



Lisa Matichak, Mayor  
Margaret Abe-Koga, Vice Mayor  
Christopher R. Clark, Councilmember  
Alison Hicks, Councilmember  
Ellen Kamei, Councilmember  
John McAlister, Councilmember  
Lucas Ramirez, Councilmember

Daniel H. Rich, City Manager  
Jannie L. Quinn, City Attorney  
Lisa Natusch, City Clerk

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May 21, 2019

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

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

**6:15 P.M.-CLOSED SESSION (PLAZA CONFERENCE ROOM)**

**1. CLOSED SESSION ANNOUNCEMENT (OPEN SESSION)**

All Councilmembers present except for Vice Mayor Abe-Koga and Councilmember McAlister.

City Attorney Jannie Quinn announced the item for Closed Session.  
Seeing no one wishing to speak, Mayor Matichak called the meeting to order.

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

**2.1 Conference with Legal Counsel - Liability Claims (Government Code §54956.95)**

**Claimant: Carol Liu against the City of Mountain View**

**Claimant: Geraldine Alexander against the City of Mountain View**

The Closed Session concluded at 6:19 p.m.

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

**1. CALL TO ORDER**

Mayor Matichak called the meeting to order at 6:30 p.m.

**2. PLEDGE OF ALLEGIANCE**

The pledge of allegiance was led by Mayor Matichak.

**3. ROLL CALL**

Present: 6 - Councilmember Clark, Councilmember Hicks, Councilmember Kamei,  
Councilmember Ramirez, Vice Mayor Abe-Koga and Mayor Matichak.

Absent: 1 - Councilmember McAlister (arrived later during the meeting).

**4. CONSENT CALENDAR**

The following members of the public spoke:  
Jesse Cupp, Chair of Visual Arts Committee

MOTION - MS - Clark/ Hicks - To

Approve the Consent Calendar with the modification to Item 4.3 to approve Alternative 2, to increase the Public Art Allocation by \$18,000 for a total of \$36,000 and select both Ene Osteras-Constable art sculpture and Marisha Farnsworth artwork bench.

The motion carried by the following vote:

Yes: 6 - Councilmember Clark, Councilmember Hicks, Councilmember Kamei, Councilmember Ramirez, Vice Mayor Abe-Koga and Mayor Matichak.

Absent: 1 - Councilmember McAlister.

**4.1 Approve Meeting Minutes**

Approve City Council meeting minutes of March 5, 2019.

**4.2 Community Center - First Phase, Project 17-32 - Accept Construction**

Accept Community Center - First Phase, Project 17-32, and authorize the final contract payment.

**4.3 Public Art-Wyandotte Park, Project 18-34**

Select the Ene Osteras-Constable art sculpture for the Wyandotte Park, Project 18-34.

**4.4 Contribution to the Housing Trust Silicon Valley**

Authorize the City Manager to execute an agreement with the Housing Trust Silicon Valley for a City contribution of \$150,000 in Fiscal Year 2018-19.

**4.5 Pickleball Courts, Project 18-35 - Accept Construction**

Accept Pickleball Courts, Project 18-35, and authorize the final contract payment.

**4.6 Professional Services Agreements with Alta Planning + Design**

Authorize the City Manager to execute professional services agreements with Alta Planning + Design, Inc., for various transportation plans and programs in an amount not to exceed \$181,000.

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

Patrick Ahrens, Foothill-De Anza Community College Board

Joan MacDonald

Joan Brodovsky

Taylor Williams, Stanford Community Law Clinic on behalf of the Mountain View Housing Justice Coalition

## 6. PUBLIC HEARING

### 6.1 777 West Middlefield Road Residential Project

City Attorney Jannie Quinn announced Councilmember McAlister's absence is a recusal on the item due to his financial interest in real property that is located in close proximity to Cooper Park.

Senior Planner Diana Pancholi presented the staff report. City Attorney Jannie Quinn, Planning Manager/Zoning Administrator Stephanie Williams, Assistant City Manager/Community Development Director Aarti Shrivastava, Senior Civil Engineer Renee Gunn, Consulting Planner John Schwarz, and City Manager Dan Rich provided additional information.

