



Margaret Abe-Koga, Councilmember  
Ronit Bryant, Councilmember  
John M. Inks, Councilmember

R. Michael Kasperzak, Jr., Councilmember  
John McAlister, Vice Mayor  
Jac Siegel, Councilmember

Daniel H. Rich, City Manager  
Lorrie Brewer, City Clerk

Christopher R. Clark, Mayor

Jannie L. Quinn, City Attorney

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Council Chambers

5:30 PM

Tuesday, December 9, 2014

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**5:30 P.M.-CLOSED SESSION (TO BE HELD IN THE PLAZA CONFERENCE ROOM)**

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

**2. CLOSED SESSION**

2.1 Conference with Real Property Negotiator (§54956.8)—Property: 750 Moffett Boulevard (APN 153-19-007)—Agency Negotiators: Alex Andrade, Economic Development Manager, Randy Tsuda, Community Development Director, Dennis Drennan, Real Property Program Administrator, and Melissa Stevenson Diaz, Assistant City Manager—Negotiating Parties: Broadreach Capital Partners and California Department of Transportation— Under Negotiation: Price and Terms of Payment for Lease of Real Property

**6:30 P.M.-REGULAR SESSION (TO BE HELD IN THE COUNCIL CHAMBERS)**

**1. CALL TO ORDER**

**2. PLEDGE OF ALLEGIANCE**

**3. ROLL CALL**

Councilmembers Abe-Koga, Bryant, Inks, Kasperzak, Siegel, Vice Mayor McAlister, and Mayor Clark

**4. CONSENT CALENDAR**

These items will be approved by one motion unless any member of the Council or audience wishes to remove an item for discussion. The reading of the full text of ordinances and resolutions will be waived unless a Councilmember requests otherwise.

**4.1 Rezoning for 1101 El Camino Real West (Second Reading).**

**Recommendation(s):** Adopt an Ordinance Amending the Zoning Map of the City of Mountain View for the Rear Portion of the Property at 1101 El Camino Real West from the R2-9sd (One- and Two-Family Residential-Special Design) District to the CRA (Commercial/Residential-Arterial) District. (First reading: 5-1-1; Siegel no, McAlister recused)

**Attachment(s):** [Council Report](#)  
[ATT 1 - Ordinance](#)

**4.2 El Camino Real Precise Plan (Second Reading).**

**Recommendation(s):** 1. Adopt an Ordinance Amending the Zoning Map for the Properties Located in the El Camino Real Precise Plan Area from CRA (Commercial/Residential-Arterial), R3 (Multiple-Family Residential), P(10) Ortega-El Camino Real Precise Plan, P(15) Clark-Marich Precise Plan, P(16) El Monte-El Camino Precise Plan, P(36) Americana Center Precise Plan, and P (Planned Community) to P(38) El Camino Real Precise Plan. (First reading: 4-1-2; Inks no, Clark, McAlister abstained)

2. Adopt an Ordinance Amending Chapter 36 of the Mountain View City Code Relating to the El Camino Real Village Center Floating District. (First reading: 4-1-2; Inks no, Clark, McAlister abstained)

**Attachment(s):** [Council Report](#)  
[ATT 1 - Ordinance Amending Zoning Map](#)  
[ATT 2 - Ordinance Amending Chapter 36](#)

**4.3 North Bayshore Precise Plan (Second Reading).**

**Recommendation(s):** Adopt an Ordinance Amending the Zoning Map for the Areas Located in the North Bayshore Precise Plan Area from ML (Limited Industrial); MM-40 (General Industrial); P(1) Shoreline West Precise Plan; P(2) Charleston South Industrial Precise Plan; P(3) North Shoreline Boulevard Precise Plan; P(33) L'Avenida South Precise Plan; P(34) North Bayshore Precise Plan; and the State of California Remnant Parcel Adjacent to the Highway 101 Northbound On-Ramp/Shoreline Boulevard, to a New P(39) North Bayshore Precise Plan. (First Reading: 6-1, Inks no)

