



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

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

June 24, 2025

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

**JOINT MEETING OF CITY COUNCIL (REGULAR), SHORELINE REGIONAL PARK COMMUNITY  
(SPECIAL), AND CITY OF MOUNTAIN VIEW CAPITAL IMPROVEMENTS FINANCING AUTHORITY  
(REGULAR)**

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 5:02 p.m., Mayor Kamei called the meeting to order.

**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 5:04 p.m., Mayor Kamei recessed the meeting to Closed Session.

**2. CLOSED SESSION (PLAZA CONFERENCE ROOM)**

**2.1 Conference with Legal Counsel-Existing Litigation (California Government Code §54956.9(d)(1)); Name of case: Whisman Action Committee v. City of Mountain View, Forrest Linebarger, Tower Investment LLC; Santa Clara County Superior Court, Case No. 25CV465735.**

**2.2 Conference with Legal Counsel-Existing Litigation (California Government Code §54956.9(d)(1)); Name of case: San Francisco Baykeeper v. City of Mountain View; City of Sunnyvale; United State District Court, Northern District of California, Case No. 20-CV-00824-EJD**

**2.3 Conference with Legal Counsel - Initiation of litigation pursuant to California Government Code §54956.9(d)(4) (1 potential case)**

At 6:17 p.m., Closed Session concluded.

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

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

At 6:32 p.m., Mayor/President Kamei called the meeting to order.

Mayor Kamei led the Pledge of Allegiance.

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

## 2. CLOSED SESSION REPORT

City Attorney Logue stated no reportable action was taken in Closed Session.

## 3. PRESENTATION

### 3.1 Immigrant Heritage Month Proclamation

Mayor Kamei presented the proclamation to Mary Kay "Marina" Marinovich, who accepted on behalf of Friends of Immigrant House.

There were no public speakers in-person or virtually.

## 4. CONSENT CALENDAR

The following members of the public spoke:

Mark Lind-Hanson from Mountain View discussed Item 4.14.

(Virtual) April Webster discussed Items 4.7 and 4.14.

(Virtual) Mary Dateo discussed Items 4.7 and 4.14.

(Virtual) Bruce England from Mountain View discussed Items 4.7 and 4.14.

MOTION - M/S - Hicks/Showalter - To approve the Consent Calendar, including amended minutes of April 22, 2025, and May 13, 2025.

The motion carried by the following vote:

**Yes:** 7 - Councilmembers/Boardmembers Clark, Hicks, McAlister, Ramirez, Showalter, Mayor/Vice President Ramos, Mayor/President Kamei

### 4.1 Approve Minutes

Acting as the City Council and Board of Directors of the Shoreline Regional Park Community, approve the meeting minutes of April 22, 2025, May 13, 2025, May 21, 2025, and May 27, 2025.

### 4.2 Centralized Purchasing System Ordinance (Second Reading)

Adopt Ordinance No. 5.2025 of the City of Mountain View Amending Mountain View City Code Article XIII, Centralized Purchasing System, to Align the Mountain View City Code with Public Contract Code Section 22034 and Make Other Clarifying Amendments. (First reading: 7-0)

### 4.3 Annual Appropriations Limit for Fiscal Year 2025-26

Adopt Resolution No. 18997 of the City Council of the City of Mountain View Establishing the Fiscal Year 2025-26 Appropriations Limit.

**4.4 Grant Road and Sleeper Avenue Intersection Improvements, Design and Construction (Phase II), Project 21-39-Various Actions**

1. Adopt Resolution No. 18998 of the City Council of the City of Mountain View Approving a Request to the Metropolitan Transportation Commission for the Allocation of Fiscal Year 2025-26 Transportation Development Act Article 3 Pedestrian/Bicycle Project Funding.

2. Accept \$104,530 in Transportation Development Act Article 3 Pedestrian/Bicycle Project Funding and appropriate the funds to Grant Road and Sleeper Avenue Intersection Improvements, Project 21-39. (Five votes required)

3. Find that in accordance with the California Environmental Quality Act (CEQA) requirements, Grant Road and Sleeper Avenue Intersection Improvements, Design and Construction (Phase II), Project 21-39, is categorically exempt as Class 1, Existing Facilities, and as Class 4, Minor Alterations to Land, under CEQA Guidelines Sections 15301 and 15304.

