



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

Kimbra McCarthy, City Manager/Community Manager
Jennifer Logue, City Attorney/Counsel
Heather Glaser, City Clerk/Secretary

November 14, 2023

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

**JOINT MEETING OF CITY COUNCIL (REGULAR) AND SHORELINE REGIONAL PARK COMMUNITY
(SPECIAL)**

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

5:00 P.M.-CLOSED SESSION

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

Councilmember Matichak stated she was participating through both audio and visual technology under the "just cause" provision of Government Code Section 54953 due to travel while on official business of the legislative body. 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.

1. CLOSED SESSION ANNOUNCEMENT (OPEN SESSION)

City Attorney Logue announced the items listed for Closed Session.

There were no public speakers in-person or virtually.

At 5:03 p.m., Mayor Hicks recessed the meeting to Closed Session with all Councilmembers present.

2. CLOSED SESSION (PLAZA CONFERENCE ROOM)

2.1 Conference with Legal Counsel-Existing Litigation (Government Code §54956.9(d)(1)); Name of case: Bijan Haghghi v. City of Mountain View; et. al., Santa Clara County Superior Court, Case No. 23-CV-415280

2.2 Conference with Legal Counsel-Liability Claims (Government Code §54956.9(d)(2),(e)(3)); Claimant: Yongping Tang against the City of Mountain View

At 5:20 p.m., Closed Session concluded.

5:10 P.M.-STUDY SESSION

1. CALL TO ORDER

At 5:42 p.m., Mayor Hicks called the meeting to order.

2. ROLL CALL

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

3. STUDY SESSION

3.1 Moffett Boulevard Precise Plan or Rezoning Scope of Work

Chinese and Spanish translation services were available for this item.

The purpose of this Study Session was to introduce potential scopes of work for either the Moffett Boulevard Precise Plan or Rezoning and Streetscape project to the City Council and receive direction on the approach and key topics for the project.

Senior Planner Aki Snelling and Advanced Planning Manager Eric Anderson presented the item.

The following members of the public spoke:

Hala Alshahwany from Mountain View.

Alex Brown

George Markle from Mountain View.

Daniel Shane from Mountain View on behalf of the Cypress Point Community Preservation Group.

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

(Virtual) Cliff Chambers from Mountain View.

(Virtual) Peter Katz, on behalf of the Mountain View Chamber of Commerce.

(Virtual) April Webster from Mountain View.

(Virtual) Albert Jeans from Mountain View.

(Virtual) Bruce England from Mountain View.

A majority of the Council indicated support for moving forward with the preparation of a new precise plan.

By consensus, the Council indicated support for the identified key elements and deliverables in the staff report, with additional comments:

Incorporate "asset-based" planning such as historic buildings and markers

Re-envision Moffett Boulevard, to be "best in class" and look at what other cities (e.g., Sunnyvale, Palo Alto, Santa Clara, San Francisco) are doing

Highlight Small Business Retention

Include "Visioning" for Moffett Boulevard as a key element in the process

Emphasize a safe, pedestrian-friendly and beautifully-landscaped streetscape along Moffett Boulevard that creates connections to other streetscape projects and up to the Stevens Creek Trail connection at Hwy 85

Ensure that the parallel projects including the various Streetscape projects in the area, Economic Vitality Strategy, Downtown Precise Plan Update are integrated in conjunction with the Moffett Boulevard Project

By consensus, the Council requested that staff further study and meet with community members to discuss whether to expand the project boundaries that could include:

Extend up to the intersection of Moffett Boulevard and Hwy 85 (connection to Stevens Creek Trail)

Planned Community (P) districts along Moffett Boulevard and adjacent to the “change area” with the intent of replacing the P zone with the approved development standards and making adjustments for streetscape and other placemaking opportunities for future development - 555 W. Middlefield Road, 500 W. Middlefield Road and 100 Moffett Boulevard

Shenandoah Square – to recognize the pre-zoning and existing uses, develop City goals for future negotiations with the Army, and develop standards for streetscape, building location and other placemaking opportunities

By consensus, the Council indicated support for the proposed outreach approach.

At 7:50 p.m., the Study Session concluded.

