



Mayor Ellen Kamei  
Vice Mayor Emily Ann Ramos  
Councilmember Chris Clark  
Councilmember Alison Hicks  
Councilmember John McAlister  
Councilmember Lucas Ramirez  
Councilmember Pat Showalter

Kimbra McCarthy, City Manager  
Jennifer Logue, City Attorney  
Heather Glaser, City Clerk

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April 22, 2025

Council Chambers and Video Conference, 500 Castro St., Mountain  
View, CA 94041

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## REGULAR MEETING

**This meeting was conducted with a virtual component. All members of the City Council and all speakers participated in-person unless otherwise noted.**

### **5:00 P.M.-STUDY SESSION**

#### **1. CALL TO ORDER**

At 5:00 p.m., Mayor Kamei called the meeting to order.

#### **2. ROLL CALL**

**Present:** 7 - Councilmember Clark, Councilmember Hicks, Councilmember McAlister,  
Councilmember Ramirez, Councilmember Showalter, Vice Mayor Ramos, Mayor Kamei

#### **3. STUDY SESSION**

##### **3.1 Moffett Boulevard Precise Plan Land Use Alternatives and Streetscape Priorities**

Chinese and Spanish translation services were available for this item.

The purpose of this Study Session was to review the Moffett Boulevard Precise Plan Land Use Alternatives and provide direction on a Preferred Land Use Alternative and streetscape priorities.

Assistant Community Development Director Amber Blizinski and Community Development Director Christian Murdock presented the item.

The following members of the public spoke:

April Webster, on behalf of Bruce England, Valerie Fenwick, Cliff Chambers, Silja Paymer, Serge Dautricourt, Cian Sheahan, Deb Henigson.

Sergio Barajas

Mark Christensen

Alex Brown

Mario Martin

(Virtual) Robert Cox

(Virtual) David Watson

(Virtual) Daniel Hulse

At 6:01 p.m., Councilmember Clark left the dais.

At 6:02 p.m., Councilmember Clark returned to the dais.

In response to Question 1; Council selected Alternative B (Higher Intensity Mixed Use).

By consensus, the Council also provided the following direction:

Staff shall study means to retain/preserve small businesses, including “legacy” businesses, and attract small businesses in the Precise Plan area, particularly in light of state regulations such as limitations in requiring on-site parking.

Staff shall prepare an “off-agenda” memo to the Council to analyze State Density Bonus Law (SDBL), particularly with respect to its impacts on City requirements, developer/applicant rights, its limitations and allowances on what may be considered waivers and concessions, and documentation of typical waivers and concessions used in Mountain View.

In response to Question 2; by consensus, the Council expressed support for wider sidewalks with trees and pedestrian amenities; protected bike lanes (instead of buffered bike lanes); a landscaped boulevard with medians; and studying the feasibility of preserving on-street parking with the “road diet” to less than four travel lanes that may be necessary to accommodate active transportation improvements.

By consensus, the Council confirmed the following streetscape improvement priorities:

1. Deprioritize the median
2. The Council expressed support for the road diet to less than four vehicle travel lanes. The Council deferred to staff to recommend the optimal composition of streetscape improvements based on the Council’s identified priorities, available right-of-way, and other design considerations and best practices.  
First priority: wider sidewalks with trees and pedestrian amenities  
Second priority: protected bike lanes
3. Look at robust landscaping opportunities
4. Evaluate various parking strategies, including a neighborhood parking permit program, retention of on-street parking that is consistent with the prioritized streetscape improvements including loading zones for people and goods, and centralized parking facilities.

At 6:54 p.m., the Study Session concluded.

### **6:30 P.M.-REGULAR SESSION**

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

At 7:10 p.m., Mayor Kamei called the meeting to order.

Mayor Kamei led the Pledge of Allegiance.

