



Christopher R. Clark, Councilmember
John M. Inks, Councilmember
R. Michael Kasperzak, Jr., Councilmember

Ken S. Rosenberg, Vice Mayor
John McAlister, Councilmember
Leonard M. Siegel, Councilmember

Daniel H. Rich, City Manager
Lorrie Brewer, City Clerk

Patricia Showalter, Mayor

Jannie L. Quinn, City Attorney

July 14, 2016

MVCPA, SecondStage, 500 Castro St.

7:30 P.M.-SPECIAL SESSION

1. CALL TO ORDER

Mayor Showalter called the meeting to order at 7:35 p.m.

2. PLEDGE OF ALLEGIANCE

Marissa Yanez led the Pledge of Allegiance.

3. ROLL CALL

Present: 6 - Councilmember Clark, Councilmember Kasperzak, Councilmember McAlister, Vice Mayor Siegel, Mayor Rosenberg, and Councilmember Showalter

Absent: 1 - Councilmember Inks

4. CONSENT CALENDAR - None.

5. ORAL COMMUNICATIONS FROM THE PUBLIC ON NONAGENDIZED ITEMS

Lori Robbins expressed concerns with the El Camino Hospital project, and asked Council to reconsider the project due to lack of a broader notification of the public hearing, and in order to conduct peak time traffic counts on Grant Road.

Katarina Blazek requested that, due to safety concerns, Mountain View landscape crews maintain the median on Moffett Blvd, between Middlefield Road and the Highway 85 Northbound offramp, as well as other areas in need of landscaping.

Linda Curtis made recommendations regarding transportation issues on Castro Street and Central Expressway.

6. PUBLIC HEARING - None.

7. ITEMS INITIATED BY COUNCIL

7.1 Consideration of a Council-Initiated Rent Regulation Ballot Measure for the November 2016 Election.

Provide clear and specific direction to staff to draft a Council-sponsored measure for the ballot to be brought back for Council consideration on August 9, 2016 that would provide substantive protection to Mountain View renters. Based on the outcome of the election, this makes the possibility of avoiding a Charter amendment and the associated unintended consequences much more likely. Our goal should be to provide a balanced system of renter and landlord protections to help support a healthy rental market in the City of Mountain View.

If putting a Council-initiated measure on the ballot is not possible, the recommendation is to direct staff to draft an ordinance for introduction on August 9, 2016 that includes binding arbitration, just-cause eviction, and a trigger provision similar to The Community Stabilization and Fair Rent Act.

City Attorney Quinn, Mountain View Tenants Coalition Member Joan MacDonald and Attorney Juliet Brodie presented oral reports and they, Project Sentinel Case Manager Emily Staats, Attorney Melissa Morris, Project Sentinel Dispute Resolution Director Martin Eichner and City Manager Rich, responded to Council's questions.

SPEAKING FROM THE FLOOR EXPRESSING CONCERNS AND/OR WITH RECOMMENDATIONS:

Marissa Yanez

Donna Avarol

Adrianna Guerrero

Steven Goldstein

Linda Curtis

Deniece Smith

Katherine Greene

Angela Holman. Ms. Holman also responded to Council's questions.

Jim Chen

Michael Kahan

Angel Santuario

Larry Voytilla

Barbara Goodwin

Mike Fischetti

Asha Praver

Gabriel Cardenas

Sharon Wachaka

Amy

Jeff Dunn

Paula Perez, speaking in English, translated in Spanish.

John Scarboro
Unidentified woman
Brooklyn Cook
Katerina Blazek
Gary Wesley
Maria Marroquin
Aron Tapia
Gail Nyhan
Edie Keating
Todd Nagengast
Steve Chandler. Mr. Chandler also responded to Council's questions.
Rob Holbrook
Daniel Debolt

Council recessed at 10:13 p.m. and reconvened at 10:29 p.m.

Staff was directed to prepare an ordinance strengthening the existing Rental Housing Dispute Resolution Program (RHDRP) that could be presented to the voters in November. On August 9, 2016, the Council will review the ordinance and decide whether to adopt a resolution placing it on the ballot.

The ordinance being drafted will include the following provisions:

- mandatory conciliation, mediation and if those are not successful, mandatory binding arbitration for disputes involving rent increases above a 5% threshold in any 12 month period dating back to July 15, 2016 and service reductions.
- In accordance with the Costa Hawkins Act, those rental units defined as three or more dwelling units located in a single structure that received a certificate of occupancy prior to February 1, 1995 would be subject to binding arbitration. Rental units receiving a certificate of occupancy after February 1, 1995 would still be subject to nonbinding arbitration.
- The Council further directed a just cause eviction provision based on the proposed charter amendment be included in the ordinance.
- The ordinance will be drafted to include a provision allowing landlords to “bank” rent increases for a period of two years but would limit the rent increase to 8% in that 24 month period.
- Finally, the ordinance will be drafted in a manner that would prohibit the Council from making any changes to the key provisions of the ordinance, other than technical or clarifying changes required for the implementation of the ordinance, for a period of the two years. After a period of two years, a supermajority (5 votes of the City Council) would be needed to amend the key provisions of the ordinance.

8. COUNCIL, STAFF/COMMITTEE REPORTS - None.

9. CLOSED SESSION REPORT - None

10. ADJOURNMENT - At 12:30 a.m., Mayor Showalter adjourned the meeting to the next meeting to be held on Tuesday, September 6, 2016 at 6:30 p.m. in Council Chambers, 500 Castro Street.

ATTEST:

APPROVED:

LORRIE BREWER, MMC
CITY CLERK

PATRICIA SHOWALTER
MAYOR