6:30 P.M.-REGULAR SESSION (COUNCIL CHAMBERS)

1. CALL TO ORDER

At 8:03 p.m., Mayor/President Hicks called the meeting to order.

2. PLEDGE OF ALLEGIANCE

Mayor Hicks led the Pledge of Allegiance.

3. ROLL CALL

Present: 7 - Councilmembers/Boardmembers Abe-Koga, Kamei, Matichak, Ramirez, Ramos, Vice Mayor/Vice President Showalter, Mayor/President Hicks

4. CONSENT CALENDAR

There were no public speakers in-person or virtually.

MOTION - M/S - Showalter/Kamei - To approve the Consent Calendar.

The motion carried by the following roll call vote:

Yes: 7 - Councilmembers/Boardmembers Abe-Koga, Kamei, Matichak, Ramirez, Ramos, Vice Mayor/Vice President Showalter, Mayor/President Hicks

4.1 Resolution Authorizing Recycling and Waste Reduction Technical Advisory Committee Teleconference Options

Adopt Resolution No. 18849 of the City Council of the City of Mountain View Authorizing the City Manager or

Designee to Execute the First Amendment to the Agreement Creating the Santa Clara County Recycling and Waste Reduction Technical Advisory Committee for Teleconference Options.

4.2 Shoreline Boathouse Expansion, Project 20-39-Professional Services Agreement

Acting in the joint capacity as the City Council and Board of Directors of the Shoreline Regional Park Community, authorize the City Manager or designee to amend the professional services agreement with BSA Architects, a California corporation, for Shoreline Boathouse Expansion, Project 20-39, to add \$357,798 for a total not-to-exceed amount of \$669,798.

4.3 Annual Water and Sewer Main Replacements, Projects 23-08 and 23-09-Professional Services Agreement

Authorize the City Manager or designee to execute a professional services agreement with BKF Engineers, a California corporation, to provide design engineering and construction support services for Annual Water and Sewer Main Replacements, Projects 23-08 and 23-09, in a not-to-exceed amount of \$719,100.

4.4 Shoreline Landfill Gas, Cap, and Leachate Maintenance, Project 24-10-Professional Services Agreement

1. Transfer and appropriate \$171,000 from the Solid Waste Fund to Shoreline Landfill Gas, Cap, and Leachate Maintenance, Project 24-10. (Five votes required)

2. Authorize the City Manager or designee to execute a professional services agreement with Stearns, Conrad and Schmidt Consulting Engineers, Inc., for on-call landfill services for Shoreline Landfill Gas, Cap, and Leachate Maintenance, Project 24-10, in a not-to-exceed amount of \$160,000.

5. ORAL COMMUNICATIONS FROM THE PUBLIC ON NONAGENDIZED ITEMS

There were no public speakers in-person or virtually.

6. PUBLIC HEARINGS

6.1 Downtown Business Improvement Areas and Allocation of 2024 Business Improvement Areas Revenues

Councilmember Abe-Koga and Mayor Hicks recused themselves from participating in any discussion or determination about the Downtown Business Improvement Areas 1 and 2 due to the proximity of their personal residences to both improvement areas.

At 8:11 p.m., Councilmember Abe-Koga and Mayor Hicks left the dais.

Economic Vitality Manager John Lang presented the item.

There were no public speakers in-person or virtually.

City Clerk Glaser stated the City had not received any protests.

MOTION - M/S - Kamei/Ramirez - To:

1. Adopt Resolution No. 18850 of the City Council of the City of Mountain View Confirming the Annual Report of Downtown Mountain View Business Improvement Area No. 1 and Levying the Annual Benefit Assessment

for 2024.

2. Adopt Resolution No. 18851 of the City Council of the City of Mountain View Confirming the Annual Report of Downtown Mountain View Business Improvement Area No. 2 and Levying the Annual Benefit Assessments for 2024.

3. Authorize the City Manager or designee to allocate the 2024 revenues from Business Improvement Area No. 1 and Business Improvement Area No. 2 to the Mountain View Chamber of Commerce to fund a contract for services with the Mountain View Chamber of Commerce to accomplish the purposes of the areas.

