



Lisa Matchak, 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  
Krishan Chopra, City Attorney  
Lisa Natusch, City Clerk

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December 03, 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**

**5:00 P.M.-CLOSED SESSION (PLAZA CONFERENCE ROOM)**

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

Mayor Matchak called the meeting to order at 5:00 p.m.

All Councilmembers were present.

**2. CLOSED SESSION**

**2.1 Public Employee Appointment (California Government Code §54957) - Title of Position:  
City Manager**

City Attorney Krishan Chopra made the Closed Session announcement.

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

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

Mayor Matchak called the meeting to order at 6:31 p.m. and led the Pledge of Allegiance.

**2. ROLL CALL**

Present: 7 - Councilmember Clark, Councilmember Hicks, Councilmember Kamei,  
Councilmember McAlister, Councilmember Ramirez, Vice Mayor Abe-Koga, Mayor  
Matchak

**3. PRESENTATION**

**3.1 Recognition of 2019 Synopsys Science & Technology Championship Winners**

Mayor Matchak presented Certificates of Recognition to 2019 Synopsys Science &  
Technology Championship Winners. Santa Clara Valley Science and Engineering Fair  
Association Board Member Veena Jain spoke regarding the students' achievements.

**4. CONSENT CALENDAR**

Councilmember Kamei announced her recusal from participation in Agenda item 4.7 due to

the proximity of the location to a real property interest.

Mayor Matichak stated she would pull Items 4.2 and 4.5.

The following members of the public spoke:

Albert Jeans, with a presentation regarding Item 4.4

Project Manager David Printy responded to Council questions regarding Item 4.5.

Councilmember McAlister provided comments on Item 4.4.

Public Works Director Dawn Cameron and City Manager Dan Rich responded to questions regarding Item 4.4.

MOTION - M/S - Abe-Koga/Ramirez – To approve the Consent Calendar excluding item 4.2

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 (Councilmember Kamei recused on agenda item 4.7)

#### **4.1 Approve Meeting Minutes**

Approve the City Council meeting minutes of November 18, 2019.

#### **4.2 Downtown Precise Plan Update: Scope of Work and Consultant Contract**

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

Reject the proposal, modify the scope of work, and include other potential bidders.

The motion failed by the following vote:

Yes: 3 - Councilmember Hicks, Councilmember Ramirez, Mayor Matichak

No: 4 - Councilmember Clark, Councilmember Kamei, Councilmember McAlister, Vice Mayor Abe-Koga

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

1. Approve the proposed scope of work for the City initiated Downtown Precise Plan update with modifications to remove Section B.2; remove Section B1/C1 and look at design guidelines for historic preservation; perform economic analysis to determine impact of development with respect to historic preservation; explore restricting office use in the three

sub-areas; and encouraging active ground floor uses.

2. Approve the proposed California Environmental Quality Act scope of work for the City-initiated Downtown Precise Plan update.
3. Authorize the City Manager to execute a professional services contract with Van Meter Williams Pollack, a planning consulting firm, to prepare a Downtown Precise Plan update in an amount not to exceed \$261,635.
4. Authorize the City Manager to execute a professional services contract with David J. Powers & Associates, an environmental consulting firm, to prepare environmental review documents for the Downtown Precise Plan update in an amount not to exceed \$191,745.

Motion carried with the following votes:

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

No: 1 - Mayor Matichak

#### **4.3 Safe Routes to School Education Program Funding Agreement and Professional Services**

1. Authorize the City Manager to execute a funding agreement with the Santa Clara Valley Transportation Authority for the 2016 Measure B Bicycle/Pedestrian Education and Encouragement Program (Attachment 1 to the Council report).
2. Authorize the City Manager to amend the professional services agreement with Alta Planning+Design, Inc., for the Mountain View Safe Routes to School Education Program, increasing compensation by \$184,904 for a total contract amount of \$230,895.

