



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

Council Chambers - 500 Castro Street

6:30 PM

Tuesday, December 16, 2014

THIS SPECIAL MEETING WILL BE TELECONFERENCED (G.M.T. TIME ZONE) PURSUANT TO GOVERNMENT CODE SECTION 54953(b) WITH MAYOR CLARK PARTICIPATING IN THE MEETING FROM CITIZENM LONDON BANKSIDE, 20 LAVINGTON ST., LONDON GB SE1 0NZ. THE TELECONFERENCE LOCATION WILL BE ACCESSIBLE TO THE PUBLIC AND AN AGENDA FOR THE MEETING WILL BE POSTED AT THAT LOCATION PURSUANT TO GOVERNMENT CODE SECTION 54953(b)(3). MEMBERS OF THE PUBLIC HAVE THE OPPORTUNITY TO ADDRESS THE LEGISLATIVE BODY AT THIS LOCATION.

CITY COUNCIL AND SHORELINE REGIONAL PARK COMMUNITY MEETING

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

1. CALL TO ORDER/PLEDGE OF ALLEGIANCE (To be led by Girl Scout Troop 60912)

2. ROLL CALL

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

3. PRESENTATION

3.1 Recognition of Jamil Shaikh for his service on the Human Relations Commission

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 Approval of Minutes.

Recommendation(s): That City Council approve the following minutes:

1. November 24, 2014 Council meeting; and
2. November 25, 2014 Council meeting.

Attachment(s): [11-24-14 Council Minutes](#)
[11-25-14 Council Minutes](#)

4.2 Recommendation to Approve Engagement of City's External Audit Firm.

- Recommendation(s):*
1. Approve the Council Finance Committee's recommendation to extend the contract with Maze & Associates (Maze) for one additional year as the City's external audit firm. Then, contract with Macias Gini & O'Connell (MGO) as the City's external auditor starting in Fiscal Year 2015-16 and for three subsequent years with an option for two additional years.
 2. Authorize the City Manager to execute an extension of the contract with Maze for one additional year.
 3. Authorize the City Manager to execute a contract for audit and other related services with MGO commencing with Fiscal Year 2015-16 and three subsequent years with an option for two additional years.

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

4.3 Naming of Shoreline Athletic Fields.

Recommendation(s): Select "Shoreline Athletic Fields" as the name for the new athletic field facility at 2450 Garcia Avenue.

Attachment(s): [Council Report](#)
[ATT 1 - City Council Policy K-17](#)

4.4 2014-15 Facilities Maintenance Plan-Amend Project Funding.

Recommendation(s): Appropriate and transfer \$148,000 from the General Non-Operating Fund to the 2014-15 Facilities Maintenance Plan, Project 15-14. (Five votes required)

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

4.5 Updated Business Terms for the Moffett Gateway Site.

- Recommendation(s):**
1. Approve modified business terms, including rent, development fee provisions, and access easement by and between the City and developer Broadreach Capital Partners for the development of Moffett Gateway.
 2. Authorize the City Manager to execute minor amendments to the Development and Disposition Agreement and Ground Lease that do not have a net financial impact of greater than \$100,000.

Attachment(s): [Council Report](#)
[ATT 1 - City Site Plan](#)
[ATT 2 - City/Caltrans Site Plan](#)
[ATT 3 - November 17, 2014 Council Report](#)

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 HEARING - None.**7. NEW BUSINESS****7.1 Acquisition of 2254 Wyandotte Street (APN 147-06-015).**

Recommendation(s): Take the following actions to acquire real property located at 2254 Wyandotte Street (APN 147-06-015) for a future park:

1. Approve the acquisition of real property located at 2254 Wyandotte Street (APN 147-06-015) owned by Sherry Stevenson-Mahoney, Successor Trustee of the Shirlee Roberts 2010 Trust.
2. Approve a midyear capital improvement project titled "Acquisition of Real Property, 2254 Wyandotte Street."
3. Transfer and appropriate \$2,760,000 from the Park Land Dedication Fund to the new capital project for the purchase (\$2,575,000) and other costs (\$185,000) to acquire 2254 Wyandotte Street. (Five votes required)
4. Authorize the City Manager or his designee to execute all documents and take all necessary actions related to the acquisition of 2254 Wyandotte Street (APN 147-06-015).