4. Approve plans and specifications for Grant Road and Sleeper Avenue Intersection Improvements, Design and Construction (Phase II), Project 21-39, and authorize staff to advertise the project for bids.

5. Upon approval of the Fiscal Year 2025-26 Budget and Funding for Fiscal Year 2025-26 Capital Improvement Projects, authorize the City Manager or designee to award a construction contract to the lowest responsive responsible bidder if the bid is within the available project budget of \$4,779,530.

**4.5 Special Event Permit, Sound Amplification Permit, and Street Closure for 10th Annual Oktoberfest**

Adopt Resolution No. 18999 of the City Council of the City of Mountain View: (1) Approving a Special Event Permit and Sound Amplification Permit for the Oktoberfest Special Event, Subject to Conditions; (2) Approving the Closure of Certain Public Streets in the Downtown Area on Saturday, October 11, 2025, at 2:30 a.m., through Sunday, October 12, 2025, at 10:00 p.m., for the Oktoberfest Special Event Pursuant to California Vehicle Code Section 21101(e); and (3) Delegating Authority to the Community Services Director for Future Oktoberfest Events.

**4.6 Annual Homeless Response Contracts**

1. Adopt Resolution No. 19000/S-181 of the City of Mountain View and the Shoreline Regional Park Community Authorizing the City Manager and Community Manager or Designee to Amend the Amended and Restated Amphitheatre Ground Lease Agreement with Live Nation to Extend the Term for Use of Lot B for Safe Parking Through December 31, 2030, and Finding That Adoption of this Resolution and the Actions Taken Herein Are Exempt From the California Environmental Quality Act.

2. Adopt Resolution No. 19001 of the City Council of the City of Mountain View Finding that Adoption of this Resolution and the Actions Taken Herein Are Exempt From the California Environmental Quality Act and Authorizing the City Manager or Designee to Amend the Lease Agreement with the County of Santa Clara for Safe Parking at Shoreline Amphitheatre Lot B to Extend the Term through June 30, 2026.

3. Adopt Resolution No. 19002 of the City Council of the City of Mountain View Authorizing the City Manager or Designee to Execute Fiscal Year 2025-26 Funding Agreements with the Community Services Agency of Mountain View, Los Altos, and Los Altos Hills for Housing-Related Services in an Amount Not to Exceed One Hundred Seventy-Seven Thousand Dollars (\$177,000), and the County of Santa Clara for Homeless Prevention Services and Programs in an Amount Not to Exceed Eight Hundred Twenty-Five Thousand Dollars (\$825,000).

4. Adopt Resolution No. 19003 of the City Council of the City of Mountain View Authorizing the City Manager or Designee to Amend the Grant Agreement Between the City of Mountain View and the Community Services Agency of Mountain View, Los Altos, and Los Altos Hills for Capital Improvements to Current and Future Community Services Agency Facilities to Extend the Term by Two Years to June 30, 2027, and Authorizing the City Manager or Designee to Further Extend the Term Without Returning to Council Upon Showing of Good Cause.

#### **4.7 Recommended Fiscal Year 2025-26 through Fiscal Year 2029-30 Capital Improvement Program**

Adopt the Recommended Fiscal Year 2025-26 through Fiscal Year 2029-30 Capital Improvement Program by taking the following actions:

1. Adopt Resolution No. 19004 of the City Council of the City of Mountain View Adopting the Proposed Amendment to the McKelvey Park Detention Basin SCVWD Coordination (CIP 14-54) as Identified in the Fiscal Year 2025-26 through Fiscal Year 2029-30 Capital Improvement Program, excluding the Shoreline Regional Park Community.

2. Adopt Resolution No. 19005 of the City Council of the City of Mountain View Adopting the Recommended Fiscal Year 2025-26 through 2029-30 Capital Improvement Program, including All Amendments to Existing Projects, Excluding the Shoreline Regional Park Community.

3. Adopt Resolution No. S-182 of the Board of Directors of the Shoreline Regional Park Community Adopting the Recommended Fiscal Year 2025-26 through Fiscal Year 2029-30 Capital Improvement Program for the Mountain View Shoreline Regional Park Community, Including Amendments to Existing Projects.

