



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

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

March 24, 2026

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.

6:30 P.M.-REGULAR SESSION

1. CALL TO ORDER/PLEDGE OF ALLEGIANCE

At 6:30 p.m., Mayor/President Ramos called the meeting to order.

Mayor Ramos led the Pledge of Allegiance.

2. ROLL CALL

Present: 6 - Council/Councilmembers/Boardmembers Hicks, McAlister, Ramirez, Showalter, Vice Mayor/Vice President Clark, Mayor/President Ramos

Absent: 1 - Councilmember/Boardmember Kamei

3. PRESENTATIONS

3.1 American Red Cross Month Proclamation

Mayor Ramos presented the proclamation to Mike Kasperzak, who accepted on behalf of the Silicon Valley Chapter of the Red Cross.

3.2 Youth Arts Month Proclamation

Mayor Ramos presented the proclamation to Dr. Sofia Fojas, Arts Coordinator with the Santa Clara County Office of Education.

There were no public speakers in-person or virtually.

4. CONSENT CALENDAR

Councilmember Hicks recused herself from Item 4.3, Notice of Intention to Vacate Public Street and Easement at 881 Castro Street, due to the proximity of her personal residence to the project site.

Councilmember McAlister pulled Items 4.1 and 4.4 from the Consent Calendar for individual consideration.

At 6:47 p.m., Councilmember Kamei arrived.

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

Councilmember McAlister indicated a No vote on Item 4.3.

The following member of the public spoke:

Eli Robles, on behalf of North Coast States Carpenters Local Union 405, discussed Item 4.1.

Councilmember Kamei indicated a No vote on Item 4.3.

MOTION - M/S - Ramirez/Showalter - To approve the balance of the Consent Calendar.

The motion carried, except for Items 4.1, 4.3, and 4.4, by the following vote:

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

4.1 Mixed-Use Residential Development at 490 East Middlefield Road - Development Agreement (Second Reading)

This item was pulled from the Consent Calendar by Councilmember McAlister for individual consideration.

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

Adopt Ordinance No. 4.2026 of the City Council of the City of Mountain View Approving a Development Agreement Between the City of Mountain View and WTA Middlefield, LLC, for an Eight-Story, Mixed-Use Building with 460 Apartment Units, Utilizing State Density Bonus Law, and Approximately 9,371 Square Feet of Ground-Floor Commercial Replacing an Existing Office Building, and the Removal of 29 Heritage Trees on a 2.86-Acre Site Located at 490 East Middlefield Road (APN 160-53-004). (First reading: 6-0-1)

The motion carried by the following vote:

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

4.2 Application for State Funding - Prohousing Incentive Program, Round 4

Adopt Resolution No. 19076 of the City Council of the City of Mountain View Authorizing the City Manager or Designee to Submit an Application for an Award of Prohousing Incentive Program Funds in an Amount Not to Exceed \$890,000; to Execute and Deliver on Behalf of the City Any and All Documents, Including Amendments, Necessary to Receive an Award of Prohousing Incentive Program Funds; and Certifying to the California Department of Housing and Community Development Compliance with the Prohousing Incentive

Program Requirements.

4.3 Notice of Intention to Vacate Public Street and Easement at 881 Castro Street

Adopt Resolution No. 19077, A Resolution of Intention of the City Council of the City of Mountain View to Vacate the Existing Public Street Known as Fairmont Avenue Between Castro Street and Hope Street and a Five-Foot Street and Utility Easement at 881 Castro Street, and set a date for a public hearing to consider the vacation for April 28, 2026.

Yes: 4 - Councilmember Ramirez, Councilmember Showalter, Vice Mayor Clark, Mayor Ramos

No: 2 - Councilmember Kamei, Councilmember McAlister

Recused: 1 - Councilmember Hicks

4.4 Increasing Safe Parking Capacity at Shoreline Lot B

This item was pulled from the Consent Calendar by Councilmember/Boardmember McAlister for individual consideration.

