



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
Jennifer Logue, City Attorney
Heather Glaser, City Clerk

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

5:30 PM

Tuesday, March 10, 2026

REGULAR MEETING

This meeting is being conducted with a virtual component. Anyone wishing to address the 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. When the Mayor announces the item on which you wish to speak, click the “raise hand” feature in Zoom or dial *9 on your phone. When the Mayor calls your name to provide public comment, if you are participating via phone, please press *6 to unmute yourself. Spanish or Chinese interpretation is available at no cost via Zoom upon request. Please contact the City Clerk's office by 5:00 p.m. at least two business days prior to the day of the scheduled Council meeting by phone at (650) 903-6304 or by email at city.clerk@mountainview.gov

Esta reunión se está llevando a cabo con un componente virtual. Cualquier persona que desee dirigirse al Concejo virtualmente, puede unirse a la reunión en: <https://mountainview.zoom.us/j/84351267142> o marcando al (669) 900-9128 e ingresando el ID del Seminario Web. Cuando la alcaldesa anuncie el punto en el que usted desee hablar, haga clic en “levantar la mano” en Zoom o marque *9 en su teléfono. Si participa por medio de una llamada telefónica, presione *6 para proporcionar su comentario público cuando la alcaldesa mencione su nombre. Interpretación en español y chino disponible sin costo por medio de Zoom si se solicita. Comuníquese con la Oficina de la Secretaría Municipal antes de las 5:00 p. m. con al menos dos días hábiles antes del día en que la reunión del Concejo está programada. Comuníquese por teléfono al (650) 903-6304 o por correo electrónico a city.clerk@mountainview.gov

本次会议的举行将包括虚拟方式。任何希望以虚拟方式向市议会发表意见的人都可以通过以下方式在线参加会议：<https://mountainview.zoom.us/j/84351267142> 或拨打（669）900-9128 并输入网络会议ID：843 5126 7142。当市长宣布您希望发言的项目时，请点击Zoom中的“举手”（“raise hand”）功能，或在电话上拨打*9。当市长叫到您的名字时，如果您是通过电话参与，请按*6取消静音。西班牙语或中文口译服务可根据要求通过Zoom免费提供。请至少在预定的市议会会议召开的两个工作日前的下午 5:00 之前通过以下方式联系市书记 办公室，致电（650）903-6304 或发送电子邮件至 city.clerk@mountainview.gov

5:30 P.M.-CLOSED SESSION**1. CLOSED SESSION ANNOUNCEMENT (OPEN SESSION)****2. CLOSED SESSION**

- 2.1 Conference with Legal Counsel - Anticipated Litigation: Significant exposure to litigation pursuant to California Government Code §54956.9(d)(2) (1 potential case)**

6:30 P.M.-REGULAR SESSION**1. CALL TO ORDER/PLEDGE OF ALLEGIANCE/ROLL CALL****2. CLOSED SESSION REPORT****3. PRESENTATIONS**

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

3.1 Women's History Month Proclamation**3.2 Proclamation in Recognition of Chief Information Officer/Information Technology Director Roger Jensen on His Retirement****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 Small Business Streamlining and Other Minor Zoning Code Updates (Second Reading)

Recommendation(s): Adopt an Ordinance of the City Council of the City of Mountain View Amending Chapter 36 (Zoning) of the Mountain View City Code to Implement the Economic Vitality Strategy by Streamlining Permit Processes for Certain Active, Small-Footprint Land Uses, Remove Change of Use Permit Requirements, and Reduce Minimum Parking Standards for Retail and Personal Service Uses; to Make Other Modifications, Clarifications, and Technical Corrections Throughout the Chapter to Align Land Uses in the Residential, Commercial, and Industrial Zones with Parking Standards and Definitions to Improve Consistency and Clarity; and to Modernize Definitions and Land Uses to Align with Current Business Trends; and Finding that the Amendments are Exempt from Review Under the California Environmental Quality Act, as Recommended by the Environmental Planning Commission, to be read in title only, further reading waived (Attachment 1 to the Council report). (First reading: 7-0)

Attachment(s): [Council Report](#)
[ATT 1 - Ordinance](#)
[ATT 2 - Council Report dated February 24, 2026](#)

4.2 Updates to the Facade Grant Program

Recommendation(s): Approve the proposed modifications to the Facade Grant Program to replace the tiered funding structure with a broader range of eligible projects; increase the City's matching amount from 50% to 75%; expand eligibility to include street-facing office and nonprofit uses; and establish a standalone mural option.

