



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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Video Conference with No Physical Meeting Location

6:30 PM

Tuesday, May 19, 2020

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## SPECIAL MEETING OF THE CITY COUNCIL

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

**Members of the public wishing to observe the meeting may do so at <https://mountainview.legistar.com>, on YouTube at [www.MountainView.gov/YouTube](http://www.MountainView.gov/YouTube), and on Comcast Channel 26.**

**Members of the public wishing to comment on an item on the agenda may do so in the following ways:**

**1. Email comments to [city.council@mountainview.gov](mailto:city.council@mountainview.gov) by 5:00 p.m. on May 19. Emails will be forwarded to the City Council. Emails received after 5:00 p.m. and prior to the Mayor announcing that public comment is closed for each item will be read into the record at the meeting (up to 3 minutes, at the discretion of the Mayor). **IMPORTANT:** identify the Agenda Item number in the subject line of your email. All emails received will be entered into the record for the meeting.**

**2. Provide oral public comments during the meeting: click the following link to register in advance to access the meeting via Zoom Webinar: [https://mountainview.gov/cc\\_speakers](https://mountainview.gov/cc_speakers)**

**- You will be asked to enter an email address and a name. Your email address will not be disclosed to the public. After registering, you will receive an email with instructions on how to connect to the meeting.**

**- When the Mayor announces the item on which you wish to speak, click the "raise hand" feature in Zoom or press \*9 if participating by phone. For instructions on using the "raise hand" feature in Zoom, visit: [https://mountainview.gov/raise\\_hand](https://mountainview.gov/raise_hand).**

**Speakers will be notified shortly before they are called to speak.**

- When called to speak, please limit your comments to the time allotted (up to 3 minutes, at the discretion of the Mayor). Please note: If you provide oral public comments during the meeting and also sent an email after 5 p.m., your oral comments will serve as your single opportunity to provide live public comment and your email will not be read into the record.

3. Members of the public who would like to provide comments to the City Council and are unable to send an email to [city.council@mountainview.gov](mailto:city.council@mountainview.gov) or access the live session to provide oral comments: please call 650-903-6436 and leave your comments in a voice mail message before 5:00 p.m. on May 19. Voice mail comments will be played during public comment for the item at the meeting (up to 3 minutes, at the discretion of the Mayor). **IMPORTANT:** identify the Agenda Item number at the beginning of your voice mail message. Staff capacity to receive and process messages may be limited and we encourage reserving telephone access for those who are unable to send email comments or access the live meeting to provide oral comments.

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

#### 1. CALL TO ORDER

#### 2. ROLL CALL

#### 3. 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.

##### 3.1 Approve Meeting Minutes

*Recommendation(s):* Approve the City Council meeting minutes of May 12, 2020.

*Attachment(s):* [05-12-20 Council Minutes](#)

##### 3.2 Professional Services Agreement for Consulting Legal Services

*Recommendation(s):* Authorize the City Manager, or her designee, to expend an amount not to exceed \$150,000 in relation to a professional services agreement with Goldfarb & Lipman, LLC, to provide consulting legal services.

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

##### 3.3 Notice of Intention to Vacate Public Easements at 1860-2159 Landings Drive

*Recommendation(s):* Adopt a Resolution of Intention to Vacate Public Easements at 1860-2159 Landings Drive, to be read in title only, further reading waived (Attachment 1 to the Council report), and set a date for a public hearing to consider the vacation for June 23, 2020.

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

### 3.4 Immediate Repairs to Sewage Pump Station, Project 17-48-Amend Professional Services Contract

**Recommendation(s):** 1. Authorize the appropriation of \$100,000 from the Wastewater Loan proceeds to Immediate Repairs to Sewage Pump Station, Project 17-48. (Five votes required)

2. Authorize the City Manager to amend the professional services contract with Tanner Pacific, Inc., for construction management and inspection services for Immediate Repairs to Sewage Pump Station, Project 17-48, increasing compensation by \$100,000 for a total contract amount of \$310,000.

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

### 3.5 Increase Appropriations in the Public Works Department Wastewater Fund

**Recommendation(s):** Increase appropriation of \$165,000 in the Public Works Department Wastewater Fund. (Five votes required)

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

## 4. 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 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.

## 5. PUBLIC HEARING

### 5.1 Rowhouse Development at 1555 West Middlefield Road

- Recommendation(s):**
1. Approve a Mitigated Negative Declaration for the 1555 West Middlefield Road Residential Project (Attachment 1 to the Council report).
  2. Adopt a Resolution Conditionally Approving a Planned Unit Development Permit and Development Review Permit to Construct a 115-Unit Rowhouse Development Project and a Heritage Tree Removal Permit to Remove 55 Heritage Trees at 1555 West Middlefield Road, to be read in title only, further reading waived (Attachment 2 to the Council report).
  3. Adopt a Resolution Conditionally Approving a Vesting Tentative Map for Condominium Purposes for a 115-Unit Residential Project Creating 20 Lots and Seven Common Lots on a 5.44-Acre Lot at 1555 West Middlefield Road, to be read in title only, further reading waived

(Attachment 3 to the Council report).

**Attachment(s):** [Council Report](#)  
[ATT 1 - Initial Study and Draft Mitigated Negative Declaration](#)  
[ATT 2 - Resolution for PUD, a DRP, & a HTRP w/Conditions](#)  
[ATT 3 - Resolution for a Tentative Map w/Conditions](#)  
[ATT 4 - Project Plans](#)  
[ATT 5 - Public Comment](#)

## 6. NEW BUSINESS

### 6.1 Selection of Lot 12 Preferred Development Team

**Recommendation(s):** That Council:

1. Select the preferred development team for the Lot 12 residential/mixed-use development.
2. Authorize the City Manager, or her designee, to execute an Exclusive Right to Negotiate Agreement with the selected development team and commence the negotiation process for development of Lot 12.
3. Authorize the City Manager, or her designee, to execute an amendment to the Exclusive Right to Negotiate Agreement to extend the term for an additional 60 days if negotiations are not complete but are progressing.
4. Adopt a Resolution Reserving \$1,000,000 from the Low- and Moderate-Income Housing Asset Fund to Assist in the Development of Affordable Housing on Lot 12, to be read in title only, further reading waived (Attachment 1 to the Council report).

**Attachment(s):** [Council Report](#)  
[ATT 1 - Resolution](#)  
[ATT 2 - Lot 12 Request for Proposals](#)  
[ATT 3 - EAH Lot 12 Proposal Summary](#)  
[ATT 4 - Eden Lot 12 Proposal Summary](#)  
[ATT 5 - MidPen Lot 12 Proposal Summary](#)  
[ATT 6 - Related/PAHC Lot 12 Proposal Summary](#)

## 7. COUNCIL, STAFF/COMMITTEE REPORTS

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

## 8. CLOSED SESSION REPORT

## 9. ADJOURNMENT

### NOTICE TO THE PUBLIC:

Please contact the City Clerk's Office with any questions regarding this agenda at 650-903-6304 or [city.clerk@mountainview.gov](mailto:city.clerk@mountainview.gov).

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 and staff reports may be viewed online at [mountainview.legistar.com](http://mountainview.legistar.com).

City Council meetings are broadcast live on Comcast Channel 26 and replayed on Thursday at 6:30 p.m., Saturday at 10:00 a.m., and Sunday at 5:00 p.m. In addition, Council meetings are webcast live and archived at [mountainview.legistar.com](http://mountainview.legistar.com).

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. Notification of 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. (28 CFR 35.160 (b) (1))

### ADDRESSING THE COUNCIL:

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.

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.

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.