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

1. Adopt Resolution No. S-185 of the Board of Directors of the Shoreline Regional Park Community: (1) Approving a Midyear 2025-26 Capital Improvement Program Project to Increase Capacity for Safe Parking at Shoreline Lot B ("Lot B Project"); (2) Appropriating Four Hundred Ninety Thousand Eight Hundred Fifty-Nine Dollars (\$490,859) from the Shoreline Regional Park Community Fund to Fund the Midyear Lot B Project;(3) Appropriating One Million One Hundred Ninety-One Thousand Seven Hundred Three Dollars (\$1,191,703) from the Shoreline Regional Park Community Fund to the City of Mountain View City Manager's Office Fiscal Year 2026-27 Lot B Safe Parking Program Budget to Fund One Million Sixty-Five Thousand Three Hundred Sixty-Eight Dollars (\$1,065,368) in Ongoing Operating Costs and One Hundred Twenty-Six Thousand Three Hundred Thirty-Five Dollars (\$126,335) in One-Time Site Preparation Costs for the Lot B Safe Parking Program; (4) Authorizing the Community Manager or Designee to Amend the Shoreline Amphitheatre Ground Lease With Live Nation to Extend the Term For Use of Shoreline Amphitheatre Lot B ("Lot B") for Safe Parking Through December 31, 2030, and to Increase the Capacity for Safe Parking at Lot B; and (5) Finding These Actions to be Exempt From the California Environmental Quality Act.

2. Adopt Resolution No. 19078 of the City Council of the City of Mountain View Authorizing the City Manager or Designee to: (1) Amend the Shoreline Amphitheatre Ground Lease with Live Nation to Extend the Term for Use of Shoreline Amphitheatre Lot B ("Lot B") for Safe Parking Through December 31, 2030, and to Increase the Capacity for Safe Parking at Lot B; (2) Enter into a Lease Agreement with the County of Santa Clara for Safe Parking at Lot B through June 30, 2028; (3) Amend the Cooperative Use Agreement with the County of Santa Clara for Safe Parking at 79 East Evelyn and 87 East Evelyn Avenue to Extend the Term Through August 31, 2026; (4) Enter into a Fiscal Year 2026-27 Funding Agreement with the County of Santa Clara for the Provision of Homelessness Prevention Services and Programs, in an Amount Not to Exceed One Million Six Hundred Forty-Eight Thousand Seven Hundred Three Dollars (\$1,648,703); and (5) Finding These Actions to be Exempt From the California Environmental Quality Act.

The motion carried by the following vote:

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

4.5 Housing Element Annual Progress Report

Accept the 2025 Annual Progress Report on the 2023-2031 Housing Element and direct staff to submit the report to the California Department of Housing and Community Development and the Governor's Office of Land Use and Climate Innovation, as recommended by the Environmental Planning Commission (Attachment 1 to the Council report).

4.6 General Plan Annual Progress Report

Accept the 2025 Annual Progress Report on the 2030 General Plan and direct staff to submit the report to the Governor's Office of Land Use and Climate Innovation, as recommended by the Environmental Planning Commission (Attachment 1 to the Council report).

4.7 Acquisition of Real Property at 909 and 917 San Rafael Avenue (917 San Rafael Avenue Demolition Phase), Project 23-47-Construction Acceptance

Accept Acquisition of Real Property at 909 and 917 San Rafael Avenue (917 San Rafael Avenue Demolition Phase), Project 23-47, and authorize the final contract payment.

5. ORAL COMMUNICATIONS FROM THE PUBLIC ON NONAGENDIZED ITEMS

The following member of the public spoke:

Monica Faria introduced herself as the local Government Affairs Representative for Pacific Gas and Electric Company.

6. PUBLIC HEARINGS

6.1 Economic Development Subsidy Report and Amended and Restated Disposition and Development Agreement and Amended and Restated Ground Leases for Hope Street Lots 4 and 8

Assistant City Manager Dawn Cameron presented the item.

There were no public speakers in-person or virtually.

All Councilmembers separately disclosed that they met with the applicant.

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

1. Hold a public hearing regarding an economic development subsidy report pursuant to California Government Code Section 53083 and provide to the public the information contained in Attachment 1 to the Council report.