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

4.3 Interim Pedestrian Mall Improvements (Castro Intersections), Project 23-49-Design Concept

Recommendation(s): As recommended by the Council Transportation Committee, approve the design concept for Interim Pedestrian Mall Improvements (Castro Intersections), Project 23-49.

Attachment(s): [Council Report](#)
[ATT 1 - Design Concept](#)

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 ~~Mixed-Use Development at 843-903 Castro Street, 700 West El Camino Real, and 750 Fairmont Avenue~~

THIS ITEM WILL NOT BE HEARD ON MARCH 10, 2026. THIS ITEM WILL BE RE-NOTICED FOR DISCUSSION AT A FUTURE DATE.

6.2 Mixed-Use Residential Development at 490 E. Middlefield Road

Recommendation(s): 1. Adopt a Resolution of the City Council of the City of Mountain View Approving a Planned Community Permit and Development Review Permit to Construct an Eight-Story, Mixed-Use Building with 460 Apartment Units, Utilizing State Density Bonus Law, and Approximately 9,371 Square Feet of Ground-Floor Commercial, Replacing an Existing Office Building, a Heritage Tree Removal Permit to Remove 29 Heritage Trees on a 2.86-Acre Site Located at 490 East Middlefield Road (APN 160-53-004); and Finding the Project to be Statutorily Exempt from the California Environmental Quality Act Pursuant to Public Resources Code Section 21080.66, to be read in title only, further reading waived (Attachment 1 to the Council report).

2. Introduce an Ordinance of the City Council of the City of Mountain View Approving a Development Agreement Between the City of Mountain View and WTA Middlefield, LLC, for an Eight-Story, Mixed-Use Building with 460 Apartment Units, Utilizing State Density Bonus Law, and Approximately 9,371 Square Feet of Ground-Floor Commercial, Replacing an Existing Office Building, and the Removal of 29 Heritage Trees on a 2.86-Acre Site Located at 490 East Middlefield Road (APN 160-53-004), to be read in title only, further reading waived, and set a second reading for March 24, 2026 (Attachment 2 to the Council report).

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

[ATT 1 - Draft Project Resolution](#)

[ATT 2 - Draft Ordinance Approving a Development Agreement](#)

[ATT 3 - Project Plans](#)

[ATT 4 - EPC Staff Report Dated January 21, 2026](#)

[ATT 5 - Public Comments](#)

[ATT 6 - Arborist Report](#)

[ATT 7 - Density Bonus Request Letter](#)

[ATT 8 - AB 130 CEQA Exemption Peer Review Letter](#)

[ATT 9 - Transportation Demand Management Plan](#)

[ATT 10 - Community Benefit Contribution Letter](#)

[ATT 11 - Administrative Zoning Meeting, February 5, 2026](#)

6.3 Rowhouse Development Project at 515-545 North Whisman Road

Recommendation(s): 1. Adopt a Resolution of the City Council of the City of Mountain View Conditionally Approving a Planned Community Permit, Development Review Permit, and Provisional Use Permit to Construct 195 Three-Story Attached Rowhouses, Utilizing State Density Bonus Law; and a Heritage Tree Removal Permit to Remove 139 Heritage Trees, All on a 10-Acre Site Located at 515-545 North Whisman Road (APN 160-54-002 and 160-54-003); and Finding the Project to be Statutorily Exempt from Review Under the California Environmental Quality Act Pursuant to Public Resources Code Section 21080.66, 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 Conditionally Approving a Vesting Tentative Map to Create 30 Residential Lots with 195 Condominium Units and 26 Common Lots on a 10-Acre Site at 515-545 North Whisman Road (APN 160-54-002 and 160-54-003), to be read in title only, further reading waived (Attachment 2 to the Council Report).

Attachment(s): [Council Report](#)[ATT 1 - Project Resolution](#)[ATT 2 - Vesting Tentative Map Resolution](#)[ATT 3 - Applicant AB 130 Memorandum](#)[ATT 4 - City AB 130 Peer Review Memorandum](#)[ATT 5 - Project Plans](#)[ATT 6 - Affordable Housing Compliance Plan](#)[ATT 7 - Density Bonus Request Letter](#)[ATT 8 - Arborist Report](#)[ATT 9 - Transportation Demand Management Plan](#)[ATT 10 - Public Comment](#)[ATT 11 - EPC Staff Report Dated February 4, 2026](#)**7. COUNCIL, STAFF/COMMITTEE REPORTS**

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

8. 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.