The applicant Perry Hariri, Fortbay, LLC, provided information regarding the proposed project.

Magnus Barber, Transportation Planner, Nelson\Nygaard, and Jessica Music, Architect, KTG Architecture & Planning, provided additional information.

Dr. Ayinde Rudolph, Mountain View Whisman School District addressed the Council.

Councilmember Kamei disclosed she met with the applicant. Mayor Matichak disclosed she met with the applicant.

The following members of the public spoke:

Nancy Weed

Laura Blakely, Trustee, Mountain View Whisman School District Board

Mitch Mankin, SV@Home

Adnan Rajev

Kathleen Wortham, Silicon Valley Leadership Group

Ken Tsukahara, representing Mountain View Buddhist Temple

Joel Dean

John Keen

Craig Noam

Alex Nunez

Joan MacDonald, League of Women Voters and Advocates for Affordable Housing

Cliff Chambers, on behalf of Mountain View Coalition for Sustainable Planning

Xiomara Cisneros, Bay Area Council

Bruce Naegel, Carbon Free Mountain View

Shani Kleinhaus, Santa Clara Valley Audubon Society

MOTION - MS - Clark/ Abe-Koga - To:

1. Adopt Resolution No.18327 Certifying the 777 West Middlefield Road Residential

Project Environmental Impact Report (EIR) and Adopting CEQA Findings, Including Mitigation Measures, and a Mitigation Monitoring or Reporting Program, to be read in title only, further reading waived (Attachment 1 to the Council report).

2. Adopt Resolution No. 18328 Approving a General Plan Land Use Map Amendment for a Property Located at 777 West Middlefield Road from the Medium-Density Residential to the High-Density Residential Land Use Designation, to be read in title only, further reading waived (Attachment 2 to the Council report).

3. Introduce an Ordinance Amending the Zoning Map for the Property Located at 777 West Middlefield Road from the R3-2 (Multiple-Family) Zoning District to the P (Planned Community) Zoning District, to be read in title only, and set a second reading for June 11, 2019 (Attachment 3 to the Council report).

4. Adopt Resolution No. 18329 Approving a Planned Community Permit, Development Review Permit to Demolish the 208 Existing Units on the Site and to Construct a 716-Unit Apartment Complex with Below-Grade Parking, and a Heritage Tree Removal Permit to Remove 127 Heritage Trees on a 9.84-Acre Site at 777 West Middlefield Road, to be read in title only, further reading waived (Attachment 4 to the Council report).

5. Adopt Resolution No. 18330 Approving a Tentative Parcel Map to Subdivide the Existing Lot Located at 777 West Middlefield Road to Create Two Lots, to be read in title only, further reading waived (Attachment 5 to the Council report).

6. Adopt Resolution No. 18331 Approving a Private Open Space Credit for 50 Percent of the Value of the 66,662 Square Feet of Land within the Development at 777 West Middlefield Road (Attachment 6 to the Council report).

7. Authorize the City Manager to execute a Funding agreement and Development Restriction with the Mountain View Whisman School District for the first right of refusal to occupy 20 of the affordable rental units owned, operated, and maintained by the Mountain View Whisman School District within the Project.

8. Appropriate \$2.0 million from the Strategic Property Acquisition Reserve (and rebudget in Fiscal Year 2019-20) to support construction of 20 low- and moderate-income units for City employees, to be reimbursed by the Below-Market-Rate Fund if/when it is amended to cover the affordability levels in this project. (Five votes required)

Councilmember Clark acknowledged a correction to the Resolution in Item 4 of the staff recommendation to correct the number of units from 715 to 716

The motion carried by the following vote:

Yes: 6 - Vice Mayor Abe-Koga, Councilmember Clark, Councilmember Hicks,

Councilmember Kamei, Councilmember Ramirez, Mayor Matichak

Recused: 1 - Councilmember McAlister

Councilmember McAlister joined the meeting after this item.

## **7. NEW BUSINESS**

### **7.1 Fiscal Year 2019-20 through Fiscal Year 2020-21 City Council Major Goals Work Plan**

Assistant City Manager/Chief Operating Officer Audrey Seymour Ramberg presented the staff report. Public Works Director Mike Fuller, Assistant City Manager/Community Development Director Aarti Shrivastava, City Attorney Jannie Quinn and Principal Management Analyst, Melvin Gaines provided additional information.