## 2. ROLL CALL

**Present:** 7 - Councilmember Clark, Councilmember Hicks, Councilmember McAlister, Councilmember Ramirez, Councilmember Showalter, Vice Mayor Ramos, Mayor Kamei

## 3. PRESENTATIONS

### 3.1 National Volunteer Week Proclamation

Mayor Kamei presented the proclamation to Gayatri Ratnam, on behalf of the Sewing with FabMo program at the Mountain View Public Library.

### 3.2 National Wildlife Federation Wildlife Habitat Certification for Charles "Chuck" Piercey Proclamation

Mayor Kamei presented the proclamation to Charles "Chuck" Piercey.

There were no public speakers in-person or virtually.

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

Mayor Kamei called for Oral Communications to be heard prior to the Consent Calendar.

The following members of the public spoke:

Gene Lee discussed the agreement between the City and the Los Altos School District regarding land use of the property at the San Antonio Shopping Center.

Ray Martel from Mountain View discussed personal experiences regarding crime and the Mountain View Police Department.

Peter Katz, on behalf of the Mountain View Chamber of Commerce, discussed the use of City Measure G funds.

## 4. CONSENT CALENDAR

Councilmember Ramirez pulled Item 4.9 from the Consent Calendar for individual consideration.

Councilmember McAlister expressed a No vote on Item 4.7.

The following member of the public spoke:

Jaime Vasquez, on behalf of NorCalCarpenters Union Local 405, discussed Item 4.7.

MOTION - M/S - Clark/Showalter - To approve the balance of the Consent Calendar.

The motion carried, except for Item 4.9, by the following vote:

**Yes:** 7 - Councilmember Clark, Councilmember Hicks, Councilmember McAlister, Councilmember Ramirez, Councilmember Showalter, Vice Mayor Ramos, Mayor Kamei

#### **4.1 Approve Minutes**

Approve the City Council meeting minutes of February 11, 2025 and February 18, 2025.

#### **4.2 Senate Bill 1, Road Repair and Accountability Act of 2017-Project List**

Adopt Resolution No. 18981 of the City Council of the City of Mountain View Adopting a List of Projects for Funding to Be Allocated During Fiscal Year 2025-26 from Senate Bill 1-the Road Repair and Accountability Act of 2017.

#### **4.3 Appoint Committee Members**

Adopt Resolution No. 18982 of the City Council of the City of Mountain View Appointing Peggy Huang to the Bicycle/Pedestrian Advisory Committee; Appointing Sean Forman and Marisol Melara to the Downtown Committee; Appointing Antara Bhardwaj and Valerie Fenwick to the Performing Arts Committee; and Appointing Donna Castillo and Cassandra Magana to the Senior Advisory Committee.

#### **4.4 Miramonte Pump Station Improvements, Project 23-43-Various Actions**

1. Find that in accordance with California Environmental Quality Act requirements, Miramonte Pump Station Improvements, Project 23-43, is categorically exempt as Class 1, Existing Facilities, under California Code of Regulations Section 15301.
2. Transfer and appropriate \$1,313,000 from the Water Fund to Miramonte Pump Station Improvements, Project 23-43. (Five votes required)
3. Approve plans and specifications for Miramonte Pump Station Improvements, Project 23-43, and authorize staff to advertise the project for bids.
4. Authorize the City Manager or designee to award the construction contract to the lowest responsive responsible bidder if the bid is within the total project budget of \$4,103,000.
5. Authorize the City Manager or designee to amend the professional services agreement with HydroScience, a California corporation (California Entity No. 2063417), for Miramonte Pump Station Improvements, Project 23-43, increasing compensation by \$30,000 for additional design services, for a total amount not to exceed \$382,000.
6. Authorize the City Manager or designee to execute a professional services agreement with Tanner Pacific, Inc. (California Entity No. 3876190), to provide construction engineering services for Miramonte Pump Station Improvements, Project 23-43, in a not-to-exceed amount of \$301,000.