#### **4.4 Shoreline Boulevard Transit Lane and Utility Improvements, Project 18-43-Various Actions**

1. Acting as the Shoreline Regional Park Community, authorize the transfer and appropriation of Shoreline Regional Park 2018 A Bond Proceeds in the amount of \$1,000,000 from Shoreline Transit Lane Property Acquisition, Project 18-47, to Shoreline Boulevard Transit Lane and Utility Improvements, Project 18-43. (Four votes required)
2. Acting as the Shoreline Regional Park Community, authorize the transfer and appropriation of Shoreline Regional Park Community funding in the amount of \$500,000 from Shoreline Boulevard Transit Lane and Utility Improvements, Project 16-58, to Shoreline Boulevard Transit Lane and Utility Improvements, Project 18-43. (Four votes required)
3. Approve plans and specifications for the Shoreline Boulevard Transit Lane and Utility Improvements and authorize staff to advertise the project for bids.

4. Authorize the City Manager to award the construction contract to the lowest responsible bidder if the low bid and construction contingency of \$1,800,000 are within the project budget.

5. Authorize the City Manager to execute a professional services agreement with CSG Consultants for Shoreline Boulevard Transit Lane and Utility Improvements, Project 18-43, for a total not-to-exceed fee of \$450,000.

**4.5 Police/Fire Administration Building, Design, Project 20-49-Authorize Design Professional Services Agreement**

Authorize the City Manager to execute a design professional services agreement with SVA Architects Inc., of Oakland, California, to provide architectural and engineering design services for the Police and Fire Administration Building, Design, Project 20-49, for a total not-to-exceed fee of \$800,000.

**4.6 Center for the Performing Arts SecondStage Addition, Project 19-52-Amend Professional Design Services Agreement**

Authorize the City Manager to amend the professional design services agreement with Hawley Peterson and Snyder Architects (HPS), for architectural and engineering services for the Center for the Performing Arts SecondStage Addition, Project 19-52, increasing compensation by \$45,000, for a total contract amount of \$265,000.

**4.7 Final Map Approval, Tract No. 10499, 535-555 Walker Drive**

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

Adopt Resolution No. 18407 Approving the Final Map of Tract No. 10499, Accepting Dedications and Making Findings as Required by the City Code, read in title only, further reading waived.

The motion carried by the following vote:

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

Recused: 1 - Councilmember Kamei

**4.8 East Whisman Area Transit-Oriented Development Improvements, Phase I: Middlefield Road Improvements, Project 16-48-Accept Construction**

Accept East Whisman Area Transit-Oriented Development Improvements, Phase I: Middlefield Road Improvements, Project 16-48, and authorize final contract payment.

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

Mayor Matichak announced that the Environmental Planning Commission is recruiting for two seats.

## 6. PUBLIC HEARINGS

### 6.1 1720 Villa Street Residential Project and 660 Mariposa Avenue

City Attorney Krishan Chopra announced his recusal from participation in this item due to an interest in real property in close proximity to the site, and stated Assistant City Attorney Nicole Wright would assist with this item due to an interest in real property.

By a show of hands all Councilmembers disclosed they met with the applicant and visited the site.

Senior Planner Matt VanOosten presented the staff report. City Manager Dan Rich, Assistant Community Development Director Wayne Chen and Assistant City Attorney Nicole Wright provided additional information.

John Moss, Prometheus Real Estate Group, provided information regarding the proposed project and an alternative mitigation and rehabilitation plan. Brad Wiblin, BRIDGE Housing, provided a presentation to Council. The City Council posed questions. Mr. Moss responded to Council's questions.

Mayor Matichak opened the public hearing.

Josué García, Director, Silicon Valley MEPS  
Marta Garcia  
Luce Garcia  
Adelaida and Tadeo  
Jairo Rodriguez  
Veronica  
Alex Nunez  
Fernando Romero  
Miriam Banderas

Public hearing closed.

Applicant John Moss provided additional information.

MOTION – M/S – McAlister/Kamei – To:

1. Adopt Resolution Approving a Modification to the BMR Requirement for the Previously Approved Planned Community Permit at 1696-1758 Villa Street to Require 17 On-Site Units and an Initial Payment for the Acquisition and Rehabilitation of 48 Off-Site Units at 660 Mariposa Avenue, to be read in title only, further reading waived (Attachment 1 to the Council report).

2. Direct staff to work with the Applicant and Bridge Housing for the acquisition and

rehabilitation of 660 Mariposa Avenue.

