



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

Kimbra McCarthy, City Manager
Jennifer Logue, City Attorney
Heather Glaser, City Clerk

December 16, 2025

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

SPECIAL MEETING

This meeting was conducted with a virtual component. All members of the City Council and all speakers participated in-person unless otherwise noted.

6:30 P.M.-SPECIAL SESSION

1. CALL TO ORDER/PLEDGE OF ALLEGIANCE

At 6:30 p.m., Mayor 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 Proclamation in Recognition of Fire Chief Juan Diaz on His Retirement

Mayor Kamei presented the proclamation to Fire Chief Juan Diaz.

Isabel Agustin, on behalf of Senator Josh Becker's office, and Kevin Fong, on behalf of Assemblymember Marc Berman's office, presented a resolution to Fire Chief Diaz.

Nicholas Hargis, on behalf of Congressman Sam Liccardo's office, presented a congressional resolution to Fire Chief Diaz.

Supervisor Margaret Abe-Koga, on behalf of the Santa Clara County Board of Supervisors, presented a commendation to Fire Chief Diaz.

3.2 Mountain View Plans for Super Bowl and World Cup Activation

Ruth Shikada, Vice President of Government and External Affairs for the Bay Area Host Committee, and Economic Vitality Manager Amanda Rotella presented.

There were no public speakers in-person or virtually.

4. CONSENT CALENDAR

Councilmember Clark pulled Item 4.7 for individual consideration.

There were no public speakers in-person or virtually.

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

The motion carried, except for Item 4.7, by the following vote:

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

4.1 Revised Salary Plan for Hourly Employees for Fiscal Year 2025-26

Adopt Resolution No. 19058 of the City Council of the City of Mountain View Authorizing the City Manager or Designee to Amend the City of Mountain View's Salary Plan for Hourly Employees for all Classifications to Comply with Mountain View's Minimum Wage.

4.2 Emergency Water Intertie Agreement with California Water Service Company

1. Adopt Resolution No. 19059 of the City Council of the City of Mountain View Approving an Emergency Water Intertie Agreement with California Water Service Company at 3645 Grant Road.
2. Authorize the City Manager or designee to execute the Emergency Water Intertie Agreement with California Water Service Company, and to execute all necessary documents to effectuate its purposes.

4.3 Appoint Board, Commission, and Committee Members

Adopt Resolution No. 19060 of the City Council of the City of Mountain View Reappointing Sharon Su to the Board of Library Trustees; Reappointing Jonathan Davis and Appointing IdaRose Sylvester to the Parks and Recreation Commission; Reappointing Marisol Melara, Mike Kasperzak, Peter Katz, and Jamil Shaikh and Appointing Peter Reiter to the Downtown Committee; Appointing Irina Crone to the Performing Arts Committee; and Appointing David Kim and Michelle Maguire to the Senior Advisory Committee.

4.4 Temporary Closure of Parking Lots 4 and 8 for California Farmers' Markets Association Use for NFL postseason events on select Sundays through February 8, 2026

1. Adopt Resolution No. 19061 of the City Council of the City of Mountain View Authorizing Temporary Closure of Parking Lots 4 and 8 from 7:30 a.m. through 2:30 p.m. on Select Sundays Occurring Between January 5, 2026 and February 8, 2026, Not to Exceed Four Sundays, for Use by the California Farmers' Markets Association.
2. Authorize the City Manager or designee to execute an agreement with the California Farmers' Markets Association for the temporary use of Parking Lots 4 and 8 for select Sundays occurring between January 5, 2026 and February 8, 2026, Not to Exceed Four Sundays.

4.5 Accept and File Fiscal Year 2024-25 Annual Comprehensive Financial Report and Related Auditor Reports

Accept and file the following reports pertaining to Fiscal Year 2024-25: (1) City of Mountain View's Annual Comprehensive Financial Report with Independent Auditor's Report (Attachment 2 to the Council report); (2) Article XIII-B Appropriations Limit Agreed-Upon Procedures Report (Attachment 3 to the Council report); and (3) Report to the City Council-Required Communications (Attachment 4 to the Council report).

4.6 Update on Council Priority Projects

Receive an update on high-priority Council Work Plan projects.

4.7 Fiscal Year 2024-25 Investment Review Committee Annual Report

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

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

1. Accept the Annual Report of the Investment Review Committee for Fiscal Year 2024-25.
2. Direct staff not to carry out the recommendation to conduct further research regarding the social responsibility concerns raised by the public at the October 22, 2025, Investment Review Committee meeting.

AMENDMENT

Councilmember Clark amended the motion to add direction to staff to provide an update to the City Council if the City's investment management firm recommends investments that raise potential social responsibility concerns.

Mayor Kamei amended the motion to add direction to staff to provide a copy of the Social Governance section of the City's current Investment Policy to the Council and make it available on the City's website.

The amendments were accepted by motion maker and seconder.

