



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

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November 07, 2023

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

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## SPECIAL 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 5:02 p.m., Vice Mayor Showalter called the meeting to order.

Councilmember Ramos stated she was participating through both audio and visual technology under the "just cause" provision of Government Code Section 54953 due to a contagious illness that prevented her from attending in person. She stated no other person over 18 years of age was present at the remote location with her. This was request number one of the 2023 calendar year.

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

**Present:** 5 - Councilmember Kamei, Vice Mayor Matichak, Councilmember Ramirez, Councilmember Ramos, Vice Mayor Showalter

**Absent:** 2 - Councilmember Abe-Koga, Mayor Hicks

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

##### **3.1 Downtown Precise Plan Comprehensive Update, Scope of Work, and Determination of Temporary Office Cap**

Chinese translation services were available for this item.

Senior Assistant City Attorney Bhakta reported that Mayor Hicks and Councilmember Abe-Koga were recused from participating in this item due to the proximity of their residences to the Downtown Precise Plan area.

Principal Planner Diana Pancholi and Advanced Planning Manager Eric Anderson presented the item.

The following members of the public spoke:

(Virtual) Robert Cox, on behalf of the Livable Mountain View Steering Committee.

(Virtual) Albert Lustre, on behalf of Local 405.

By consensus, the Council indicated agreement with the Scope of Work provided by staff in Table 1 of the Council Memo and adding placemaking, pedestrian strategies, giving staff latitude to evaluate other objectives, and climate change impacts and adaptations. Additionally, the Council indicated support for adding to the list of parallel projects the Downtown Parking Strategy, the Dark Skies Ordinance, and holistic parking review. The Council did not indicate interest in changing the Precise Plan boundary but requested staff to return to the Council if the public indicated an interest in changing the Precise Plan boundary.

The Council indicated support for the proposed outreach approach but did not support establishing an advisory working group.

The Council indicated support for delaying the temporary office cap and revisiting the matter at its next consideration of the Council Strategic Work Plan.

At 6:41 p.m., the Study Session concluded.

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

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

At 6:53 p.m., Mayor Hicks called the meeting to order.

##### **2. PLEDGE OF ALLEGIANCE**

Mayor Hicks led the Pledge of Allegiance.

##### **3. ROLL CALL**

**Present:** 7 - Councilmember Abe-Koga, Councilmember Kamei, Councilmember Matichak, Councilmember Ramirez, Councilmember Ramos, Vice Mayor Showalter, Mayor Hicks

##### **4. CONSENT CALENDAR**

Councilmember Matichak indicated a No vote on Item 4.2.

The Council discussed Item 4.7., and a majority of the Council indicated support for removing the March 12, 2024 Regular meeting from the City Council's calendar and replacing it with a March 19, 2024 Special meeting to accommodate Councilmembers wishing to attend the National League of Cities Congressional City Conference.

There were no public speakers in-person or virtually.

MOTION - M/S - Ramirez/Showalter - To approve the Consent Calendar, amending Item 4.7 to remove a March 12, 2024 Regular meeting and adding a March 19, 2024 Special meeting.

The motion carried, except Item 4.2, by the following roll call vote:

**Yes:** 7 - Councilmember Abe-Koga, Councilmember Kamei, Councilmember Matichak, Councilmember Ramirez, Councilmember Ramos, Vice Mayor Showalter, Mayor Hicks

**4.1 Approve Minutes**

Approve City Council meeting minutes of January 30, 2023.

**4.2 Appoint Environmental Planning Commission Members and Rental Housing Committee Member**

Adopt Resolution No. 18846 of the City Council of the City of Mountain View Reappointing Alex Nunez and Appointing Paul Donahue to the Environmental Planning Commission and Appointing Alex Brown to the Rental Housing Committee.

**Yes:** 6 - Councilmember Abe-Koga, Councilmember Kamei, Councilmember Ramirez, Councilmember Ramos, Vice Mayor Showalter, Mayor Hicks

**No:** 1 - Councilmember Matichak

**4.3 Fiscal Year 2022-23 Annual Compliance Report for Development Impact Fees and Capacity Charges; and Informational Reporting of Park Land Dedication Fees**

Make available to the public the Fiscal Year 2022-23 Annual Compliance Report for Development Impact Fees and Capacity Charges; and Informational Reporting of Park Land Dedication Fees, and place the reports on the agenda for the December 5, 2023 Council Meeting.