The motion carried by the following roll call vote:

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

Recused: 2 - Councilmember Abe-Koga, Mayor Hicks

At 8:16 p.m., Councilmember Abe-Koga and Mayor Hicks returned to the dais.

6.2 500 and 550 Ellis Street Hotel and Office Project

Councilmember Matichak, Vice Mayor Showalter and Mayor Hicks disclosed they each met with the developer on their own several years prior.

Senior Planner Ellen Yau and Advanced Planning Manager Eric Anderson presented the item.

Thom Jess, Architect with Arris Studio Architects, presented on behalf of the applicant.

At 8:47 p.m., Councilmember Kamei left the dais.

At 8:49 p.m., Councilmember Kamei returned to the dais and Councilmember Abe-Koga left the dais.

The following members of the public spoke:

Lucy West

At 8:51 p.m., Councilmember Abe-Koga returned to the dais.

(Virtual) Leslie Friedman

(Virtual) Bruce England from Mountain View, on behalf of Greenspaces Mountain View.

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

1. Adopt the Initial Study of Environmental Significance for the 500 and 550 Ellis Street Hotel and Office Project and determine that the project is consistent with the East Whisman Precise Plan Final Environmental Impact Report and Mountain View 2030 General Plan and Greenhouse Gas Reduction Program Final

Environmental Impact Report, pursuant to Sections 15162 and 15183 of the California Environmental Quality Act Guidelines (Attachment 1 to the Council report).

2. Adopt Resolution No. 18852 of the City Council of the City of Mountain View Approving a Planned Community Permit and Development Review Permit to Construct a New Six-Story, 168,647 Square Foot, 201-Room Hotel with a Four-Level Parking Garage, and a Two-Story, 37,611 Square Foot Office Building, Replacing Two Commercial Office Buildings; a Provisional Use Permit for a Parking Reduction to Allow 192 Spaces in Lieu of 209 Spaces Required for the Hotel; and a Heritage Tree Removal Permit to Remove Eight Heritage Trees, All on a 2.16-Acre Site Located at 500 and 550 Ellis Street.

The motion carried by the following roll call vote:

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

6.3 Mixed-Use Development at 705 West Dana Street

Councilmember Abe-Koga disclosed she met with the applicant several years prior. Vice Mayor Showalter and Councilmember Kamei disclosed they met with the applicant separately. Councilmember Matichak and Mayor Hicks disclosed they each met with the applicant on their own several years prior.

Senior Planner Krisha Penollar presented the item.

Boyd Smith and Lund Smith, with The Smith Development, and Amanda Borden, Architect with KSHA, presented on behalf of the applicant.

The following member of the public spoke:

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

MOTION - M/S - Kamei/Ramos - 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. 18853 of the City Council of the City of Mountain View Approving a Planned Community Permit and Development Review Permit to Construct a New Three-Story, 18,800 Square Foot Mixed-Use Commercial Building with Ground-Floor Restaurant and Upper Floor Office with One Level of Underground Parking, Replacing an Existing Auto Repair Shop, a Provisional Use Permit to Allow the Restaurant Use and Upper Floor Administrative Office Use, and a Heritage Tree Removal Permit to Remove One Heritage Tree on a 0.23-Acre Project Site at 705 West Dana Street.

The motion carried by the following roll call vote:

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

7. COUNCIL, STAFF/COMMITTEE REPORTS

Councilmember Ramos stated she did not plan to seek the Vice Mayor position in 2024.

Vice Mayor Showalter stated she attended a Silicon Valley Clean Energy Authority Board of Directors meeting.

8. CLOSED SESSION REPORT

City Attorney Logue stated that in Closed Session the Council took final action on Item 2.2 on the Closed Session agenda, which was a conference with legal counsel regarding a liability claim filed by Yongping Tang against the City of Mountain View. She stated Mr. Tang's claim sought \$100,000,000 in damages for injuries he alleged to have sustained as a result of a dog bite from a dog that was not owned or under the control of the City of Mountain View or any of its employees. She stated the Council voted with 7 ayes, 0 noes and 0 abstentions to deny the claim.

9. ADJOURNMENT

At 9:52 p.m., Mayor Hicks adjourned the meeting.