



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**

5:00 PM

Tuesday, February 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

TELECONFERENCE NOTICE:

Councilmember Ellen Kamei will participate in the meeting by teleconference pursuant to Government Code §54953(b) from Moxy Washington, DC Downtown, 1011 K Street NW, Library Room, Washington, D.C. 20001. The teleconference location will be accessible to the public and the 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.

5:00 P.M.-STUDY SESSION**1. CALL TO ORDER****2. ROLL CALL****3. STUDY SESSION****3.1 Legislative Program Priorities for 2026**

Recommendation(s): The purpose of this Study Session is to receive City Council input on the proposed legislative program priority issues to guide the City's regional, state, and federal legislative advocacy during the 2026 session.

Reviewing and updating the Legislative Platform at the beginning of each legislative session is an essential component of the City's legislative program. This helps to ensure that the City Council's current priorities are reflected in the Platform and provides direction to staff and the City's legislative advocacy firms to enable efficient and effective engagement on the regional, state, and federal issues and initiatives that affect the City's priorities, programs, and operations.

Attachment(s): [Study Session Memo](#)

[ATT 1 - Proposed 2026 State Platform](#)

[ATT 2 - Proposed 2026 Federal Platform](#)

[ATT 3 - Council Policy A-16](#)

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 Black History Month Proclamation

3.2 Lunar New Year Proclamation

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 Notice of Intention to Vacate Public Street and Easement at 881 Castro Street

Recommendation(s): Adopt a Resolution of Intention of the City Council of the City of Mountain View to Vacate a Public Street and Easement at 881 Castro Street, to be read in title only, further reading waived (Attachment 1 to the Council report), and set a date for a public hearing to consider the vacation for March 10, 2026.

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

4.2 Transit Center Grade Separation and Access Project (Castro and Evelyn Improvements), Project 21-35-Design Concept

Recommendation(s): 1. Approve the design concept for the Transit Center Grade Separation and Access Project (Castro and Evelyn Improvements), Project 21-35.

2. Amend Transit Center Grade Separation and Access Project, Project 21-35 title to Castro and Evelyn Bicycle and Pedestrian Improvements, Project 21-35.

Attachment(s): [Council Report](#)
[ATT 1 - Transit Center History and Milestones](#)

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. STUDY SESSION

6.1 Charter Modernization - 2026 Ballot Measure

Recommendation(s): The purpose of this Study Session is to present proposed amendments to the City Charter and to provide the City Council with an opportunity to review, discuss, and provide feedback on those proposed amendments. The Study Session is intended to solicit City Council direction and policy input to inform further refinement of the proposed Charter amendments prior to any formal consideration or action.

Attachment(s): [Study Session Memo](#)

7. NEW BUSINESS

7.1 R3 Zoning District Update - Development Standards and Strategies

Recommendation(s): That the City Council confirms staff's recommendations on the R3 Zoning District Update to:

1. Update the residential General Plan land use designations to revise the nomenclature for residential designations, and to include more specific density ranges, height guidelines, and allowable uses as described in Table 3 in the Council report.
2. Increase development feasibility by modifying the existing R3 development standards for height, setbacks, distance between structures, building coverage, floor area ratio (FAR), open area, and personal storage, as described in Table 5 in the Council report.
3. Ensure residential development occurs at densities consistent with areas intended for greater or lower intensities of development based on the associated R3 zoning subdistrict by establishing minimum densities, as described in Table 6 in the Council report.
4. Adopt new R3 Zoning District development standards for habitable ground-floor space, parking placement, building footprint, on-site circulation, open area, vehicle access, screening, rooftop decks, utilities, and public improvements, including a process to grant exceptions to these standards, as described in Attachment 3 to the Council report.
5. Adopt new R3 Zoning District design standards that include a menu of objective design options to address critical topics such as massing, articulation, and pedestrian-friendly and engaging entries, as described in Attachment 3 to the Council report.
6. Expand retail and live/work opportunities by allowing live/work units throughout the R3 Zoning District; allowing ground-floor commercial as a stand-alone use in the R3 -D subdistrict; and, adopting operational standards to ensure compatibility between residential and commercial uses.
7. Update the off-street parking standard for multi-family development to require 1 stall for each one-bedroom and smaller unit, 1.5 stalls for each two-bedroom and larger unit, and 1 stall per 1,000 square feet for commercial uses over 1,500 square feet in area.

8. Establish an incentive for the consolidation of R-3D-zoned lots less than 20,000 square feet in area by limiting the allowable development density to 35 dwelling units per acre, and increasing the allowable development density to the maximum of the R3 -D subdistrict (R3-D1: 65 dwelling units per acre, R3-D2: 110 dwelling units per acre) for sites that consolidate to greater than 20,000 square feet in area.
9. Revise the City's nonconforming zoning provisions to simplify their application, and to address residential uses in nonresidential zones, sites with density greater than allowed by the applicable zoning district, allowing redevelopment of existing single-family residences in the R3 Zoning District, modifications to nonconforming buildings that do not increase the degree of nonconformity, and to address other commonly challenging circumstances.
10. Align the R4 Zoning District to achieve consistency with the updated R3 Zoning District standards.

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

[ATT 1 - R3 Zoning District Update Project Chronology](#)

[ATT 2 - Public Comment](#)

[ATT 3 - Draft R3 Development Standards](#)

[ATT 4 - Design Handbook](#)

[ATT 5 - R3 Zoning District Update Map](#)

[ATT 6 - Retail and Live-Work Memos](#)

[ATT 7 - Nonconforming Ordinance](#)

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.