2. Adopt Resolution No. 19079 of the City Council of the City of Mountain View Approving Business Terms for and Authorizing the City Manager or Designee to Execute an Amended and Restated Disposition and Development Agreement and Amended and Restated Ground Leases Between the City of Mountain View and RGC Mountain View I, LLC, for the Development of Hope Street Lots 4 and 8; Making Findings for the Amended and Restated Ground Leases to Exceed Fifty-Five Years; and Finding that the Approval Does Not Constitute a Project Pursuant to the California Environmental Quality Act.

The motion carried by the following vote:

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

6.2 Residential Development at 555 West Middlefield Road

Councilmembers Ramirez, Hicks, Showalter, Kamei, and Vice Mayor Clark separately disclosed they met with the applicant.

Planning Manager George Schroeder presented the item.

Applicant presentation: Charlie Koch, Development Director, AvalonBay Communities, and Joe Kirchofer, Senior Vice President-Northern California Development, AvalonBay Communities.

The following members of the public spoke:

Ali Sapirman, on behalf of the Housing Action Coalition, indicated support for the project.

Daniel Shane from Mountain View indicated opposition to the project.

Sayo Nomura from Mountain View indicated opposition to the project.

Carol Mitchell from Mountain View.

Alex Brown from Mountain View indicated support for the project.

(Virtual) Matt Regan, on behalf of the Bay Area Council, indicated support for the project.

(Virtual) John Lindquist

(Virtual) Rashmi, on behalf of GreenSpacesMV.

(Virtual) Hala Alshahwany from Mountain View.

(Virtual) Kelly Stephens from Mountain View.

(Virtual) Edie Keating indicated support for the project.

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

1. Adopt Resolution No. 19080 of the City Council of the City of Mountain View Conditionally Approving a Planned Community Permit and Development Review Permit to construct a 323-Unit Addition to an Existing 404-Unit Residential Apartment Complex with New Above-Ground Garages, a New Amenity Building/Leasing Office, and a Future 1.34-Acre Public Park Dedication (to the City), Utilizing State Density Bonus Law, and a Heritage Tree Removal Permit to Remove 88 Heritage Trees on a 14.5-Acre Site Located at 555 West Middlefield Road (APN 158-49-001); and Finding that the Project is Statutorily Exempt from the

California Environmental Quality Act, Pursuant to Section 21080.66 ("Urban Infill Exemption") of the Public Resources Code.

2. Adopt Resolution No. 19081 of the City Council of the City of Mountain View Conditionally Approving a Vesting Tentative Map to Create Three New Lots, Including One Lot for a Future 1.34-Acre Public Park and One Lot for Condominium Purposes with 97 Condominium Units, on a 14.5-Acre Project Site Located at 555 West Middlefield Road (APN 158-49-001).

The motion carried by the following vote:

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

At 9:49 p.m., Mayor Ramos recessed the meeting. The meeting reconvened at 9:57 p.m., with all Councilmembers present.

6.3 Rowhouse Gatekeeper Project at 922-950 San Leandro Avenue

Councilmembers Ramirez, Kamei, and Hicks separately disclosed they met with the applicant.

Deputy Zoning Administrator Rebecca Shapiro presented the item. She indicated revisions to recommendations four and five.

Applicant presentation: Kian Malek, Vice President of Development, City Ventures.

The following members of the public spoke:

Travis Bowie from Los Altos indicated support for the project.

(Virtual) Albert Jeans indicated support for the project.

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

1. Adopt Resolution No. 19082 of the City Council of the City of Mountain View Adopting an Initial Study/Mitigated Negative Declaration for the 922-950 San Leandro Avenue Residential Project Pursuant to Sections 15064(f)(3) and 15070, et seq., of the California Environmental Quality Act.

2. Adopt Resolution No. 19083 of the City Council of the City of Mountain View Adopting a General Plan Amendment to Modify the General Plan Land Use Map to Change the Land Use Designation for the Properties at 922-950 San Leandro Avenue (APN 153-18-026 and 153-18-031) from General Industrial to Medium-Density Residential, as Recommended by the Environmental Planning Commission.

