CITY OF MOUNTAIN VIEW
CITY COUNCIL AGENDA AND NOTICE

TUESDAY, NOVEMBER 10, 2026 - 6:30 PM
COUNCIL CHAMBERS AND VIDEO CONFERENCE, 500 CASTRO ST., MOUNTAIN VIEW, CA 94041

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

Kimbra McCarthy, City Manager
Jannie L. Quinn, Interim City Attorney
Heather Glaser, City Clerk

Council Chambers and Video Conference, 500 Castro St., Mountain View, CA 94041 | **6:30 PM** | **Tuesday, November 10, 2026**

JOINT MEETING OF CITY COUNCIL (REGULAR) AND SHORELINE REGIONAL PARK COMMUNITY (SPECIAL)

This meeting includes a virtual participation option. Members of the public wishing to address the City Council virtually may join the meeting online at https://mountainview.zoom.us/j/84351267142 or by dialing (669) 900-9128 and entering Webinar ID 843 5126 7142.

To speak during an item, click the "Raise Hand" feature in Zoom or dial *9 if participating by phone. When the Mayor calls your name, press *6 to unmute if you are joining by phone.

The City is piloting the use of an AI translation service. To access translation services during the meeting, visit https://attend.wordly.ai/join/TXDB-0388 and select your preferred language. Please note that the City of Mountain View cannot guarantee the accuracy of translated text or interpretations.

In-person interpretation services are available in Spanish and Chinese upon advance request. Requests must be submitted to the City Clerk's Office no later than 5:00 p.m. two business days before the meeting by phone at (650) 903-6304 or by email at city.clerk@mountainview.gov.

Meeting materials may also be translated upon advance request. Requests must be submitted no later than 5:00 p.m. two business days before the meeting by phone at (650) 903-6608 or by email at mep@mountainview.gov.

Esta reunión ofrece una opción de participación virtual. Los miembros del público que deseen dirigirse al Concejo Municipal de forma virtual pueden unirse a la reunión en línea a través de https://mountainview.zoom.us/j/84351267142 o llamando al (669) 900-9128 e ingresando el ID del seminario web 843 5126 7142.

Para comentar durante un punto de la agenda, utilice la función "Raise Hand" (levantar la mano) en Zoom o marque *9 si participa por teléfono. Cuando la alcaldesa mencione su nombre, presione *6 para activar el micrófono si se ha unido por teléfono.

La Ciudad está probando un servicio de traducción basado en inteligencia artificial. Para acceder a los servicios de traducción durante la reunión, visite https://attend.wordly.ai/join/TXDB-0388 y seleccione el idioma de su preferencia. Tenga en cuenta que la Ciudad de Mountain View no puede garantizar la exactitud del texto traducido ni de las interpretaciones.

Se ofrecen servicios de interpretación presencial en español y en chino, previa solicitud. Las solicitudes deben presentarse ante la Oficina de la Secretaría Municipal a más tardar a las 5:00 p. m., dos días hábiles antes de la reunión, llamando al (650) 903-6304 o enviando un correo electrónico a city.clerk@mountainview.gov.

Los materiales de la reunión también pueden traducirse si se solicitan con antelación. Las solicitudes deben presentarse a más tardar a las 5:00 p. m., dos días hábiles antes de la reunión, llamando al (650) 903-6608 o enviando un correo electrónico a mep@mountainview.gov.

