

DATE: March 11, 2026

SUBJECT: **Actions from the February 10, 2026 City Council Regular Meeting**

At the City Council Regular meeting on Tuesday, February 10, 2026, the following actions were taken:

3.1) By consensus, the Council indicated support for the following additions and modifications to the proposed 2026 Regional, State, and Federal Legislative Platforms:

Americans with Disabilities Act frivolous lawsuits (existing statement E.8)

Automated license plate readers

California Environmental Quality Act tribal consultation

Community for all

Construction liability reform for condominiums

E-bike safety without over-regulation (existing proposed statement K.20)

Funding for soft story retrofits

Homelessness addressed in the Housing Element

Housing as part of office and public storage use

Office conversions to transitional housing

Prohousing designated city flexibility/state density bonus law reform to ensure cities can enforce local inclusionary housing ordinances (addition and edit to statement C.33)

Property Transfer Tax (existing proposed statement A.17)

Protecting reach codes

SB79 alternative plan timelines (existing proposed statement C.32)

Single stair reform

Speed camera pilot programs

Stormwater management

Transit-oriented development mixed-use

4.1) Adopted Resolution No. 19069, 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, and set a date for a public hearing to consider the vacation for March 10, 2026.

4.2) Approved the design concept for the Transit Center Grade Separation and Access Project (Castro and Evelyn Improvements), Project 21-35

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

6.1) A majority of the Council indicated support for:

Amending the Charter to correct typographical errors

Amending the Charter to replace gender-specific terminology with gender-neutral language

Amending Charter Section 501 to clarify the reference to “qualified elector: to align with State law

Amending Charter Section 514 to remove the requirement that ordinances and resolutions be read or have their titles read prior to adoption

Amending Charter Section 515 to require a roll-call vote on the adoption of ordinances and resolutions only when requested by a Councilmember or required by law

Amending Charter Section 709 to remove outdated references to maintaining “books” and replace them with a general reference to maintaining City records

Amending Charter section 902 to clarify the requirement for staggered terms for boards, commissions, and committees

Amending Charter Section 504 to extend the deadline to fill a City Council vacancy by appointment or to call a special election from 30 days to 60 days

Option 2: Partial delegation, preserving residency and elector requirements for boards and commissions created by the Charter unless the Charter itself provides otherwise, while granting the City Council authority to establish membership qualifications for bodies created legislatively and making corresponding clarifying and conforming amendments to Charter Sections 904, 905, 906, 909, and 911

Conferring with the Rental Housing Committee to determine whether it supported amending Charter Section 1702 to update Municipal Code references

- 7.1) Update the Residential-110 General Plan land use designation 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

Update the Residential-12 and Residential-20 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

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, for the R3-A Subdistrict as described in Table 5 in the Council report

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 a minimum density of 13.2 units per acre for the R3-A Subdistrict, as described in Table 6 in the Council report

Adopt new R3 Zoning District development standards for habitable ground-floor space, parking placement, and building footprint for the R3-A Subdistrict, as described in Attachment 3 to the Council report

Allow commercial uses in the R3-A subdistrict, with appropriate standards as recommended by staff, including objective live-work design standards to activate streets

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, for the R3-C Subdistrict as described in Table 5 in the Council report

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 a minimum density of 23.1 units per acre for the R3-C Subdistrict, as described in Table 6 in the Council report

Adopt new R3 Zoning District development standards for habitable ground-floor space, parking placement, and building footprint for the R3-C Subdistrict, as described in Attachment 3 to the Council report

Include the Environmental Planning Commission (EPC) recommendation to allow commercial uses in the R3-C subdistrict, with appropriate standards as recommended by staff, including objective live-work design standards to activate streets

Direct staff to evaluate increasing FAR in R3-C to facilitate the development of stacked flats

Update the residential General Plan land use designations (6, 25, 35, 50, 65, 80, MH) 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

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 for the R3-B and R3-D Subdistricts, as described in Table 5 in the Council report

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 for the R3-B and R3-D Subdistricts, as described in Table 6 in the Council report

Adopt new R3 Zoning District development standards for habitable ground-floor space, parking placement, and building footprint for the R3-B and R3-D Subdistricts; and 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

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

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

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

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

Align the R4 Zoning District to achieve consistency with the updated R3 Zoning District standards

Directed staff to pursue the following items as practicable without jeopardizing adoption of the R-3 process in 2026:

Include the EPC recommendation to allow commercial uses in R3-B subdistrict, with appropriate standards as recommended by staff, including objective live-work design standards to activate streets

Include the EPC recommendation to omit the lot consolidation incentive, but instead encourage lot consolidation using guidelines and value statements as a way to better meet City goals

As part of the SB 79 objective standards implementation ordinance, develop objective design standards and guidelines for treatment of and within front setbacks to support neighborhood-serving commercial uses and promote walkable environments. This should include streetscape standards (for wider sidewalks and protected bike lanes) as well as design standards and guidelines for shade, stormwater, landscaping, and/or public plazas, and not simply strict front setbacks without pedestrian-oriented design. Use "should," not "shall," language in the interim to guide treatment of front setbacks. Include Ornamentation and alternative options in Section 36.17.25, Massing Features; specifically, additional treatments such as change in materials, change in ornamentation, change in percentage of windows/percentage of transparency, and landscaping

Eliminate the Depth of Habitable Ground Floor Space from the Front Building Facade standard (noted in Table 36.10.70.A, Table 36.10.70.G, Table 36.10.70.M, Table 36.10.70.S). Instead, evaluate alternative standards, such as requiring at least 75% of a front facade to have habitable space behind it

Allow a height exception if it facilitates the dedication of land for a new public park or preserves heritage trees

Eliminate Stoops from the Building Entry Types in Section 36.17.02

Evaluate the role of arcades, loggias, and cantilevered second stories or ground-floor clear stories to act as public spaces, specifically on private property, and develop objective design standards

Evaluate additional Required Pedestrian Connections (Figure 36.10.73.1) based on previously received community input and staff analysis

Evaluate increasing the FAR in R3-B to facilitate the development of stacked flats

Explore the incorporation of development standards related to riparian corridors, referencing Valley Water guidelines

Evaluate a process for periodically adding and modifying objective standards, including review by EPC and City Council, with opportunities for public input. Initially, focus on Section 36.17.25, Massing Features, and street wall or base treatment