The following members of the public spoke:

David Bini, Building Trades Council

Josue Garcia, Santa Clara County Residents for Responsible Development

Katuska Pimentel, SIREN

Maria Morales

Rosalia Gil

Forest Peterson

Meghan Fraley

Robert Cox, Steering Committee, Livable Mountain View

Mary Hodder, Livable Mountain View

Mitch Mankin, SV@Home

Philip Cosby, Saint Athanasius Church

Louise Auerhahn, Working Partnerships USA

Cliff Chambers, Mountain View Coalition for Sustainable Planning

Alex Nunez

Heather Phipps, Mountain View Tenant Coalition

Shani Kleinhaus, Santa Clara Valley Audubon Society

Sandra Esparza, Cafecitos Social Justice Group, St. Joseph's Church

Alex Brown, Santiago Villa

An unidentified person spoke

MOTION - MS - Kamei/ Ramirez - To: Adopt City Council goals for FYs 2019-20 and 2020-21; Approve the recommended projects and provide direction as requested to implement the Fiscal Year 2019-20 through Fiscal Year 2020-21 City Council Major Goals in Attachment 1 to this Council report. Additionally, direct staff to return to Council seeking authorization to appropriate the funding required for these projects as part of the Fiscal Year 2019-20 budget adoption process.

The motion carried by the following vote:

Yes: 7 - Councilmember Clark, Councilmember Hicks, Councilmember Kamei,

Councilmember McAlister, Councilmember Ramirez, Vice Mayor Abe-Koga, Mayor Matichak

MOTION - MS - Abe-Koga/ Ramirez - To:

Expand staff capacity for Advanced Planning. The motion carried by the following vote:

Yes: 7 - Vice Mayor Abe-Koga, Councilmember Clark, Councilmember Hicks, Councilmember Kamei, Councilmember McAlister, Councilmember Ramirez, Vice Mayor Abe-Koga, Mayor Matichak

Vice Mayor Abe-Koga stated she owns real property in the downtown area, recused herself, and left the room.

Councilmember Hicks stated she owns real property in the downtown area, recused herself, and left the room.

MOTION – M/S – Clark/Matichak - To:

Retain the scope that's in Attachment 1, but add an approach that is phasing the Workplan such that the first item to be looked at is preservation of downtown's historic core, in an effort to prevent preemption, to the extent possible, by the state legislation.

The motion carried by the following vote:

Yes: 5 - Councilmember Clark, Councilmember Kamei, Councilmember McAlister, Councilmember Ramirez, Mayor Matichak

Recused: 2 - Councilmember Hicks, and Vice-Mayor Abe-Koga

At 11:16 p.m., Vice Mayor Abe-Koga and Councilmember Hicks returned to the Chambers and took their seats at the dais.

Following discussion Councilmember Kamei recused herself and left the room due to real property she leases.

MOTION – M/S – Abe-Koga/Ramirez – To:

Revise the scope from a Precise Plan to work with the Mountain View – Whisman School District to facilitate the acquisition of the Shenandoah site and explore joint-use opportunities.

The motion carried by the following vote:

Yes: 6 - Councilmember Clark, Councilmember Hicks, Councilmember McAlister, Councilmember Ramirez, Vice Mayor Abe-Koga and Mayor Matichak

Recused: 1 - Councilmember Kamei

At 11:27 p.m., Councilmember Kamei returned to the room and took her seat at the dais.

MOTION – M/S – Clark/McAlister – To:

Work first to prioritize R-3, then 3.18 and 2.19, and then begin the historic preservation ordinance as soon as possible.

Motion carries with the following vote:

Yes: 4 - Councilmember Clark, Councilmember Kamei, Councilmember McAlister, and Councilmember Ramirez

No: 3 - Councilmember Hicks, Vice-Mayor Abe-Koga and Mayor Matichak

MOTION M/S Clark/McAlister – To:

Approve everything else recommended, having already acted on 4.7, 2.19 and 3.18.