本次会议提供线上参会选项。希望通过线上方式向市议会发言的公众人士，可访问 https://mountainview.zoom.us/j/84351267142 或拨打 (669) 900-9128 并输入会议 ID 843 5126 7142 加入会议。
如需在会议议程中发言，请点击 Zoom 中的“举手(Raise Hand)”功能，或者如果您通过电话参会，请拨打 *9。市长叫到您的名字时，如果您是通过电话参会，请按 *6 取消静音。
市府正在试用人工智能翻译服务。如需在会议期间使用翻译服务，请访问 https://attend.wordly.ai/join/TXDB-0388 并选择您所需的语言。请注意，山景城市府无法保证翻译文本或口译的准确性。
如有需要，可提前预约西班牙语和中文的现场口译服务。会议材料翻译申请必须在会议召开前两个工作日的下午 5:00 前提交至市书记官办公室，可通过电话 (650) 903-6304 或电子邮件 city.clerk@mountainview.gov 提交。
会议材料也可通过提前申请提供翻译。翻译申请必须在会议召开前两个工作日的下午 5:00 前提交，可通过电话 (650) 903-6608 或电子邮件 mep@mountainview.gov 提交。

6:30 P.M.-REGULAR SESSION

1. CALL TO ORDER/PLEDGE OF ALLEGIANCE

2. ROLL CALL

3. PRESENTATIONS

These are presentations only. The City Council will not take any action.

3.1 Community Foundation Week Proclamation

3.2 National Hunger and Homelessness Awareness Week Proclamation

3.3 Presentation of a commendation to City Manager Kimbra McCarthy, recognizing her as the first recipient of the International City/County Management Association's (ICMA) Good Governance Award

3.4 El Niño Update

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 Application to the Statewide Park Development and Community Revitalization Program to develop Thompson Mini Park, Project 26-35

Recommendation(s): 1. Authorize the City Manager or designee to submit an application to the Statewide Park Development and Community Revitalization Program Grant and execute all related documents if awarded.

2. Adopt a Resolution of the City Council of the City of Mountain View Authorizing the City Manager or Designee to Apply for and Accept Grant Funds from the Statewide Park Development and Community Revitalization Program Grant in an Amount Up to $2.3 million and Negotiate and Execute Any Related Documents Necessary to Accept These Grant Funds, to be read in title only, further reading waived (Attachment 1 to the Council report).

Attachment(s): Council Report

ATT 1 - Resolution

4.2 Emergency Declaration and Appropriation in Preparation for 2026-27 El Niño Climate Pattern

Recommendation(s): 1. Adopt a Resolution of the City Council of the City of Mountain View Proclaiming a Local Emergency, to be read in title only, further reading waived. (Attachment 1 to the Council report)

2. Appropriate $300,000 in the General Non-Operating Fund to Cover Costs Related to the 2026-27 El Niño Emergency Preparation and Response. (Five votes required)

Attachment(s): Council Report

ATT 1 - Resolution

ATT 2 - Governor's Proclamation

4.3 2024 Community Greenhouse Gas Emissions Inventory

Recommendation(s): Accept the 2024 Community Greenhouse Gas Emissions Inventory.

Attachment(s): Council Report

ATT 1 - Community Greenhouse Gas Emissions Inventory Methodology

ATT 2 - 2024 Community Greenhouse Gas Emissions Inventory

4.4 Adobe Building Patio Tiles Replacement, Project 23-34

Recommendation(s): 1. Find that in accordance with the California Environmental Quality Act (CEQA) requirements, Adobe Building Patio Tiles Replacement, Project 23-34, is categorically exempt as Class 1, Minor Alteration of an Existing Public Facility, under CEQA Guidelines Section 15301.

2. Transfer and appropriate $300,000 from the Citywide Public Benefit Fund to Adobe Building Patio Tiles Replacement, Project 23-34. (Five votes required)

3. Approve plans and specifications for Adobe Building Patio Tiles Replacement, Project 23-34, and authorize staff to advertise the project for bidding.

4. Authorize the City Manager or designee to award a construction contract to the lowest responsive responsible bidder if the bid is within the total available project budget of $1,560,000.

Attachment(s): Council Report

4.5 Grant Road and Sleeper Avenue Improvements Project - Phase I, Project 21-39-Construction Acceptance

Recommendation(s): Accept Grant Road and Sleeper Avenue Improvements Project - Phase I, Project 21-39, and authorize the final contract payment.