**4.4 Designate a Voting Delegate for the 2023 National League of Cities City Summit**

Designate Councilmember Lisa Matichak as the voting delegate for the Annual Business meeting at the 2023 National League of Cities City Summit.

**4.5 2022 Local Government Operations Greenhouse Gas Emissions Inventory**

Accept the 2022 Local Government Operations Greenhouse Gas Emissions Inventory.

**4.6 Amend Professional Services Agreement for Compensation Study and Ongoing Support Services**

Authorize the City Manager or designee to execute an amendment to a professional services agreement with Gallagher Benefit Services for compensation study and ongoing support services for a cumulative total not-to-exceed amount of \$125,000.

**4.7 2024 City Council Meeting Schedule**

Approve the 2024 City Council meeting schedule.

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

The following member of the public spoke:

Nels DeLander, on behalf of the Nor Cal Carpenters Union, discussed livable wages and health care.

**6. PUBLIC HEARING****6.1 701-747 West Evelyn Avenue Project and Development Agreement (Marwood)**

Advanced Planning Manager Eric Anderson and Assistant Development Director Amber Blizinski presented the item.

Ernest T. Yamane, Partner and Senior Vice President, Steinberg Hart, presented on behalf of the applicant.

The Council directed questions to Ernest T. Yamane, Vincent Woo, Managing Director, Marwood Company, and City staff.

Councilmember Matchak disclosed she met with the applicant.

There were no public speakers in-person or virtually.

MOTION - M/S - Showalter/Abe-Koga - To:

1. Find the project to be exempt from review under the California Environmental Quality Act (CEQA), pursuant to CEQA Guidelines Section 15332 (In-Fill Development Projects).
2. Adopt Resolution No. 18847 of the City Council of the City of Mountain View Approving a Modification to a Previously Approved Planned Community Permit and Development Review Permit 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; and a Heritage Tree Removal Permit to Remove Three Heritage Trees on the Adjacent City Parking Lot 4.
3. Adopt Resolution No. 18848 of the City Council of the City of Mountain View Approving a Preliminary Parcel Map to Combine Two Lots into One 0.26-Acre Lot at 701-747 West Evelyn Avenue.
4. Introduced an Ordinance of the City of Mountain View Approving a Development Agreement Between the City of Mountain View and C-M Evelyn Station, LLC, for the 701-747 West Evelyn Avenue Commercial Project, to be read in title only, further reading waived, and set a second reading for December 12, 2023 (Attachment 3 to the Council report).

The motion carried by the following roll call vote:

**Yes:** 7 - Councilmember Abe-Koga, Councilmember Kamei, Councilmember Matchak, Councilmember Ramirez, Councilmember Ramos, Vice Mayor Showalter, Mayor Hicks

**7. COUNCIL, STAFF/COMMITTEE REPORTS**

Vice Mayor Showalter stated she attended the groundbreaking for Homekey Palo Alto, a San Francisco Bay Conservation and Development Commission meeting, and a quarterly meeting of Mayors convened by City

of San Jose Mayor Matt Mahan.

Councilmember Abe-Koga stated the Cities Association of Santa Clara County Joint Powers Agreement to establish the Cities Association of Santa Clara County Joint Powers Agency was moving forward.

Councilmember Matichak stated she attended an Investment Review Committee meeting.

Councilmember Kamei stated she welcomed the City of Mountain View Spanish Language Civic Leadership Academy.

Mayor Hicks stated she attended a quarterly meeting of Mayors convened by City of San Jose Mayor Matt Mahan.

At the request of Mayor Hicks, by consensus, the Council directed staff to bring back a resolution in December to support affordable childcare.

**8. CLOSED SESSION REPORT**

Senior Assistant City Attorney Bhakta stated there was no Closed Session report.

**9. ADJOURNMENT**

At 7:58 p.m., Mayor Hicks adjourned the meeting.