**Attachment(s):** [Council Report](#)  
[ATT 1 - Ordinance Amending Zoning Map](#)

**4.4 San Antonio Precise Plan (Second Reading).**

**Recommendation(s):** Adopt an Ordinance Amending the Zoning Map for the Properties Located in the San Antonio Precise Plan Area from CRA (Commercial/Residential-Arterial), P (Planned Community), P(8) San Antonio Station Precise Plan, P(9) San Antonio Center Precise Plan, P(11) California Street-Showers Drive Precise Plan, and P(12) 394 Ortega Avenue Precise Plan to P(40) San Antonio Precise Plan. (First reading: 6-0; Inks abstained)

**Attachment(s):** [Council Report](#)  
[ATT 1 - Ordinance](#)

**4.5 405 San Antonio Road - Phase II (Second Reading).**

**Recommendation(s):** Adopt an Ordinance Amending the Zoning Map for the Properties Located at 405-425 San Antonio Road, 377 San Antonio Road, 391 San Antonio Road, and 455 San Antonio Road (North Parcel Only) from the San Antonio Center Precise Plan (P(9)) Zoning District to P Zoning District. (First reading: 6-0-1; Inks abstained)

**Attachment(s):** [Council Report](#)  
[ATT 1 - Ordinance Amending Zoning Map](#)

**4.6 Amendment to Contracts for Outside Plan Checking and Inspection Services.**

**Recommendation(s):** 1. Increase appropriations \$740,000 in the Community Development Department, Development Services Fund, for building inspection and fire plan checking and inspection contract services. (Five votes required)

2. Authorize the City Manager to execute amendments to increase consultant contracts for outside building and fire plan checking and inspection services with Shums Coda Associates from \$650,000 to \$1.8 million; ESH Consultants from \$90,000 to \$170,000; and Hughes & Associates from \$125,000 to \$295,000 for July 1, 2014 through June 30, 2015, for a total increase of \$1.4 million.

**Attachment(s):** [Council Report](#)

**4.7 Reappointments/Appointments to Council Advisory Bodies.**

- Recommendation(s):**
1. Adopt a Resolution Appointing Max Beckman-Harned and Paul Donahue to the Library Board, to be read in title only, further reading waived (Attachment 1 to the Council report).
  2. Adopt a Resolution Reappointing Margaret Capriles and John Scarboro to the Environmental Planning Commission, to be read in title only, further reading waived (Attachment 2 to the Council report).
  3. Adopt a Resolution Reappointing Aila Malik and Evan Ortiz, and Appointing Pamela Baird, Josette Langevine, and Jim Neal to the Human Relations Commission, to be read in title only, further reading waived (Attachment 3 to the Council report).
  4. Adopt a Resolution Appointing Paul Hepfer to the Parks and Recreation Commission, to be read in title only, further reading waived (Attachment 4 to the Council report).
  5. Approve by motion appointment of Kalyanaraman Shankari to the Bicycle/ Pedestrian Advisory Committee for the term January 1, 2015 to December 31, 2018.
  6. Approve by motion reappointment of Ron Manabe to the Downtown Committee-Downtown Property and Business Owner for the term January 1, 2015 to December 31, 2017.
  7. Approve by motion reappointment of Daniel Palay and appointment of Carol Donahue and Lucia Williams to the Performing Arts Committee for the terms January 1, 2015 to December 31, 2018.
  8. Confirm the appointment of Jamil Shaikh as the neighborhood association's representative to the Downtown Committee for the term January 1, 2015 to December 31, 2015 as recommended by the Old Mountain View Neighborhood Association.