#### **4.8 Mountain View Sanitary Sewer Management Plan Update**

Approve updates to the City of Mountain View Sanitary Sewer Management Plan as required by the State Water Resources Control Board.

#### **4.9 2024-25 North Bayshore Trip Cap Monitoring Reports**

Review and accept the fall 2024 and spring 2025 North Bayshore Trip Cap Reports.

#### **4.10 Newspaper Advertising Bid Award**

Award the contract for legal advertising for Fiscal Year 2025-26 to the San Francisco Daily LLC, doing business as The Daily Post, as the lowest responsive, responsible bidder in an amount of \$16,500 and authorize the City Manager or designee to execute subsequent change orders in an amount not to exceed

\$8,500, for a total contract amount not to exceed \$25,000.

**4.11 San Antonio Area Sewer Main Improvements-Phase II, Project 19-45-Construction Acceptance**

Accept San Antonio Area Sewer Main Improvements-Phase II, Project 19-45, and authorize the final contract payment.

**4.12 777 West Middlefield Road-Public Improvements**

Accept the public improvements for the development at 777 West Middlefield Road for maintenance throughout their useful life.

**4.13 Shoreline Play Structure Replacement, Project 20-55-Various Actions**

1. Find that in accordance with the California Environmental Quality Act requirements, Shoreline Play Structure Replacement, Project 20-55, is categorically exempt as Class 1, Existing Facilities, and Class 2, Replacement or Reconstruction, under CEQA Guidelines Sections 15301 and 15302, respectively.

2. Approve plans and specifications for Shoreline Play Structure Replacement, Project 20-55, and authorize staff to advertise the project for bids.

3. Upon approval of the Fiscal Year 2025-26 Budget and Funding for Fiscal Year 2025-26 Capital Improvement Projects, authorize the City Manager or designee to award a construction contract to the lowest responsive responsible bidder if the bid is within the available project budget of \$1,685,000.

**4.14 Rengstorff Avenue Complete Streets Study-Professional Services Agreement**

Authorize the City Manager or designee to execute a professional services agreement with Kimley-Horn and Associates to provide professional services for Rengstorff Avenue Complete Streets Study (Project 25-39) in a not-to-exceed amount of \$352,000.

**4.15 East Whisman Area Transportation-Oriented Development Improvements (Phase II: Ellis Street Improvements), Project 16-48-Professional Services Agreement**

Authorize the City Manager or designee to amend the professional services agreement with BKF Engineers, a California corporation (Entity No. 599256), for East Whisman Area Transportation-Oriented Development Improvements (Phase II: Ellis Street Improvements), Project 16-48, to add \$196,000 for additional design services, for a total not-to-exceed amount of \$958,000.

**4.16 City Hall HVAC GHG Offsets, Phase I (Mountain View Senior Center Electrification), Project 22-34-Various Actions**

1. Find that, in accordance with the California Environmental Quality Act (CEQA) requirements, City Hall HVAC GHG Offsets, Phase I (Mountain View Senior Center Electrification), Project 22-34, is categorically exempt as Class 1, Minor Alteration of Existing Public Facilities, under CEQA Guidelines Section 15301.

2. Approve plans and specifications for City Hall HVAC GHG Offsets, Phase I (Mountain View Senior Center Electrification), Project 22-34, 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 available project budget of \$1,680,010.

**4.17 Appointment to the Santa Clara Valley Transportation Authority Bicycle & Pedestrian Advisory Committee**

Approve the Bicycle/Pedestrian Advisory Committee recommendation to appoint James Kuszmaul as the City of Mountain View's representative to the Santa Clara Valley Transportation Authority Bicycle & Pedestrian Advisory Committee for the remainder of the current term ending on June 30, 2026.

**4.18 Authorization for Administrative Actions for Public Works Projects through August 31, 2025**

1. Acting in its capacity as the Board of Directors (Board) for the Shoreline Regional Park Community, authorize the Community Manager or designee to take the following actions if needed between the dates of June 25, 2025, and August 31, 2025, with ratification by the Board of Directors of the Shoreline Regional Park Community at their next meeting:

A. Transfer and appropriate up to \$300,000 from the Shoreline Regional Park Community Fund to Shoreline Landfill Master Plan Study Update, Project 25-33, increasing the total project budget up to \$1,020,000, of which 100% is from the Shoreline Regional Park Community Fund.