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

7.2 **El Camino Real Bus Rapid Transit Project Draft Environmental Impact Report/Environmental Assessment.**

- Recommendation(s):*
1. Authorize the Mayor to send a letter to the Santa Clara Valley Transportation Authority (VTA) commenting on the El Camino Real Bus Rapid Transit Project Draft Environmental Impact Report/Environmental Assessment.
 2. Determine if there are any project alternatives the City supports and, if so, authorize the City Manager to send a letter to the VTA to express support for those alternatives.

Attachment(s): [Council Report](#)
[ATT 1 - Letter to VTA](#)
[ATT 2 - Letters-Emails Received by the City](#)

7.3 ROEM NOFA Proposal-779 East Evelyn Avenue.

Recommendation(s): The NOFA (Notice of Funding Availability) Review Committee recommends that the City Council:

1. Reserve funding for the ROEM NOFA application and consider the following two options:
 - a. Option 1-Reserve \$15.5 million in affordable housing funds for an 81-unit affordable family development; or
 - b. Option 2-Add \$6.0 million in affordable housing funds to the NOFA and reserve a total of \$21.5 million for a 116-unit affordable workforce housing development.

Staff recommends the City Council:

1. Appropriate \$1.12 million in BMR In-Lieu fees for predevelopment costs and authorize the City Manager to enter into an agreement with ROEM Development Corporation for use of the predevelopment funds and appropriate \$246,000 in Housing Impact fees for environmental, parking, and other special studies required for this project. (Five votes required)
2. Allow two additional NOFA projects to proceed with the funding reservation process.
3. Authorize the assignment of staff resources for consideration of a General Plan Land Use Map Amendment for 1.93 acres from Industrial to Residential and rezoning request from developer to remove the Sylvan-Dale Area Plan and replace it with R(3) Multiple-Family Residential or R(4) High-Density Multiple-Family Residential.
4. Amend the composition of the NOFA Review Committee to be comprised of the City Manager, two City Councilmembers appointed by the Mayor, and an Environmental Planning Commissioner and a Human Relations Commissioner, both appointed by the respective Commission Chairs.

Attachment(s): [Council Report](#)
[ATT 1 - Option 1, NOFA Application, Elevations/Site Plan](#)
[ATT 2 - Option 2 Elevations/Site Plan](#)
[ATT 3 - NOFA Goals and Priorities Analysis](#)
[ATT 4 - Gatekeeper Request Letter](#)
[ATT 5 - Neighborhood Meeting Notes](#)
[ATT 6 - NOFA Application and Instructions](#)
[ATT 7 - HUD Income Limits](#)

7.4 Approve a Mid-Year Capital Improvement Project-Library Chiller Replacement.

Recommendation(s): Approve a mid-year capital improvement project, Library Chiller Replacement, and transfer \$865,000 from the Construction/Conveyance Tax Fund to the new project. (Five votes required)

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

8. ITEMS INITIATED BY COUNCIL

8.1 Resolution Supporting Proposition 13 Commercial Property Reform.

Recommendation(s): The Council Procedures Committee recommends the City Council adopt a Resolution Supporting Proposition 13 Commercial Property Reform, to be read in title only, further reading waived (Attachment 1 to the Council report).

Attachment(s): [Council Report](#)
[ATT 1 - Resolution](#)
[ATT 2 - California Property Tax—An Overview](#)
[ATT 3 - Understanding California's Property Taxes](#)

9. COUNCIL, STAFF/COMMITTEE REPORTS

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

10. CLOSED SESSION REPORT

11. ADJOURNMENT

The next Council Meeting will be held on Tuesday, January 6, 2015, 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.

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. 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 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.