**Attachment(s):** [Revised Council Report](#)  
[ATT 1 - Resolution—Library Board](#)  
[ATT 2 - Resolution—Environmental Planning Commission](#)  
[ATT 3 - Resolution—Human Relations Commission](#)  
[ATT 4 - Resolution—Parks and Recreation Commission](#)

**4.8 771 N. Rengstorff Avenue Park Design, Project 15-41 - Authorize Professional Services Agreement.**

- Recommendation(s):* 1. Authorize the City Manager to execute a professional services agreement with Callander Associates, Inc., to provide design services for 771 N. Rengstorff Avenue Park, Project 15-41, in an amount not to exceed \$168,100.
2. Extend the deadline for the raising of private funds for renovation of the Immigrant House from January 2015 to September 2015.

*Attachment(s):* [Council Report](#)  
[ATT 1 - Callander Scope of Services](#)

**4.9 Interceptor Sewer Trunk Main Manhole Construction, Project 14-33 - Amend Project Budget and Award Construction Contract.**

- Recommendation(s):* 1. Appropriate and transfer \$210,000 from the Wastewater Fund to Interceptor Sewer Trunk Main Manhole Construction, Project 14-33. (Five votes required)
2. Award the construction contract for Interceptor Sewer Trunk Main Manhole Construction, Project 14-33, to Ranger Pipeline, Inc., of San Francisco for the low bid price of \$471,030 that includes a construction contingency of \$60,000.

*Attachment(s):* [Council Report](#)  
[ATT 1 - Bid Summary](#)

**4.10 Dana Street Reconstruction, Project 13-28 - Approve Plans and Specifications and Authorize Bidding.**

- Recommendation(s):* 1. Appropriate and transfer \$70,000 into Dana Street Reconstruction, Project 13-28, from the Storm Drain Construction Fund. (Five votes required)
2. Approve plans and specifications for Dana Street Reconstruction, Project 13-28, and authorize staff to advertise the project for bids.
3. Authorize the City Manager to award the construction contract to the lowest responsible bidder if the low bid is within the project budget including a 10 percent construction contingency.

*Attachment(s):* [Council Report](#)

**4.11 2015 Council Meeting Schedule.**

**Recommendation(s):** Adopt the schedule for City Council meetings and Study Sessions for the 2015 calendar year.

**Attachment(s):** [Council Report](#)

**4.12 Certification of Official Election Returns-November 4, 2014 General Municipal Election.**

**Recommendation(s):** 1. Acknowledge certification from the Registrar of Voters of canvass of election returns of the November 4, 2014 General Municipal Election (Attachment 1 to the Council report).

2. Adopt a Resolution of the City Council of the City of Mountain View Declaring the Result of the Canvass of Returns of the General Municipal Election Held on November 4, 2014 for the Election of Three Members to the City Council and for Ballot Measure A, to be read in title only, further reading waived (Attachment 2 to the Council report).

**Attachment(s):** [Council Report](#)

[ATT 1 - Certificate of Election Results](#)

[ATT 2 - Resolution](#)

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

This portion of the meeting is reserved for persons wishing to address the Council on any matter not on the agenda. Speakers are allowed to speak on any number of topics for one three-minute period during the meeting. State law prohibits the Council from acting on nonagenda items.

## 6. PUBLIC HEARINGS

### 6.1 801 El Camino Real West - Grevstar.

- Recommendation(s):**
1. Adopt a Resolution Approving the 801 El Camino Real West Mixed-Use Project Environmental Impact Report, CEQA Findings, and Mitigation Monitoring and Reporting Program, to be read in title only, further reading waived (Attachment 1 to the Council report).
  2. Introduce an Ordinance Amending the Zoning Map for the Properties Located at 801/805/809/813 El Camino Real West and 1032/1044/1060 Castro Street from the CRA (Commercial/Residential-Arterial) Zoning District to the P (Planned Community) Zoning District, to be read in title only, further reading waived, and set a second reading for January 13, 2015 (Attachment 2 to the Council report).
  3. Adopt a Resolution Conditionally Approving a Planned Community Permit and Development Review Permit for a Mixed-Use Project with 164 Apartment Units and 10,800 Square Feet of Commercial Space, and a Heritage Tree Removal Permit for the Removal of Three Heritage Trees at 801 El Camino Real West, to be read in title only, further reading waived (Attachment 3 to the Council report).