#### **4.5 San Antonio Area Sewer Main Improvements, Project 19-45-Plans and Specifications Approval and Bidding Authorization**

1. Find that, in accordance with California Environmental Quality Act requirements, San Antonio Area Sewer Improvements, Project 19-45, is statutorily exempt under California Public Resources Code Section 21080.21.
2. Approve plans and specifications for San Antonio Area Sewer Main Improvements, Phase 1, Project 19-45, and authorize staff to advertise the project for bids.
3. Authorize the City Manager or designee to award a construction contract to the lowest responsive responsible bidder if the bid is within the project budget of \$6,753,000.
4. Authorize the City Manager or designee to amend the professional services agreement with West Yost & Associates, Inc., a California corporation (Entity No. 1956281), for San Antonio Area Sewer Improvements, Project 19-45, increasing compensation by \$185,000 for additional design services for a total amount not to exceed \$435,000.

#### **4.6 Annual Water and Sewer Main Replacements, Projects 23-08 and 23-09-Various Actions**

1. Find that in accordance with California Environmental Quality Act (CEQA) requirements, Annual Water and Sewer Main Replacements, Projects 23-08 and 23-09, is categorically exempt as Class 1, Existing Facilities, and on a separate and independent basis is exempt as Class 2, Replacement or Reconstruction, under CEQA Guidelines Sections 15301(b) and 15302(c), respectively.
2. Appropriate and transfer \$1,501,000 from Annual Water Main Replacement, Project 24-08, to Annual Water Main Replacement, Project 23-08. (Five votes required)
3. Appropriate and transfer \$1,925,000 from Annual Sewer Main Replacement, Project 24-09, and \$2,965,000 from the Wastewater Fund to Annual Sewer Main Replacement, Project 23-09. (Five votes required)
4. Approve plans and specifications for Annual Water and Sewer Main Replacement, Projects 23-08 and 23-09, and authorize staff to advertise the project for bids.
5. Authorize the City Manager or designee to award the construction contract to the lowest responsive, responsible bidder if the low bid is within the available project budget of \$10,938,000.

#### **4.7 Amendments to the Lease Disposition, Development, and Loan Agreement with Lot 12 Affordable Housing Developer**

1. Appropriate up to \$6.2 million for the Lot 12 affordable housing project, including up to \$4 million in the City's Housing Impact Fund and up to \$2.2 million in the City's Rental Housing Impact Fund pending final negotiations with the development team. (Five votes required)
2. Authorize the City Manager or designee to amend the Lot 12 Lease Disposition, Development, and Loan Agreement with MV Lot 12 Housing Partners, L.P. (Developer), and execute any necessary documents to incorporate supplemental City funding, adjust the unit mix to include Permanent Supportive Housing units,

waive the project's \$10.1 million ground lease payment, and implement related administrative modifications to the SB 35 application.

3. Authorize termination of the Lease Disposition, Development, and Loan Agreement if the Developer does not secure funding by December 31, 2025, and direct staff to initiate a new developer selection process.

#### **4.8 Citywide Trash Capture, Phase II, Project 22-40-Construction Contract**

Authorize the City Manager or designee to award a construction contract for Citywide Trash Capture, Phase II, Project 22-40, to K.J. Woods Construction, Inc. (California Entity No. 1834949) for \$618,520.

#### **4.9 Approve a Support Position for Senate Bill 457 (Becker) - Housing Element Compliance: Housing Accountability Act**

This item was pulled from the Consent Calendar by Councilmember Ramirez for individual consideration.

The following members of the public spoke:

Alex Brown  
David Watson  
(Virtual) Robert Cox  
(Virtual) Edie Keating  
(Virtual) Daniel Hulse  
(Virtual) John Scarboro

MOTION - M/S - Ramirez/Showalter - To Approve a Watch position for Senate Bill 457 (Becker)-Housing Element Compliance: Housing Accountability Act.

