Communications from the Public, if there appears to be 15 or more speakers and the Council might not be able to conclude the scheduled agenda items for the meeting if speakers were allotted three (3) minutes each, the Mayor may reduce speaking time to no less than two (2) minutes per speaker unless there is an objection from Council, in which case majority vote shall decide the issue without debate.