- Attachment(s):** [Council Report](#)  
[ATT 1 - Reso App EIR, CEQA Findings, & Mit. Mon. & Rptng Prog](#)  
[ATT 2 - Ordinance Amending the Zoning Map](#)  
[ATT 3 - Reso Cond App a PCP, DRP, & Htg Tree Remvl Permit](#)  
[ATT 4 - Project Plans](#)  
[ATT 5 - EPC Study Session Report, September 11, 2013](#)  
[ATT 6 - Council Study Session Report, September 24, 2013](#)  
[ATT 7 - Council Study Session Report, January 21, 2014](#)  
[ATT 8 - EPC Public Hearing Report, December 3, 2014](#)  
[ATT 9 - DOT Response to Final EIR Response to Comments](#)

**6.2 Potential Increases to Affordable Housing Fees.**

**Recommendation(s):** Consider adopting the following affordable housing fee increases identified by Council at the October 14, 2014 Study Session:

1. Adopt a Resolution to Amend the Below-Market-Rate (BMR) Administrative Guidelines for New Residential Ownership Development, to Increase the BMR In-Lieu Fee from Three Percent of the Sales Price on New Ownership Housing Units to Four Percent of the Sales Price, to be read in title only, further reading waived (Attachment 1 to the Council report).

2. Adopt a Resolution to Amend the Existing Rental Housing Impact Fee Schedule for New Apartment Development, to Increase the Fee from \$10.26 Per Habitable Square Foot to \$15.00 Per Habitable Square Foot, to be read in title only, further reading waived (Attachment 2 to the Council report).

3A. Adopt a Resolution to Amend the Existing Housing Impact Fee Schedule for New Nonresidential Development, to Increase the Fee on Office, High-Tech, and Industrial Developments from \$10.26 Per Net Square Foot to \$20.00 Per Net Square Foot on Building Area More than 10,000 Square Feet and Half of that Fee on Building Area up to 10,000 Square Feet, to be read in title only, further reading waived (Attachment 3A to the Council report).

or in the alternative

3B. Adopt a Resolution to Amend the Existing Housing Impact Fee Schedule for New Nonresidential Development, to Increase the Fee on Office, High-Tech, and Industrial Developments from \$10.26 Per Net Square Foot to \$25.00 Per Net Square Foot on Building Area More than 10,000 Square Feet and Half of that Fee on Building Area up to 10,000 Square Feet, to be read in title only, further reading waived (Attachment 3B to the Council report).

**Attachment(s):** [Council Report](#)

[ATT 1 - Resolution to Increase the BMR In-Lieu Fee](#)

[ATT 2 - Resolution to Increase the Rental Housing Impact Fee](#)

[ATT 3A - Resolution to Increase the Housing Impact Fee - \\$20](#)

[ATT 3B - Resolution to Increase the Housing Impact Fee - \\$25](#)

[ATT 4 - October 14, 2014 Council Report](#)

[ATT 5 - Public Comments](#)

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

No action will be taken on any questions raised by the Council at this time.

**8. CLOSED SESSION REPORT****9. ADJOURNMENT**

The next Council Meeting will be held on Tuesday, December 16, 2014, at 6:30 p.m. in the Council Chambers, 500 Castro Street.

**NOTICE**

There is a 90-day limit for the filing of a challenge in Superior Court to certain City administrative decisions and orders which require a hearing by law, the receipt of evidence and the exercise of discretion. The 90-day limit begins on the date the decision is final (Code of Civil Procedure Section 1094.6). Further, if you challenge an action taken by the City Council in court, you may be limited, by California law, including but not limited to Government Code Section 65009, to raising only those issues you or someone else raised in the public hearing, or in written correspondence delivered to the City Council prior to or at the public hearing. The City Council may be requested to reconsider a decision if the request is made prior to the next City Council meeting, regardless of whether it is a regular or special meeting. For information on the next regular or special City Council meeting, please call (650) 903-6304.