Attachment(s): Council Report

4.6 2027 City Council Meeting Schedule

Recommendation(s): Approve the 2027 City Council meeting schedule.

Attachment(s): Council Report

4.7 Rengstorff House Restoration, Interior and Outdoor, Design and Improvements, Project 22-38-Professional Services Agreement

Recommendation(s): 1. Acting in its joint capacity as City Council and Board of Directors of the Shoreline Regional Park Community, authorize the City Manager or designee to execute a professional services agreement with Page and Turnbull, Inc., a California corporation, (Entity No. 739454), to provide professional design and construction support services for Rengstorff House Restoration, Interior and Outdoor, Design and Improvements, Project 22-38, in a not-to-exceed amount of $920,027, of which 100% is from the Shoreline Regional Park Community Fund.

2. Acting in its capacity as Board of Directors of the Shoreline Regional Park Community, transfer and appropriate $500,000 from the Shoreline Regional Park Community Fund to Rengstorff House Restoration, Interior and Outdoor, Design and Improvements, Project 22-38, increasing the project budget from $1,000,000 to $1,500,000, of which 100% is from the Shoreline Regional Park Community Fund.

Attachment(s): Council Report

4.8 Shoreline Boathouse Expansion, Project 20-39-Professional Service Agreements

Recommendation(s): Acting in its joint capacity as the City Council of the City of Mountain View and Board of Directors of the Shoreline Regional Park Community, take the following actions:

1. Authorize the City Manager and Community Manager, or designees, to amend the construction contract with SC Builders, Inc., a California Corporation (Entity No. 2163908), to add $250,000 to the construction contingency, for Shoreline Boathouse Expansion, Project 20-39, for a total not-to-exceed contract amount of $8,337,953, of which 100% is from the Shoreline Regional Park Community Fund.

2. Authorize the City Manager and Community Manager, or designees, to amend the professional services agreement with Bull Stockwell Allen Architects, a California corporation (Entity No. 0614724), for an additional amount of $63,000 in basic services and $12,702 in optional future services, for a total increase of $75,702 for Shoreline Boathouse Expansion, Project 20-39, for a total not-to-exceed amount of $784,000, of which 100% is from the Shoreline Regional Park Community Fund.

3. Authorize the City Manager and Community Manager, or designees, to amend a

professional services agreement with Marina Construction Management, Inc., a California corporation (Entity No. 6081240) for an additional amount of $300,000, for Shoreline Boathouse Expansion, Project 20-39, for a total not-to-exceed amount of $1,325,000, of which 100% is from the Shoreline Regional Park Community Fund.

4. Authorize the City Manager and Community Manager, or designees, to amend the lease agreement with Silicon Shores, Inc., a California corporation (Entity No. 2208024) for an additional amount of $200,000 in temporary percentage-rent relief for Silicon Shores Boathouse Expansion, for a total not-to-exceed amount of $400,000 in construction accommodations.

Attachment(s): 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 topic within the City Council's subject matter jurisdiction for up to three minutes during this section. If there appears to be a large number of speakers, speaking time may be reduced to no less than 1.5 minutes. State law prohibits the Council from acting on nonagenda items.

6. PUBLIC HEARINGS

6.1 ~~**Code Amendments Restricting Potable Irrigation of Nonfunctional Turfgrass and Updating the Recycled Water Service Area**~~

Recommendation(s): THIS ITEM WILL NOT BE HEARD ON NOVEMBER 10, 2026. THIS ITEM WILL BE ON THE CONSENT CALENDAR ON THE NOVEMBER 17, 2026 AGENDA.

6.2 Rowhouse Gatekeeper Project at 924-940 San Rafael Avenue

Recommendation(s): 1. Adopt a Resolution of the City Council of the City of Mountain View Adopting an Initial Study/Mitigated Negative Declaration for the 924-940 San Rafael Avenue Residential Rowhouse Project Pursuant to Sections 15064(f)(3) and 15070, et seq., of the California Environmental Quality Act (CEQA) Guidelines, to be read in title only, further reading waived (Attachment 1 to the Council report).