Following discussion, Councilmember McAlister modified the motion to just move forward as he wanted to guarantee the project.

Councilmember Kamei added that she wanted to have a 90-day grace period to work out specific details with the unions, and reach an agreement, and that if no agreement was reached the item is to come back to Council.

City Manager Dan Rich provided details as well as Mr. Moss, the applicant.

Various Councilmembers made comments on the motion.

Councilmember McAlister wanted to keep with his original motion. There was no second because Councilmember Kamei suggested a different approach. Motion died for lack of a second.

MOTION – M/S – Clark/Hicks – To:

1. Adopt a Resolution Approving a Modification to the BMR Requirement for the Previously Approved Planned Community Permit at 1696 1758 Villa Street to Require 17 On Site Units and an Initial Payment for the Acquisition and Rehabilitation of 48 Off Site Units at 660 Mariposa Avenue, to be read in title only, further reading waived (Attachment 1 to the Council report).
2. Direct staff to work with the Applicant and BRIDGE Housing for the acquisition and rehabilitation of 660 Mariposa Avenue,
3. Provide a 90 day period in which the applicant can work with labor to come to a mutual agreement on terms and if it does not, then follow the staff recommendation (hybrid motion) and do not come back to Council.
4. Have the default be what Prometheus offered and the financial contribution and preserving Mariposa and keeping 50 units but no city funding.

Assistant City Attorney Nicole Wright made clarifying comments.

Mr. Garcia, labor leader, addressed the City Council, and said the intent for the prevailing wage is for the Mariposa site only.

City Manager Dan Rich suggested a Council break to allow staff to discuss the details of the motion on the floor, and proceeded with Item 6.2.

## **6.2 Gatekeeper Application for 365 to 405 San Antonio Road and 2585 to 2595 California Street**

City Attorney Krishan Chopra joined the City Council at the dais.

Councilmember Ramirez announced his recusal from participation in this item due to his

leasehold interest in close proximity to the project site, and left the room.

Councilmembers Hicks, Councilmember Clark and Mayor Matichak disclosed that they met with the applicant.

Deputy Zoning Administrator Rebecca Shapiro presented the staff report.

Applicant Scott McPherson, Managing Director, Merlone Geier Partners LP, Brett Christopoulos, and David Geiser provided information regarding the proposed project. Council asked questions of the applicant and staff. Council made comments about the project look and feel.

Mayor Matichak opened the public hearing.

Randy Kenyon, on behalf of Los Altos School District  
Grace Kawahira  
Dema Colton

Public hearing closed.

Council made comments about the project.

MOTION - MS - Clark/ McAlister - To:

Authorize the assignment of staff resources for consideration of an application to develop an approximately 190,000 square foot office building with ground-floor retail-commercial space, including up to 150,000 square feet of transfer of development rights square footage through the Los Altos School District Transfer of Development Rights Program, located at 365 to 405 San Antonio Road and 2585 to 2595 California Street.

The motion carried by the following vote:

Yes: 4 - Councilmember Clark, Councilmember Hicks, Councilmember Kamei,  
Councilmember McAlister

No: 2 - Vice Mayor Abe-Koga, Mayor Matichak

Recused: 1- Councilmember Ramirez

At 10:00 p.m., MOTION - M/S – Clark/Unknown (not audible)- To:

Continue the City Council meeting past 10:00 p.m.

The motion carried by majority show of hands vote.

Council recessed at 10:18 p.m.

Council reconvened at 10:36 p.m. with all Councilmembers present. Council returned to consideration of Item 6.1.

**1720 Villa Street Residential Project and 660 Mariposa Avenue**

City Attorney Chopra recused himself from participation in this item. Assistant City Attorney Nicole Wright took a seat at the dais.

Assistant Director of Community Development Wayne Chen provided information following staff analysis during the recess. He explained the basis for staff's calculations and shared alternatives.

Applicant John Moss responded to Council questions.

Councilmember Clark withdrew his motion.