The amended motion carried by the following vote:

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

No: 2 - Councilmember Hicks, Vice Mayor Ramos

4.8 Downtown Activations for Major Sports Events in 2026

1. Receive and file the report on proposed event activations.
2. Adopt Resolution No. 19062 of the City Council of the City of Mountain View Amending the Fiscal Year 2025-26 Budget to Appropriate the Following Funds from the General Non-Operating Fund to the

Community Development Department for Activations and Promotions Related to the 2026 Super Bowl and World Cup in the amounts of: 1) \$295,000 for City Activations and Promotions and 2) \$30,000 for a Grant to the Mountain View Chamber of Commerce to Support Chamber and Mountain View Business Activations and Promotions. (Five votes required)

4.9 Heritage Tree Removal and Mitigation at the Senior Center for the Solar Arrays at the Mountain View Senior Center, Mountain View Sports Pavilion, and Whisman Sports Center, Project 24-48

Approve the removal and mitigation of one Heritage tree at a 2:1 tree replacement ratio, with 24" box trees at the Senior Center for the Solar Arrays at the Mountain View Senior Center, Mountain View Sports Pavilion, and Whisman Sports Center, Project 24-48.

4.10 Fiscal Year 2025-26 Youth Advisory Committee Work Plan Approval

Approve the Youth Advisory Committee Work Plan for Fiscal Year 2025-26 (Attachment 1 to the Council report), as recommended by the Council Youth Services Committee.

5. ORAL COMMUNICATIONS FROM THE PUBLIC ON NONAGENDIZED ITEMS

The following members of the public:

Steven Goldstein discussed safety concerns at 184 Centre Street.

(Virtual) Bruce England discussed the community for all policies of the City.

(Virtual) Hala Alshahwany discussed historic preservation.

(Virtual) Sophie Ye discussed diversity in the City.

6. PUBLIC HEARING

6.1 Housing Element Program 1.1(g) - Zoning/Precise Plan and General Plan Amendments

Principal Planner Diana Pancholi and Assistant Public Works Director/City Engineer Ed Arango.

The following members of the public spoke:

Kristen Lenart from Mountain View, on behalf of herself, Sanjay Sarathy, Milana Sarathy, Allen Minnehan, Perna Dillon, and Graham Cameron requested Sladky/Miramonte/Cuesta not be rezoned.

Wendy Sarathy from Mountain View indicated opposition for some of the proposed rezoning.

Ella Lenart from Mountain View indicated opposition for some of the proposed rezoning.

Eric Knopf from Mountain View indicated opposition for some of the proposed rezoning.

Lana Shukhman indicated opposition for some of the proposed rezoning.

Joshua V Dillon from Mountain View.

Kim Ladin from Mountain View indicated support for the proposed rezoning.

Andres from Mountain View.

Lucas from Mountain View requested Miramonte/Cuesta not be rezoned.

Camila from Mountain View indicated opposition for some of the proposed rezoning.

Andy Turner from Mountain View indicated opposition for some of the proposed rezoning.

Noam Lorberbaum from Mountain View requested Miramonte/Cuesta not be rezoned.

Srikanth Bellamkonda registered written opposition for some of the proposed rezoning.
Frank Cao from Mountain View indicated opposition for some of the proposed rezoning.
Leyla Abazari from Palo Alto requested Miramonte/Cuesta not be rezoned.
Victoria Lim from Mountain View requested Miramonte/Cuesta not be rezoned.
James Kuszmaul from Mountain View, and on behalf of Mountain View Yes In My Back Yard, indicated support for the proposed rezoning.
Brent Bell from Mountain View indicated opposition for some of the proposed rezoning.
Cindy Palacio Newman from Mountain View indicated opposition for some of the proposed rezoning.
Dr. Kohinoor Chakravarty from Mountain View indicated opposition for some of the proposed rezoning.
Marc Azzopardi from Mountain View.
Rev. Kim Dorr-Tilley from Mountain View.
Kathleen from Mountain View.
Alpana Kaulgud from Mountain View.
Nhung Liu from Mountain View.
David Watson from Mountain View indicated support for the proposed rezoning.
Alison Stern from Mountain View.
Shatayu Bhattacharyya from Mountain View.
Jiao Luo from Mountain View.
Alex Brown from Mountain View.
(Virtual) Manuel Salazar, on behalf of Silicon Valley at Home, indicated support for the proposed rezoning.
(Virtual) Juliet Jamtgaard from Mountain View indicated opposition for some of the proposed rezoning.
(Virtual) Sanjay Voleti
(Virtual) Francois B indicated support for the proposed rezoning.
(Virtual) Matthew Marting indicated support for the proposed rezoning.
(Virtual) Alex Shukhman
(Virtual) Sophie Ye indicated support for the proposed rezoning.
(Virtual) David Abazari indicated opposition for some of the proposed rezoning.
(Virtual) Daniel Hulse from Mountain View indicated support for the proposed rezoning.
(Virtual) Cliff Chambers from Mountain View indicated support for the proposed rezoning.
(Virtual) Mr. Mogharabi indicated opposition for some of the proposed rezoning.
(Virtual) Peng Zhang indicated opposition for some of the proposed rezoning.
(Virtual) XJ indicated opposition for some of the proposed rezoning.
Pradeep Bardia from Mountain View indicated opposition for some of the proposed rezoning.