2. Adopt a Resolution 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 924-940 San Rafael Avenue (APNs: 153-17-044 and 153-17-045) from General Industrial to Medium-Density Residential, as recommended by the Environmental Planning Commission, to be read in title only, further reading waived (Attachment 2 to the Council report).

3. Introduce an Ordinance of the City of Mountain View Approving a Zoning Map Amendment for the Properties Located at 924-940 San Rafael Avenue (APNs: 153-17-044 and 153-17-045) from the MM (General Industrial) Zoning District to the

R3-2 (Multiple-Family Residential) Zoning District, as recommended by the Environmental Planning Commission, to be read in title only, further reading waived (Attachment 3 to the Council report).

4. Adopt a Resolution of the City Council of the City of Mountain View Conditionally Approving a Planned Unit Development Permit and Development Review Permit to Construct a 36-Unit Residential Rowhouse Project and Related Site Improvements, Utilizing State Density Bonus Law, Replacing Two Industrial Buildings; and a Heritage Tree Removal Permit to Remove Two Heritage Trees on a 1.80-Acre Site Located at 924-940 San Rafael Avenue (APNs: 153-17-044 and 153-17-045), to be read in title only, further reading waived (Attachment 4 to the Council report).

5. Adopt a Resolution 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 1.80-Acre Site Located at 924-940 San Rafael Avenue (APNs: 153-17-044 and 153-17-045), to be read in title only, further reading waived (Attachment 5 to the Council report).

Attachment(s): Council Report
ATT 1 - IS-MND and MMRP Resolution
ATT 2 - General Plan Map Amendment Resolution
ATT 3 - Zoning Map Amendment Ordinance
ATT 4 - Project Resolution
ATT 5 - Vesting Tentative Map Resolution
ATT 6 - Council Gatekeeper Policy Hearing, June 24, 2025
ATT 7 - Project Plans
ATT 8 - Density Bonus Request Letter
ATT 9 - Arborist Report
ATT 10 - EPC Recommendation Hearing, October 21, 2026

6.3 City Code Amendments to Chapter 38: Regulating the Use of City Parks and Other City Facilities

Recommendation(s): Introduce an Ordinance of the City of Mountain View Amending Chapter 38 of the Mountain View City Code to Revise Terminology, Modernize Rules for Park Use, Update and Clarify Prohibited Activities, Revise Shoreline at Mountain View Regulations, and Make other Minor Modifications to Align with City Operations

Attachment(s): Council Report
ATT 1 - Draft Ordinance Amending Chapter 38

7. NEW BUSINESS

7.1 Climate Forward Plan

Recommendation(s): Adopt the Five-Year Community Decarbonization Plan, Climate Forward Mountain View: Building Momentum Toward a Carbon-Free Future (2027-2031).

Attachment(s): Council Report

ATT 1 - Climate Forward MV: Building Toward a Carbon-Free Future

ATT 2 - Climate Forward Action Matrix

7.2 Appointment of City Attorney and Authorization to Execute Employment Agreement with Justin Mates

Recommendation(s): 1. Appoint Justin Mates to serve as City Attorney for the City of Mountain View and authorize the Mayor to execute an employment agreement with Mr. Mates.

2. Adopt a revised salary plan to reflect the updated compensation for the City Attorney classification, to be effective the pay period following adoption (Attachment 1 to the Council Report).

Attachment(s): Council Report

ATT 1 - 2026-27 Regular Salary Plan, Revision No. 2

8. COUNCIL, STAFF/COMMITTEE REPORTS

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

9. ADJOURNMENT

NOTICE TO THE PUBLIC:

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.

