



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 10, 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.-STUDY SESSION

1. CALL TO ORDER

At 5:05 p.m., Mayor Kamei called the meeting to order.

2. ROLL CALL

Present: 6 - Councilmember Clark, Councilmember Hicks, Councilmember McAlister,
Councilmember Ramirez, Vice Mayor Ramos, Mayor Kamei

Absent: 1 - Councilmember Showalter

At 5:06 p.m., Councilmember Showalter arrived.

3. STUDY SESSION

3.1 Citywide Transportation Demand Management (TDM) Ordinance Update

The purpose of this Study Session was to review and provide feedback on staff's recommended framework for the Citywide Transportation Demand Management Ordinance and direct staff to proceed with preparing the draft Transportation Demand Management Ordinance to be brought to the Environmental Planning Commission and City Council in late 2025/early 2026.

Transportation Planner Ben Pacho and Assistant Public Works Director Allison Boyer presented the item.

Roni Hattrup, Executive Director of the Mountain View Transportation Management Association, presented.

There were no public speakers in-person or virtually.

A majority of the City Council indicated support for the Citywide Transportation Demand Management

Ordinance framework with the following feedback:

Explore the housing element [Housing Element Programs 1.2(c) and 1.3(d)] and “enhanced transportation demand management criteria” that will need evaluation moving forward

Bring back cost reduction strategies

Ensure the document remains living, evergreen, and flexible

Work with the Mountain View Transportation Management Association to streamline and provide clear and flexible direction for new developments

Clarify the consequences for not following the requirements of the ordinance

At 6:48 p.m., the Study Session concluded.

6:30 P.M.-REGULAR SESSION

1. CALL TO ORDER/PLEDGE OF ALLEGIANCE

At 6:57 p.m., Mayor/President Kamei called the meeting to order.

Mayor Kamei led the Pledge of Allegiance.

2. ROLL CALL

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

3. PRESENTATIONS

3.1 United States' President's Volunteer Service Award Recipients Certificates of Recognition

Mayor Kamei and Ashley Yee Mazawa, Senior Director, Youth Community Service, presented certificates to the following students:

Zoe Cheng

Arthur Cheong

Justin Cheong

Erick Coca-Castillo

Jhanavi Hegde

Alexander Hinrichs

Batbold "Bobby" Injinash

Daniel Ke

Lucas Kim

Taylor Luna

Aaditya Mathur

Mark Mukminov

Neha Nalumasu

Neema Sakariya

Rosalind Tsai

Dev Varshney

Meital Zayats

3.2 Pride Month Proclamation

Mayor Kamei presented the proclamation to Ken Yeager and Drew Lloyd, President, Bay Area Municipal Elections Committee.

There were no public speakers in-person or virtually.

4. CONSENT CALENDAR

Councilmember Ramirez pulled Item 4.8 for individual consideration.

The following member of the public spoke:

Albert Jeans from Mountain View discussed Item 4.5.

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

The motion carried, except Item 4.8, by the following vote:

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

4.1 Approve Minutes

Acting as the Board of Directors of the Mountain View Capital Improvements Financing Authority, approve the meeting minutes of June 11, 2024 and June 25, 2024.

4.2 Commercial Development at 365-405 San Antonio Road and 2585-2595 California Street - Precise Plan Amendment/Project Approval Resolutions and Development Agreement Ordinance (Second Reading)

1. Adopt Resolution No. 18990 of the City Council of the City of Mountain View Amending the San Antonio Precise Plan Related to the Transfer of Development Rights Program and Office Development Regulations and Adopting an Addendum to the Previously Certified Final San Antonio Precise Plan Environmental Impact Report and Finding that the Addendum and Previously Certified EIR Adequately Address the Potential Impacts of the Precise Plan Amendments and Related Approvals for the Commercial Development Project at 365-405 San Antonio Road and 2585-2595 California Street Project Pursuant to Sections 15162, 15164, and 15168 of the California Environmental Quality Act (CEQA) Guidelines.

2. Adopt Resolution No. 18991 of the City Council of the City of Mountain View Conditionally Approving a Master Plan, Planned Community Permit, and Development Review Permit for a New 182,352 Square Foot, Seven-Story Commercial Building with 150,000 Square Feet of Transfer of Development Rights from the Los Altos School District Transfer of Development Rights Program; a Provisional Use Permit to Allow an Office Use; and a Heritage Tree Removal Permit to Remove Five Heritage Trees on a 0.99-Acre Site Located at 365-405 San Antonio Road and 2585-2595 California Street (APN: 148-22-005, 148-22-006, 148-22-007,

and 148-22-023).

3. Adopt Ordinance No. 4.2025 of the City of Mountain View Approving a Development Agreement Between the City of Mountain View and Merlone Geier Partners IX, L.P. for The Village at San Antonio Center Phase 3 Project on a 0.99-Acre Site Located at 365-405 San Antonio Road and 2585-2595 California Street. (First reading: 7-0)

4.3 Appointment to the Youth Advisory Committee for the 2025-26 School Year Term

Adopt Resolution No. 18992 of the City Council of the City of Mountain View Appointing 15 Members and 11 Members-at-Large/Alternates to the Youth Advisory Committee for the 2025-26 School Year Term.

4.4 Greenhouse Gas-Free Fleet and Landscaping Equipment Purchasing Policy

Adopt Resolution No. 18993 of the City Council of the City of Mountain View to Adopt a Greenhouse Gas-Free Fleet and Landscaping Equipment Purchasing Policy.