MOTION – M/S – Clark/McAlister – To:

1. Adopt Resolution No. 18408 Approving a Modification to the BMR Requirement for the Previously Approved Planned Community Permit at 1696 1758 Villa Street to Require 17 On Site Units and an Initial Payment for the Acquisition and Rehabilitation of 48 Off Site Units at 660 Mariposa Avenue, to be read in title only, further reading waived with condition #57 revised by staff and provided to Council; and add the following language to Section 2, second paragraph: for the same reasons, the alternative requirement in the event agreements are not reached to satisfy the alternative mitigation condition in which the applicant shall provide five on-site units, two of which may be provided off-site at the city's approval, and convey and rehabilitate the 48-unit building at Mariposa to a qualified housing developer satisfies the city's BMR requirements. (As read by Senior City Attorney Wright).

2. Direct staff to work with the Applicant and Bridge Housing for the acquisition and rehabilitation of 660 Mariposa Avenue, and the staff-proposed hybrid option is the first choice, giving the applicant up to 90 days to negotiate in good faith and work with labor, with the fall back option of the acquisition and rehabilitation of 660 Mariposa Ave and five BMR units either at the Villa or Mariposa St (and if two were doable here they would count towards the 5) but requiring City's approval.

3. Give priority for the five BMR units, two of which can be off-site, and also give a preference to Mountain View residents displaced as a result of a project approved by the City Council any time after January 1, 2019 and if there are two units at Mariposa they would be at the same affordability requirement as other units and the same AMI levels.

Regarding applicants for BMR units, preference will be given to tenants who have been displaced from their last tenancy within the past year of their application and if there are more than one there will be a lottery among them.



Mr. Moss offered that he understood and accepted the proposal.

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

Following action on Item 6.1, City Attorney Krishan Chopra returned to the room and took his seat at the dais.

Council proceeded with Agenda Item 7.1.

## **7. UNFINISHED BUSINESS**

### **7.1 Oversized Vehicle Parking on Certain Streets Adjacent to Class II Bikeways**

Assistant City Manager Mike Fuller and Senior Traffic Engineer Lorenzo Lopez were present and Council waived the staff presentation.

No Council questions.

Public Comment opened

No speakers.

Public Comment closed

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

Adopt Resolution No. 18409 Designating Streets, or Portions Thereof, Where Oversized Vehicle Parking Adjacent to Class II Bikeways is Prohibited Pursuant to Mountain View City Code Section 19.79.3, read in title only, further reading waived (Attachment 1 to the Council report).

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. NEW BUSINESS**

### **8.1 Final 2017 and Preliminary 2018 Community Greenhouse Gas Inventories**

Assistant City Manager/Chief Operating Officer Audrey Seymour Ramberg asked Council to waive the staff report and Council concurred. Sustainability Analyst II Erin Brewster responded to Council questions.

Public comment opened.

The following members of the public spoke:

Mike Biros

Vannina Champenon

Public comment closed.

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

Adopt the final 2017 and preliminary 2018 community greenhouse gas (GHG) emissions inventories.

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

## **8.2 Community Greenhouse Gas Accounting, Reduction Targets, and Carbon Neutrality**

Sustainability Analyst II Erin Brewster presented the staff report. Sustainability Coordinator Steve Attinger provided additional information.

Public Comment Opened

No speakers.

Public Comment Closed

Council made comments about this matter.

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

1. Measure and report on the consumption-based emissions reductions from SAP-4 actions.
2. Adopt the proposed absolute GHG reduction targets beginning in 2025.
3. Direct staff to develop a resolution adopting a carbon neutrality target of 2045 and requiring development of a carbon neutrality plan by 2025, including potential use of carbon offsets.

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

## **9. COUNCIL, STAFF/COMMITTEE REPORTS**

Vice Mayor Abe-Koga reported on attending the National League of Cities Conference in

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San Antonio, Texas with several Councilmembers. Mayor Matichak reported on attending the same conference as well.

**10. CLOSED SESSION REPORT**

City Attorney Krishan Chopra stated there was no Closed Session report.

**11. ADJOURNMENT**

At 12:01 a.m., Mayor Matichak adjourned the meeting to the next City Council Meeting on Tuesday, December 10, 2019, at 5:30 p.m. in the Plaza Conference Room, 500 Castro Street.

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LISA NATUSCH  
City Clerk