B. Execute a professional services agreement with the most qualified engineering firm for Shoreline Landfill Master Plan Study Update, Project 25-33, in an amount not to exceed \$955,000.

2. Authorize the City Manager or designee to take the following actions if needed between the dates of June 25, 2025, and August 31, 2025, with ratification by the City Council at their next meeting:

A. Execute the Interagency Recycled Water Service Agreement with the City of Sunnyvale to provide recycled water services to the LinkedIn Middlefield Campus in Mountain View.

B. Accept Rengstorff Park Aquatics Center Replacement, Project 18-38, and negotiate and authorize a final contract payment.

**4.19 Shoreline Boulevard Interim Bus Lane and Utility Improvements, Projects 16-58 and 18-43-Various Actions**

1. Transfer and appropriate \$217,000 from the Wastewater Fund, \$42,000 from CIP Reserve Fund, and \$33,000 from Wastewater Capacity Fee Fund to Shoreline Boulevard Interim Bus Lane and Utility Improvements, Construction, Project 18-43, increasing the total project budget to \$27,693,606. (Five votes required)

2. Acting in its capacity as Board of Directors of the Shoreline Regional Park Community, transfer and appropriate \$2,064,000 of 2018 Shoreline Series A Bond Proceeds from Charleston Road Improvements, Design and Construction, Project 19-34, to Shoreline Boulevard Interim Bus Lane and Utility Improvements, Construction, Project 18-43, increasing the total project budget to \$29,757,606, of which 81% is from the Shoreline Regional Park Community Fund.

3. Acting in its capacity as Board of Directors of the Shoreline Regional Park Community, transfer and appropriate \$234,000 of 2018 Shoreline Series A Bond Proceeds from Charleston Road Improvements, Design and Construction, Project 19-34, to Shoreline Boulevard Interim Bus Lane and Utility Improvements, Design, Project 16-58, increasing the total project budget to \$4,656,331, of which 70% is from the Shoreline Regional Park Community Fund.

4. Rename the Shoreline Boulevard Interim Bus Lane and Utility Improvements, Design, Project 16-58 and Shoreline Boulevard Interim Bus Lane and Utility Improvements, Construction, Project 18-43, to Shoreline Boulevard Active Transportation and Utility Improvements, Design, Project 16-58, and Shoreline Boulevard Active Transportation and Utility Improvements, Construction, Project 18-43, respectively.

5. Authorize the City Manager or designee to amend the professional services agreement with CSG Consultants, Inc., a California corporation (Entity No. 2249340), to add \$2,703,000 for construction management services, for a total not-to-exceed amount of \$3,153,000.

6. Authorize the City Manager or designee to amend the professional services agreement with William R. Gray and Company, a California corporation (Entity No. 1278766), doing business as Gray Bowen Scott, to add \$51,000 for project management services, for a total not-to-exceed amount of \$512,000.

7. Authorize the City Manager or designee to amend the professional services agreement with Mark Thomas & Company, Inc., a California corporation (Entity No. 378336), to add \$219,600 for additional design services for a total not-to-exceed amount of \$3,594,600.

8. Approve plans and specifications for Shoreline Boulevard Active Transportation and Utility Improvements, Construction, Project 18-43, and authorize staff to advertise the project for bids.

9. Authorize the City Manager or designee to award a construction contract to the lowest responsive responsible bidder if the bid is within the total available project budget for construction of \$29,757,606.

#### **4.20 Approve a New Education Enhancement Reserve Joint Powers Agreement**

Acting as the Shoreline Regional Park Community Board of Directors, approve a new Education Enhancement Reserve Joint Powers Agreement and direct the Shoreline Regional Park Community's Community Manager or designee to execute the Agreement, and authorize Counsel to make nonsubstantive clarifying and formatting changes as needed.