Motion carried by the following vote:

Yes: 7 - Councilmember Clark, Councilmember Hicks, Councilmember Kamei, Councilmember McAlister, Councilmember Ramirez, Vice Mayor Abe-Koga, Mayor Matichak.

MOTION M/S – Clark/Matichak – To continue the meeting past 10:00 p.m

Motion carried by the following vote:

Yes: 6 - Councilmember Clark, Councilmember Hicks, Councilmember Kamei, Councilmember Ramirez, Vice Mayor Abe-Koga and Mayor Matichak

No: 1- Councilmember McAlister

## **7.2 Approve the Acquisition of Real Property at 996 West Dana Street (APN 158-13-029)**

Real Property Program Administrator Dennis Drennan presented the staff report.

There was no public comment.

MOTION - MS - McAlister/ Kamei - To:

1. Approve the acquisition of a residential property located at 996 West Dana Street (APN 158 13 029) owned by Terrie L. Eads, Trustee of the Terrie Lee Eads Revocable Trust, as to an undivided 50 percent interest and Lori J. Dunn, Trustee of the Lori J. Dunn Revocable Trust, as to an undivided 50 percent interest.

2. Approve a midyear Capital Improvement Project entitled, "Acquisition of 996 West Dana Street."
3. Appropriate \$3,400,000 from the Strategic Property Acquisition Reserve to the Project.
4. Authorize the City Manager or his designee to execute all documents and take all necessary actions related to the acquisition of 996 West Dana Street (APN 158 13 029).

The motion carried by the following vote:

Yes: 7- Councilmember Clark, Councilmember Hicks, Councilmember Kamei, Councilmember McAlister, Councilmember Ramirez, Vice Mayor Abe-Koga, Mayor Matichak

**7.3 Ordinance Amending Chapter 15, Article II of the Mountain View City Code Related to Mobile Vendors**

Assistant City Attorney Nicole Wright presented the staff report.

The following member of the public spoke:  
Alex Brown

MOTION - MS - Ramirez/ Abe-Koga - To:

Introduce an Ordinance Amending Chapter 15, Article II of the Mountain View City Code Related to Mobile Vendors, to be read in title only, further reading waived, and set a second reading for June 11, 2019.

The motion carried by the following vote:

Yes: 7- Councilmember Clark, Councilmember Hicks, Councilmember Kamei, Councilmember McAlister, Councilmember Ramirez, Vice Mayor Abe-Koga, Mayor Matichak

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

Councilmember Clark reported his attendance at a meeting of ABAG.

Vice Mayor Margaret Abe-Koga reported her attendance on a conference call with representatives from cities in Senator Hill's district.

By majority show of hands vote, Council directed staff to bring back a memo regarding delaying the gatekeepers to at a minimum 2020.

Mayor Matichak stated that she would change her vote regarding Council Goals and Projects if bird-safe design is included and Staff explained that they could do a motion for consideration.

MOTION - M/S Matichak/Abe-Koga – To:  
Reconsider the topic of a bird-safe design.

No speakers.

Motion carried by the following vote:

Yes: 7 - Councilmember Clark, Councilmember Hicks, Councilmember Kamei,  
Councilmember McAlister, Councilmember Ramirez, Vice Mayor Abe-Koga and Mayor  
Matichak

MOTION – M/S – Matichak/Abe-Koga – To:

Include Item 4.6 in the list of projects in support of the Council goals, narrowly scoped to  
what can be done within the building code.

Motion carried by the following vote:

Yes: 7 - Councilmember Clark, Councilmember Hicks, Councilmember Kamei,  
Councilmember McAlister, Councilmember Ramirez, Vice Mayor Abe-Koga, Mayor  
Matichak

**9. CLOSED SESSION REPORT**

There was no report.

**10. ADJOURNMENT**

Mayor Matichak announced an upcoming Memorial Day celebration.

At 12:26 a.m., Mayor Matichak adjourned the meeting to the next Council Meeting on  
Thursday, May 23, 2019, at 5:30 p.m. in the Council Chambers, 500 Castro street.

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LISA NATUSCH  
CITY CLERK