The motion carried by the following vote:

**Yes:** 7 - Councilmember Clark, Councilmember Hicks, Councilmember McAlister,  
Councilmember Ramirez, Councilmember Showalter, Vice Mayor Ramos, Mayor Kamei

## **6. PUBLIC HEARING**

### **6.1 Mountain View 2025 Water System Public Health Goals Report**

Utilities Services Manager Mike Vasquez and Assistant Public Works Director Lisa Au presented the item.

There were no public speakers in-person or virtually.

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

1. Accept public comment regarding the City of Mountain View 2025 Water System Public Health Goals Report.
2. Approve the City of Mountain View's 2025 Water System Public Health Goals Report and direct staff to

file the report with the California State Water Resources Control Board.

The motion carried by the following vote:

**Yes:** 7 - Councilmember Clark, Councilmember Hicks, Councilmember McAlister,  
Councilmember Ramirez, Councilmember Showalter, Vice Mayor Ramos, Mayor Kamei

## **7. UNFINISHED BUSINESS**

### **7.1 Council Fiscal Years 2025-26 and 2026-27 Work Plan Project Prioritization**

Assistant City Manager Audrey Seymour Ramberg and Principal Management Analyst Laurel James presented the item.

The following members of the public spoke:

Mike Rodgers, on behalf of himself and Noah Banks.

Cliff Chambers

Daniel Shane

Katie Zoglin

Bruce Karney

Gene Lee

(Virtual) Bruce Naegel

(Virtual) Steve Everett

(Virtual) John Scarboro

(Virtual) Marina

(Virtual) Sharon

(Virtual) April Webster

(Virtual) Lonnie Hordon

(Virtual) Jeremy Chen

(Virtual) Mary Dateo

(Virtual) Todd Dissly

(Virtual) Bruce England

MOTION - M/S - Showalter/Ramos - To:

1. Review staff analysis and Council advisory body feedback, and approve staff's recommendation for projects, as stated in Table 4, to incorporate into the Fiscal Years 2025-26 and 2026-27 Council Work Plan for adoption with the Fiscal Year 2025-26 Budget.
2. Provide direction to staff and affirm the scope of work for three specific projects: end of natural gas flow by 2045; Citywide objective design standards; and pickleball solutions.
3. Confirm unanimous support for the Projects 2, 9, and 12 and majority support for Project 13 with direction to increase the average PCI to 70 with a focus on arterial streets.

The motion carried by the following vote:

**Yes:** 7 - Councilmember Clark, Councilmember Hicks, Councilmember McAlister, Councilmember Ramirez, Councilmember Showalter, Vice Mayor Ramos, Mayor Kamei

MOTION - M/S - Showalter/Ramos - To continue the meeting past 10:00 p.m.

The motion carried by the following vote:

**Yes:** 5 - Councilmember Clark, Councilmember Hicks, Councilmember Showalter, Vice Mayor Ramos, Mayor Kamei

**No:** 2 - Councilmember McAlister, Councilmember Ramirez

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

Councilmember Showalter stated she attended a Silicon Valley Clean Energy meeting, a Council Appointments Review Committee meeting, and an annual Neighborhood Association grant meeting.

MOTION - M/S - Showalter/Ramirez - To return to council on a future date to allow for reconsideration of the vote on all R3 change areas for which option 2A was selected.

The motion carried by the following vote:

**Yes:** 5 - Councilmember Clark, Councilmember McAlister, Councilmember Ramirez, Councilmember Showalter, Vice Mayor Ramos

**No:** 2 - Councilmember Hicks, Mayor Kamei

MOTION - M/S - Clark/Ramirez - To Make a Referral to the Council Policy and Procedures Committee to review Council Policies A-2 and A-13.

The motion carried by the following vote:

**Yes:** 7 - Councilmember Clark, Councilmember Hicks, Councilmember McAlister, Councilmember Ramirez, Councilmember Showalter, Vice Mayor Ramos, Mayor Kamei

## **9. ADJOURNMENT**

At 10:40 p.m., Mayor Kamei adjourned the meeting in memory of former Mayor Matt Allen.