#### **4.21 Acceptance and Appropriation of \$314,998.25 California Highway Patrol Cannabis Tax Fund Grant**

Adopt Resolution No. 19006 of the City Council of the City of Mountain View Accepting and Appropriating a Cannabis Tax Fund Grant from the State of California in the Amount of Three Hundred Fourteen Thousand Nine Hundred Ninety-Eight Dollars and Twenty-Five Cents (\$314,998.25) to Help Reduce, and Mitigate the Impacts of, Impaired Driving in Mountain View and Authorizing the City Manager or Designee to Take All Steps Necessary to Receive the Grant Funds.

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

The following members of the public spoke:

Mike Meredith from Mountain View discussed building safety for multifamily units.

Andy Blank from Mountain View discussed Google and the WARN Act.

Gavin Achtemeier from Santa Clara discussed Google and the WARN Act.

Joshua Neitzel from Sunnyvale discussed Google and the WARN Act.

Alex Brown from Mountain View discussed Google and the WARN Act.

Alvin Cura from Mountain View discussed traffic patterns on California Street near the Village at San Antonio.

(Virtual) Bruce England from Mountain View discussed Google and the WARN Act and vehicle parking in bike areas on El Camino Real.

## 6. PUBLIC HEARINGS

### 6.1 Adoption of Fiscal Year 2025-26 Budgets, Funding for Fiscal Year 2025-26 Capital Improvement Projects, and Fiscal Years 2025-27 Council Work Plan

Finance and Administrative Services Director/Treasurer Derek Rampone presented the item.

There were no public speakers in-person or virtually.

MOTION - M/S - McAlister/Hicks - To take the following actions necessary for the City of Mountain View and the Shoreline Regional Park Community to adopt the Fiscal Year 2025-26 budgets, funding for the adopted Fiscal Year 2025-26 Capital Improvement Projects and the Fiscal Years 2025-27 Council Work Plan:

City of Mountain View Actions:

1. Adopt Resolution No. 19007 of the City Council of the City of Mountain View Appropriating Two Hundred Fifty Thousand Dollars (\$250,000) for Capital Improvement Project 14-54, McKelvey Park Detention Basin SCVWD, and Authorizing the Finance and Administrative Services Director to Make Adjustments and Corrections to Capital Improvement Program Amounts and Determine Final Capital Improvement Program Amounts Based on Council Direction.

2. Adopt Resolution No. 19008 of the City Council of the City of Mountain View: (1) Adopting the Fiscal Year 2025-26 City Budget; (2) Appropriating Funds to Cover Expenditures Approved by Said Budget; (3) Authorizing the City Manager to Execute Funding Agreements Consistent with Nonprofit Funding Appropriations in the Adopted Budget; (4) Adjust the Business License Tax Amount by the Annual Consumer Price Index, in Accordance with Section 18.17 of the City's Municipal Code; and (5) Authorizing the Finance and Administrative Services Director to Adjust Appropriations in Various Funds as Needed to Align with Actual Revenue Earned and Received as Specifically Set Forth Herein, Make Final Adjustments to the Community Stabilization and Fair Rent Act and Mobile Home Rent Stabilization Ordinance Budgets and Fees, Adjust Appropriations Related to the Graham Middle School Site Based on Billed Invoices, and Determine Final Budget Amounts Based on Council Direction.

3. Commit \$15,855,000 of Park Land Dedication Funds to the adopted Fiscal Year 2025-26 Capital Projects, including amendments to existing projects (Attachment 3 to the Council report).

4. Adopt Resolution No. 19009 of the City Council of the City of Mountain View Amending the Regular and Hourly Salary Plans for Fiscal Year 2025-26.

5. Adopt the Council Strategic Priorities and Fiscal Years 2025-27 Council Work Plan (Attachment 5 to the Council report).

Mountain View Shoreline Regional Park Community Action:

6. Adopt Resolution No. S-183 of the Board of Directors of the Shoreline Regional Park Community: (1) Adopting the Fiscal Year 2025-26 Shoreline Regional Park Community Budget; (2) Appropriating Funds to Cover Expenditures Approved by Said Budget; and (3) Authorizing the Treasurer to Adjust Appropriations as Needed to Make Payments in Accordance with the Tax-Sharing Agreement with Santa Clara County and the Education Enhancement Reserve Joint Powers Agreement, to Align Appropriations with Actual Revenues Earned and Received as Specifically Set Forth Herein, and Determine Final Budget Amounts Based on Board Direction.