Any writings or documents provided to a majority of the City Council regarding any item on this agenda will be made available for public inspection in the City Clerk's Office, 500 Castro Street, Third Floor, during normal business hours and at the Council Chambers at City Hall, Second Floor, during the meeting. In addition, such writings and documents will be posted on the City's web site at [www.mountainview.gov](http://www.mountainview.gov).

## COUNCIL MEETINGS AND AGENDA

The City Council meets regularly on the second and fourth Tuesday of each month at 6:30 p.m. in the Council Chambers at City Hall, 500 Castro Street, Second Floor. Special meetings are called as necessary by the Mayor and noticed at least 24 hours in advance.

Interested parties may review the agenda, minutes and staff reports at the Mountain View Library, 585 Franklin Street, beginning the Thursday evening before each meeting and at the City Clerk's Office, 500 Castro Street, Third Floor, beginning Friday morning. Agenda materials may also be viewed electronically at [www.mountainview.gov](http://www.mountainview.gov). Staff reports are also available at the Council Chambers during the meeting.

**SPECIAL NOTICE**—Reference: Americans with Disabilities Act, 1990. Anyone who is planning to attend the next City Council meeting who is visually or hearing-impaired or has any disability that needs special assistance should call the City Clerk's Office at 903-6304 48 hours in advance of the Council meeting to arrange for assistance. Upon request, in advance, by a person with a disability, City Council meeting agendas and writings distributed during the meeting that are public records will be made available in the appropriate alternative format. Also upon request, in advance, an assistive listening device can be made available for use during the meeting.

The Council meetings are cablecast live on Channel 26 on the Mountain View Comcast cable system and are replayed on Wednesday at 6:30 p.m. and on Saturday at 11:00 a.m. following that week's Council meeting. If there is a live Environmental Planning Commission meeting on a Wednesday, the replay of the City Council meeting will be on a Thursday at 6:30 p.m. In addition, Council Regular meetings are webcasted, and interested persons may visit the City's web site at [www.mountainview.gov](http://www.mountainview.gov) to watch the meetings live on their computer, laptop or PDA device. Archived broadcasts of previous meetings may also be accessed and watched on-line.

The Council may take action on any matter noticed herein, and their consideration and action on the matters noticed herein is not limited by the recommendations indicated in the Agenda or staff report(s). The Council may consider and act on items listed on the agenda in any order and thus all those interested in an item listed on the agenda are advised to be present throughout the meeting (see Policy and Procedure A-13). The reading of the full text of ordinances and resolutions will be waived unless a Councilmember requests otherwise.

By policy, no new items of business will be started after 10:00 p.m., unless an exception is made by vote of the Council.

## ADDRESSING THE COUNCIL

Interested persons are entitled to speak on any action item listed on the agenda and are requested to fill out the blue cards available at the rear of the Council Chambers and deposit them with the clerk or at the podium as soon as completed. This will assure that your name and city of residence are accurately recorded in the minutes and that your interest in speaking is recognized. If you wish to speak and are not recognized by the Mayor, please approach the podium prior to completion of discussion on the item. Speakers are allowed up to three minutes each, and if a large group wishes to express its views, it is more effective to have one spokesperson.

Items on the "Consent Calendar" are not discussed individually but are approved as a group with one motion. If a citizen wishes to speak on an item on the Consent Calendar, he or she may come to the podium at the time announced by the Mayor and request that the item be pulled for discussion by the Council.

Anyone wishing to address the Council on a nonagenda item may do so during the "Oral Communications" part of the agenda. Speakers are allowed to speak one time on any number of topics for up to three minutes.

**Reducing Time For Public Input:** For any single agendized item and for Oral Communications from the Public, if there appears to be 15 or more speakers and the Council might not be able to conclude the scheduled agenda items for the meeting if speakers were allotted three (3) minutes each, the Mayor may reduce speaking time to no less than two (2) minutes per speaker unless there is an objection from Council, in which case majority vote shall decide the issue without debate.