3. Introduce an Ordinance of the City Council of the City of Mountain View Approving a Zoning Map Amendment for the Properties Located at 922-950 San Leandro Avenue (APN 153-18-026 and 153-18-031) from the MM (General Industrial) Zoning District to the R3-1.5 (Multiple-Family Residential) Zoning District,

as Recommended by the Environmental Planning Commission, and set a second reading for April 14, 2026.

4. Adopt Resolution No. 19084 of the City Council of the City of Mountain View Conditionally Approving a Planned Unit Development Permit and Development Review Permit to Construct a 38-Unit Rowhouse Development and Related Site Improvements, Utilizing State Density Bonus Law, Replacing a Multi-Tenant Industrial Building and Two Single-Family Homes, and a Heritage Tree Removal Permit to Remove Five Heritage Trees on a 1.69-Acre Site Located at 922-950 San Leandro Avenue (APN 153-18-026 and 153-18-031), amended to modify recitals and Exhibit A to read as follows:

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WHEREAS, in accordance with the City-adopted density formula, this 38-unit residential rowhouse development will add 28 net new units (which includes a credit for the two existing residential units on the subject property and excludes the 8 proposed units provided to satisfy the City's Below-Market-Rate (BMR) Ordinance to the Stierlin Planning Area. Applying the exemption for the provision of affordable housing as required by the City Code and using the 0.0060-acreage-per-dwelling-unit factor adopted by the City, the applicant is required to dedicate 0.16 acre of land (rounded) or pay a fee in lieu thereof to offset the burden the project's additional residents will place on the City's parks and recreational facilities. Because this applicant is not dedicating the land necessary to offset the impact of the approximately 72 new residents this project will bring, the current 8.14-acre parks and recreational facility deficit in the Stierlin Planning Area will increase to 8.30 acres; and

WHEREAS, based on a fair-market land value of \$10,400,000 per acre, as established in Chapter 41 of the City Code, it will now cost the City \$86,403,200 to provide parks and recreational facilities at a ratio of three acres per 1,000 residents within Stierlin Planning Area. Because the additional residents generated by this project will make up approximately 1% of the population of the Stierlin Planning Area, the applicant's proportional share of the total cost the City will now incur to provide parks and recreational facilities at a ratio of three acres per 1,000 residents within the Stierlin Planning Area is \$864,032; and

120 PARK LAND DEDICATION FEE: Prior to the final inspection that grants occupancy, the applicant shall pay a Park Land Dedication In-Lieu Fee in the amount of \$864,032 for the 28 net new residential units subject to the fee. This fee is based on a land value of \$10,400,000 per acre, as established in Chapter 41 of the City Code, and represents the project's proportional share of the cost of providing three acres of park and recreational space per 1,000 residents.

5. Adopt Resolution No. 19085 of the City Council of the City of Mountain View Conditionally Approving a Vesting Tentative Map for Condominium Purposes with One Common Lot on a 1.69-Acre Site Located at 922-950 San Leandro Avenue (APN 153-18-026 and 153-18-031), amended to modify recitals and Exhibit A to read as follows:

Page 2

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The motion carried by the following vote:

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

7. COUNCIL, STAFF/COMMITTEE REPORTS

Councilmember Showalter stated she attended a Bay Area Water Supply and Conservation Agency Board of Directors meeting and the National League of Cities Congressional City Conference.

Councilmember Kamei stated she attended a Cities Association of Santa Clara County Board of Directors meeting.

Mayor Ramos stated she attended a Yale Mayor's College and CEO Caucus as part of the Yale School of Management, a Santa Clara Valley Transportation Authority Policy Advisory Committee meeting, the State of the County event, and the National League of Cities Congressional City Conference.

Councilmember McAlister stated he attended a Santa Clara Valley Transportation Authority Board of Directors meeting.

8. ADJOURNMENT

At 11:09 p.m., Mayor/President Ramos adjourned the meeting.