The motion carried by the following vote:

**Yes:** 7 - Councilmembers/Boardmembers Clark, Hicks, McAlister, Ramirez, Showalter, Mayor/Vice President Ramos, Mayor/President Kamei

## **6.2 Modification of 777 West Middlefield Road Below-Market-Rate Housing Requirements**

Housing Director Wayne Chen presented the item.

There were no public speakers in-person or virtually.

**MOTION - M/S - Clark/Ramos - To:**

Adopt Resolution No. 19010 of the City Council of the City of Mountain View: (1) Amending City of Mountain View Resolution No. 18329 to Modify Condition of Approval ("COA") No. 66 to Increase the Income Eligibility For Moderate-Income Housing Units From 120% of the Area Median Income to 150% of the Area Median Income ("AMI") For Qualifying Mountain View Whisman School District ("MVWSD") and City Employees; (2) Finding That Pursuant to California Code of Regulations Section 15060(C)(2) the Proposed Modification to COA No. 66 Is Not Subject to the California Environmental Quality Act; and (3) Authorizing the City Manager or Their Designee to Amend the Below-Market-Rate ("BMR") Regulatory Agreement to Increase the Income Eligibility For Moderate-Income Housing Units From 120% AMI to 150% AMI For Qualifying MVWSD and City Employees and Extend the Amount of Time MVWSD Teachers and Staff Have to Vacate an Income-Restricted BMR Unit After Exceeding the Income Limit From One Year to Three Years.

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. NEW BUSINESS**

**7.1 Water Supply Reliability Contract Actions**

Water Resources Manager Elizabeth Flegel presented the item.

The following member of the public spoke:

Lisa Matichak from Mountain View.

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

1. Adopt Resolution No. 19011 of the City Council of the City of Mountain View Approving an Amendment to the Amended and Restated Water Supply Agreement Between the City and County of San Francisco and Wholesale Customers in Alameda County, San Mateo County, and Santa Clara County.

2. Adopt Resolution No. 19012 of the City Council of the City of Mountain View Approving the Tier 2 Drought Response Implementation Plan Pursuant to Section 3.11.C of the Amended and Restated Water Supply Agreement with San Francisco.

The motion carried by the following vote:

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

At 8:22 p.m., Mayor Kamei recessed the meeting. The meeting reconvened at 8:28 p.m. with all Councilmembers present.

**8. UNFINISHED BUSINESS**

**8.1 New Council Policy G-9, Gatekeeper Application Policy and Procedures**

Community Development Director Christian Murdock presented the item.

The following members of the public spoke:

James Kuszmaul

David Watson from Mountain View.

(Virtual) Robert Cox, on behalf of Livable Mountain View, indicated opposition to the policy.

(Virtual) Leslie Friedman

(Virtual) Bruce England from Mountain View.

(Virtual) Louise Katz

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

(Virtual) Manuel Salazar, on behalf of Silicon Valley at Home.

(Virtual) Mary Dateo

(Virtual) Albert Jeans

(Virtual) Chuck Muir from Mountain View.

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

1. Adopt Resolution No. 19013 of the City Council of the City of Mountain View Adopting City Council Policy G-9, Gatekeeper Application Policy and Procedures, for the review and authorization of private development applications with legislative amendments to city regulations, referred to as the Gatekeeper process, with the following modifications:

Section D. STREAMLINED GATEKEEPER PROJECTS, Category 2 (Limited Size/Substantial Community Benefits):

Change Size and Density to Eligibility Criteria

Create mandatory Performance Criteria for projects:

(f) Trees & Biodiversity, utilizing North Bayshore Precise Plan planting palette

(g) Historic Preservation

Create selection list of Performance Criteria (minimum (1) required):

(c) Affordable Housing

(d) Park Land/Open Space

(e) Community Facility (delete "TDR Program Participation")

(h) Sustainability

Require study sessions at the Environmental Planning Commission and the City Council for Streamlined Gatekeepers

Prohibit Council Gatekeeper action on Consent Calendar

2. Direct staff to return with a recommendation for: 1) new criteria to allow mixed-use commercial/residential projects with a minimum proportion of residential floor area; and 2) new objective criteria to define substantial modification for resubmittal of Gatekeeper projects not authorized to submit an application.