At 10:45 p.m., Mayor Kamei recessed the meeting. The meeting reconvened at 10:51 p.m. with all Councilmembers present.

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

1. Adopt Resolution No. 19063 of the City Council of the City of Mountain View Adopting a General Plan Amendment to Update the Downtown Mixed-Use Land Use Designation in the Land Use and Design Chapter

and Modify the General Plan Land Use Map to Change the Land Use Designation For the Following Properties to Implement Housing Element Program 1.1(g): (1) 830, 835, 850, 859, 870, 889, and 897 Leong Drive and 3 and 55 Fairchild Drive from Neighborhood Commercial to General Mixed-Use; (2) 1702 and 1704 Miramonte Avenue and 777 Cuesta Drive from Office to Neighborhood Mixed-Use; (3) 677-699 Calderon Avenue from Neighborhood Commercial to Neighborhood Mixed-Use; and (4) 1949 Grant Road from Low-Density Residential to Medium-High Density Residential, as Recommended by the Environmental Planning Commission; on January 24, 2023, the City Council Certified the 2023-2031 Housing Element Update Environmental Impact Report (Adopted by Resolution No. 18755); Pursuant to CEQA Guidelines Sections 15168, 15162, and 15163, None of the Circumstances Necessitating Further CEQA Review are Present.

2. Introduce an Ordinance of the City of Mountain View Amending Chapter 36 (Zoning) of the City Code to Implement Subtask (g) of Housing Element Program 1.1, Including Updates to Article V (Commercial Zones) to Allow General Plan Mixed-Use Village Center Land Uses in the CO (Commercial-Office) Zoning District, and to Make Other Clarifying and Conforming Changes, such as Modifying and Reorganizing Standards in Division 23 (General Plan Mixed-Use Village Center Developments) of Article IX (Standards For Specific Land Uses) to be Consistent with the CO Zoning District and the Evandale Precise Plan, and Requiring Avigation Easements Pursuant to the Moffett Federal Airfield Comprehensive Land Use Plan, as Recommended by the Environmental Planning Commission, and set a second reading for January 27, 2026.

3. Adopt Resolution No. 19064 of the City Council of the City of Mountain View Amending the P(32) Evandale Precise Plan to Implement Housing Element Program 1.1(g) and Make Other Clarifying Changes, as Recommended by the Environmental Planning Commission.

4. Adopt Resolution No. 19065 of the City Council of the City of Mountain View Amending the P(26) Grant-Martens Precise Plan to Implement Housing Element Program 1.1(g) and Make Other Clarifying Changes, as Recommended by the Environmental Planning Commission.

5. Adopt Resolution No. 19066 of the City Council of the City of Mountain View Amending the P(18) Evelyn Avenue Corridor Precise Plan to Implement Housing Element Program 1.1(g) and Make Other Clarifying Changes, as Recommended by the Environmental Planning Commission.

FRIENDLY AMENDMENT

Mayor Kamei moved to amend the motion to exclude Precise Plan and General Plan amendments from the three parcels in the Evandale Precise Plan (829-835 Leong Drive, 859-861 Leong Drive, and 889 Leong Drive).

The amendment was accepted by motion maker and seconder.

The amended 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

MOTION - M/S - Ramos/Clark - At 11:48 p.m., to continue the meeting beyond 10:00 p.m.

The motion carried by the following vote:

Yes: 5 - Councilmember Clark, Councilmember Hicks, Councilmember Showalter, Vice Mayor Ramos, Mayor Kamei

No: 2 - Councilmember McAlister, Councilmember Ramirez

7. STUDY SESSION

7.1 Low- and Middle-Income Homeownership Strategy

The purpose of this Study Session was to receive Council input on staff's recommended scope of work and timeline for the Fiscal Years 2025-27 Council Work Plan project to develop a Low- and Middle-Income Homeownership Strategy.

Affordable Housing Manager Julie Barnard presented the item.

The following members of the public spoke:

Alex Brown

(Virtual) James Kuszmaul

(Virtual) Daniel Hulse

(Virtual) David Watson, on behalf of Mountain View Yes In My Back Yard.

By consensus, the Council indicated agreement with staff's recommended framework to study the income range between 50% AMI and 200% AMI, and staff's recommended scope of work to develop the Low- and Middle-Income Homeownership Strategy.

8. COUNCIL, STAFF/COMMITTEE REPORTS

Councilmember Showalter stated she attended meetings of the Silicon Valley Clean Energy Authority Board of Directors.

9. ADJOURNMENT

At 12:30 p.m. on Wednesday, December 17, Mayor Kamei adjourned the meeting.