4.5 2001 Landings Drive (formerly 1860-2159 Landings Drive)-Vacation of Public Easements

Adopt Resolution No. 18994 of the City Council of the City of Mountain View Amending Resolution No. 18478 to Modify Conditions Related to the Vacation of Public Easements at 2001 Landings Drive (formerly 1860-2159 Landings Drive).

4.6 First Amendment to Disposition and Development Agreement with RGC Mountain View I, LLC for Hope Street Lots 4 and 8

Adopt Resolution No. 18995 of the City Council of the City of Mountain View Approving and Authorizing the City Manager or Designee to Execute a First Amendment to the Disposition and Development Agreement Between the City of Mountain View and RGC Mountain View I, LLC, for the Development of Hope Street Lots 4 and 8.

4.7 2023 Community Greenhouse Gas Emissions Inventory

Accept the 2023 Community Greenhouse Gas Emissions Inventory.

4.8 Homeless Response Strategy and Expenditure Plan Adoption

Councilmember Ramirez pulled Item 4.8 from the Consent Calendar for individual consideration.

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

Adopt the Pathways to Housing-Homeless Response Strategy Implementation and Expenditure Plan for the City of Mountain View, with modifications to the metrics chart to include information in responses to Council question 53 (breakdown of clients served through City-funded Programs and Partnerships indicating the number of clients served by each program), and information provided in questions 54 and 55 (regarding how many units of Permanent Supportive Housing units and Rapid Rehousing are in existence and/or in the pipeline in Mountain View).

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

4.9 Smart Water Meter Consulting and Funding Agreements, Project 23-45

1. Authorize the City Manager or designee to execute a cost-share agreement with the Santa Clara Valley Water District (Valley Water) for the City to receive up to \$1,575,000 to fund Smart Metering Program, Project 23-45.

2. Accept and appropriate up to \$1,575,000 in future reimbursement payments from Valley Water to Smart Metering Program, Project 23-45 (Five votes required).

3. Authorize the City Manager or designee to execute a professional services agreement with Diameter Services USA Inc., California Entity No. 5338404, for smart water meter consulting services, Smart Metering Program, Project 23-45, in a not-to-exceed amount of \$330,000.

5. ORAL COMMUNICATIONS FROM THE PUBLIC ON NONAGENDIZED ITEMS

The following members of the public spoke:

Michael Meredith from Mountain View discussed structural hazards at 400 Del Medio Avenue.

Justin Zagunis from Mountain View, on behalf of Silicon Valley Clean Energy.

Ray Martel from Mountain View discussed his treatment by the Mountain View Police Department.

6. PUBLIC HEARINGS

6.1 City of Mountain View Vacancies and Recruitment and Retention Efforts (Assembly Bill 2561)

Human Resources Director Maxine Gullo presented the item.

SEIU Presentation: John Casselberry, Public Safety Dispatcher III

EAGLES Presentation: Timothy Willette, Senior Management Analyst

POA Presentation: Officer Eric Nelson, Police Officers Association President

There were no public speakers in-person or virtually.

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

Receive a Fiscal Year 2024-25 report on City of Mountain View vacancies and recruitment and retention efforts.

The motion carried by the following vote:

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

6.2 Fiscal Year 2025-26 Recommended Budget

City Manager/Community Manager McCarthy and Finance and Administrative Services Director/Treasurer Derek Rampone presented the item.

The following member of the public spoke:

(Virtual) Tim MacKenzie from Mountain View.

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

1. Appropriate and transfer \$100,000 from the Shoreline Golf Links Fund to the General Operating Fund in Fiscal Year 2024-25.
2. Appropriate and transfer \$2,800,000 from the Retiree Health Fund to the Development Services Fund and \$2,800,000 from the Shoreline Regional Park Community Fund to the Retiree Health Fund in Fiscal Year 2024-25 to rebalance funding allocations for retiree health liabilities.

The motion carried by the following vote:

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

6.3 Modifications to the City of Mountain View Master Fee Schedule

Finance and Administrative Services Director Derek Rampone and Assistant Community Development Director Lindsay Hagan presented the item.

Robbie Gray from Mountain View.

(Virtual) Rashmi

(Virtual) Nancy

(Virtual) James Kuszmaul, on behalf of Mountain View Yes in My Backyard.

(Virtual) Leslie Friedman

(Virtual) Louise Katz

(Virtual) Robert Cox

(Virtual) Hala Alshahwany

(Virtual) Bruce England from Mountain View.

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

Adopt a Resolution of the City Council of the City of Mountain View Amending the City of Mountain View Master Fee Schedule, modified to adjust the heritage tree appeal fee back to \$50 with no second-year

increase, and reconsider the fee when the City considers the Urban Forestry and Biodiversity Plan.

AMENDMENT

Councilmember Hicks amended her motion to adopt Resolution No. 18996 of the City Council of the City of Mountain View Amending the City of Mountain View Master Fee Schedule, modified to adjust the heritage tree appeal fee to \$325 with no second-year increase, and reconsider the fee when the City considers the Urban Forestry and Biodiversity Plan.

The motion seconder accepted the amendment.

The amended motion carried by the following vote:

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

7. COUNCIL, STAFF/COMMITTEE REPORTS

Councilmember Showalter stated she attended meetings of the National League of Cities' Energy, Environment and Natural Resources Committee, Silicon Valley Clean Energy Authority Finance Committee, and Silicon Valley Clean Energy Authority Board of Directors

Vice Mayor Ramos stated she attended a Council Neighborhoods Subcommittee meeting.

8. ADJOURNMENT

At 11:06, Mayor/President Kamei adjourned the meeting in memory of Sue Graham.