At 9:50 p.m., Mayor Kamei recessed the meeting. At 10:05 p.m., the meeting reconvened with all Councilmembers present.

FRIENDLY AMENDMENT

Councilmember Showalter moved to amend the motion to:

1. Amend the resolution to move (h) Sustainability to the mandatory performance criteria list and replace Net Zero with All Electric.

2. Direct staff to return with a recommendation for: 1) new criteria for neighborhood serving commercial for Streamlined Gatekeepers; and 2) adding Safe Parking operation as an example for Regular Gatekeepers.

The motion maker accepted the amendment.

#### FRIENDLY AMENDMENT

Mayor Kamei moved to amend the motion to include directing staff to return with new criteria that incentivize ownership opportunities, such as condominium mapping.

The motion maker and seconder accepted the amendment.

#### FRIENDLY AMENDMENT

Councilmember Ramirez amended the motion to modify the resolution to increase (e) Community Facility to 5%.

The motion seconder accepted the amendment.

The amended motion carried by the following vote:

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

**No:** 1 - Councilmember McAlister

MOTION - M/S - Ramos/Clark - At 10:56 p.m., to continue the meeting beyond 10:00 p.m.

The motion carried by the following vote:

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

**No:** 1 - Councilmember McAlister

## 8.2 Reconsideration of Density Increases in R3 Zoning District Update Change Areas

Community Development Director Christian Murdock presented the item.

The following members of the public spoke:

James Kuszmaul

Alex Brown from Mountain View.

(Virtual) Leslie Friedman

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

(Virtual) Manuel Salazar, on behalf of Silicon Valley at Home.

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

Retain 9 of the 13 change areas previously identified for Option 2A with a draft subzone designation of R3-D1 and an approximate maximum density of 50-75 dwelling units per acre, except for the following four change areas which should be studied for Option 1 with a draft subzone designation of R3-D2 and an approximate maximum density of 75-110 dwelling units per acre:

1. Del Medio (North)
4. California/Ortega
5. California/Latham/Rengstorff
11. Solano Apartments

The motion failed by the following vote:

**Yes:** 3 - Councilmember Hicks, Councilmember Ramirez, Vice Mayor Ramos

**No:** 4 - Councilmember Clark, Councilmember McAlister, Councilmember Showalter, Mayor Kamei

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

Retain 11 of the 13 change areas previously identified for Option 2A with a draft subzone designation of R3-D1 and an approximate maximum density of 50-75 dwelling units per acre, except for the following two change areas which should be studied for Option 1 with a draft subzone designation of R3-D2 and an approximate maximum density of 75-110 dwelling units per acre:

4. California/Ortega
5. California/Latham/Rengstorff

The motion carried by the following vote:

**Yes:** 4 - Councilmember Clark, Councilmember Hicks, Councilmember Ramirez, Vice Mayor Ramos

**No:** 3 - Councilmember McAlister, Councilmember Showalter, Mayor Kamei

## 9. COUNCIL, STAFF/COMMITTEE REPORTS

Councilmember Showalter stated she attended a Silicon Valley Clean Energy Authority Board of Directors meeting and a Council Neighborhoods Committee meeting.

Vice Mayor Ramos stated she attended meetings of the Santa Clara Valley Transportation Authority Policy Advisory Committee, Cities Association of Santa Clara County Board of Directors, Council Neighborhoods Committee, League of California Cities Governance, Transparency, and Labor Relations Policy Committee,


and Association of Bay Area Governments General Assembly.

Mayor Kamei stated she attended a Cities Association of Santa Clara County Board of Directors meeting, a League of California Cities Governance Committee meeting, and the United States Conference of Mayors.

**10. ADJOURNMENT**

At 11:32 p.m., Mayor/President Kamei adjourned the meeting.

Approved on September 9, 2025.

  
\_\_\_\_\_  
Ellen Kamei, Mayor/President

  
\_\_\_\_\_  
Heather Glaser, City Clerk/Secretary