The agenda, reports, and any writings or documents provided to a majority of the City Council regarding any item on this agenda are posted at https://mountainview.legistar.com under the meeting details for the date of this meeting. The agenda may also be viewed at City Hall, 500 Castro Street, the City Clerk's Office, 500 Castro Street, Third Floor and at the Mountain View Library, 585 Franklin Street, beginning the Friday morning prior to Tuesday City Council meetings. Printed copies of the agenda, reports, and any writings or documents already provided to a majority of the City Council regarding any item on this agenda may be requested at the City Clerk's Office during normal business hours.

The Council may consider and act on items listed on the agenda in any order and thus those interested in an item listed on the agenda are advised to be present throughout the meeting. The reading of the full text of ordinances and resolutions will be waived unless a Councilmember requests otherwise. Per Council Policy A-13, no new items of business will begin after 10:00 p.m. unless an exception is made by vote of the Council.

Pursuant to the Americans with Disabilities Act (ADA), if you need special assistance in this meeting, please contact the City Clerk's Office at (650) 903-6399 or by email at city.clerk@mountainview.gov 48 hours prior to the meeting so the City can make reasonable arrangements to ensure accessibility to this meeting. (28 CFR 35.160 (b)(1)). If you have a hearing or speech disability, please use the California Relay System at 711, TDD 650-967-0158 or 800-735-2929.

The City of Mountain View does not discriminate on the basis of race, color, religion, national origin, sex, disability, age, source of income, gender, gender expression or identity, or any other State or Federal protected class in any of its policies, procedures or practices. This nondiscrimination policy covers admission and access to, or treatment or employment in, the City of Mountain View programs and activities. For inquiries regarding the nondiscrimination policy, please contact the City's Section 504 Coordinator at laurel.james@mountainview.gov or 650-903-6397.

Computer-generated captioning of the City Council meeting is unedited and should neither be relied upon for complete accuracy nor used as a verbatim transcript.

ADDRESSING THE COUNCIL:

Email comments to city.council@mountainview.gov by 4:30 p.m. on the meeting date. Emails will be received directly by the City Council. Please identify the Agenda item number in the subject line of your email. Requests to show an audio or video presentation during a Council meeting should be directed to city.clerk@mountainview.gov by 4:30 p.m. on the meeting date.

Anyone wishing to address the Council in person must complete a blue speaker card indicating the name you would like to be called by when it is your turn to speak and the item number on which you wish to speak. Please complete one blue speaker card for each item on which you wish to speak. Virtual and in-person speakers will be called in order as determined by the Mayor.

Pursuant to Council Policy A-13, an individual speaker shall have up to 3 minutes to address the Council. For any agenda item or for Oral Communications on nonagenda items, if there appears to be a large number of speakers, the Mayor may reduce speaking time to no less than 1.5 minutes per speaker unless there is an objection from Council by majority vote.

If requested in advance of the public input portion of the agenda item to the Mayor or City Clerk, a speaker who represents five or more members of the public in attendance who complete cards but elect not to speak may have up to 10 minutes to address the Council, if the Mayor determines that such extension will reduce the total number of speakers who planned to speak.

An applicant and/or appellant for a zone change, precise plan or quasi-judicial hearing or appeal to the Council shall have up to 10 minutes to address the Council and, with the consent of the Council, two minutes of rebuttal at the conclusion of all public speakers.

The presiding officer may remove or cause the removal of any individual(s) for disrupting a meeting in accordance with California Government Code section 54957.95, as may be amended from time to time. In accordance with California Government Code section 54957.9, as may be amended from time to time, the Council may order a meeting room cleared and continue in session in the event a meeting is willfully interrupted by a group or groups of persons so as to render the orderly conduct of the meeting impossible, and order cannot be restored by the removal of individuals who are disrupting the meeting.

Pursuant to Government Code Section 54954.3(b)(1), at least twice the allotted speaking time will be provided to a member of the public who utilizes a translator.