

**DATE:** April 1, 2026

**SUBJECT: Actions from the March 24, 2026 City Council Regular and Shoreline Regional Park Community Special Meeting**

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At the City Council Regular and Shoreline Regional Park Community Special meeting on Tuesday, March 24, 2026, the following actions were taken:

- 4.1) Adopted Ordinance No. 4.2026 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)
- 4.2) Adopted Resolution No. 19076 of the City Council of the City of Mountain View Authorizing the City Manager or Designee to Submit an Application for an Award of Prohousing Incentive Program Funds in an Amount Not to Exceed \$890,000; to Execute and Deliver on Behalf of the City Any and All Documents, Including Amendments, Necessary to Receive an Award of Prohousing Incentive Program Funds; and Certifying to the California Department of Housing and Community Development Compliance with the Prohousing Incentive Program Requirements
- 4.3) Adopted Resolution No. 19077 of the City Council of the City of Mountain View to Vacate the Existing Public Street Known as Fairmont Avenue Between Castro Street and Hope Street and a Five-Foot Street and Utility Easement at 881 Castro Street, and set a date for a public hearing to consider the vacation for April 28, 2026
- 4.4) Adopted Resolution No. S-185 of the Board of Directors of the Shoreline Regional Park Community: (1) Approving a Midyear 2025-26 Capital Improvement Program Project to Increase Capacity for Safe Parking at Shoreline Lot B ("Lot B Project"); (2) Appropriating Four Hundred Ninety Thousand Eight Hundred Fifty-Nine Dollars (\$490,859) from the Shoreline Regional Park Community Fund to Fund the Midyear Lot B Project; (3) Appropriating One Million One Hundred Ninety-One Thousand Seven Hundred Three Dollars (\$1,191,703) from the Shoreline Regional Park Community Fund to the City of Mountain View City Manager's Office Fiscal Year 2026-27 Lot B Safe Parking Program Budget to Fund One Million Sixty-Five Thousand Three Hundred Sixty-Eight Dollars (\$1,065,368) in Ongoing Operating Costs and One Hundred Twenty-Six Thousand Three Hundred Thirty-Five Dollars (\$126,335) in One-Time Site Preparation Costs for the Lot B Safe Parking Program; (4) Authorizing the Community Manager or Designee to Amend the

Shoreline Amphitheatre Ground Lease With Live Nation to Extend the Term For Use of Shoreline Amphitheatre Lot B (“Lot B”) for Safe Parking Through December 31, 2030, and to Increase the Capacity for Safe Parking at Lot B; and (5) Finding These Actions to be Exempt From the California Environmental Quality Act

Adopted Resolution No. 19078 of the City Council of the City of Mountain View Authorizing the City Manager or Designee to: (1) Amend the Shoreline Amphitheatre Ground Lease with Live Nation to Extend the Term for Use of Shoreline Amphitheatre Lot B (“Lot B”) for Safe Parking Through December 31, 2030, and to Increase the Capacity for Safe Parking at Lot B; (2) Enter into a Lease Agreement with the County of Santa Clara for Safe Parking at Lot B through June 30, 2028; (3) Amend the Cooperative Use Agreement with the County of Santa Clara for Safe Parking at 79 East Evelyn and 87 East Evelyn Avenue to Extend the Term Through August 31, 2026; (4) Enter into a Fiscal Year 202627 Funding Agreement with the County of Santa Clara for the Provision of Homelessness Prevention Services and Programs, in an Amount Not to Exceed One Million Six Hundred Forty-Eight Thousand Seven Hundred Three Dollars (\$1,648,703); and (5) Finding These Actions to be Exempt From the California Environmental Quality Act

- 4.5) Accepted the 2025 Annual Progress Report on the 2023-2031 Housing Element and directed staff to submit the report to the California Department of Housing and Community Development and the Governor’s Office of Land Use and Climate Innovation, as recommended by the Environmental Planning Commission
- 4.6) Accepted the 2025 Annual Progress Report on the 2030 General Plan and directed staff to submit the report to the Governor's Office of Land Use and Climate Innovation, as recommended by the Environmental Planning Commission
- 4.7) Accepted Acquisition of Real Property at 909 and 917 San Rafael Avenue (917 San Rafael Avenue Demolition Phase), Project 23-47, and authorized the final contract payment
- 6.1) Held a public hearing regarding an economic development subsidy report pursuant to California Government Code Section 53083 and provided to the public the information contained in Attachment 1 to the Council report

Adopted Resolution No. 19079 of the City Council of the City of Mountain View Approving Business Terms for and Authorizing the City Manager or Designee to Execute an Amended and Restated Disposition and Development Agreement and Amended and Restated Ground Leases Between the City of Mountain View and RGC Mountain View I, LLC, for the Development of Hope Street Lots 4 and 8; Making Findings for the Amended and Restated Ground Leases to Exceed Fifty-Five Years; and Finding that the Approval Does Not Constitute a Project Pursuant to the California Environmental Quality Act

- 6.2) Adopted Resolution No. 19080 of the City Council of the City of Mountain View Conditionally Approving a Planned Community Permit and Development Review Permit to construct a 323-Unit Addition to an Existing 404-Unit Residential Apartment Complex with New Above-Ground Garages, a New Amenity Building/Leasing Office, and a Future 1.34-Acre Public Park Dedication (to the City), Utilizing State Density Bonus Law, and a Heritage Tree Removal Permit to Remove 88 Heritage Trees on a 14.5-Acre Site Located at 555 West Middlefield Road (APN 158-49-001); and Finding that the Project is Statutorily Exempt from the California Environmental Quality Act, Pursuant to Section 21080.66 (“Urban Infill Exemption”) of the Public Resources Code

Adopted Resolution No. 19081 of the City Council of the City of Mountain View Conditionally Approving a Vesting Tentative Map to Create Three New Lots, Including One Lot for a Future 1.34-Acre Public Park and One Lot for Condominium Purposes with 97 Condominium Units, on a 14.5-Acre Project Site Located at 555 West Middlefield Road (APN 158-49-001)

- 6.3) Adopted Resolution No. 19082 of the City Council of the City of Mountain View Adopting an Initial Study/Mitigated Negative Declaration for the 922-950 San Leandro Avenue Residential Project Pursuant to Sections 15064(f)(3) and 15070, et seq., of the California Environmental Quality Act

Adopted Resolution No. 19083 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 922-950 San Leandro Avenue (APN 153-18-026 and 153-18-031) from General Industrial to Medium-Density Residential, as Recommended by the Environmental Planning Commission

Introduced an Ordinance of the City Council of the City of Mountain View Approving a Zoning Map Amendment for the Properties Located at 922-950 San Leandro Avenue (APN 153-18-026 and 153-18-031) from the MM (General Industrial) Zoning District to the R3-1.5 (Multiple-Family Residential) Zoning District, as Recommended by the Environmental Planning Commission, and set a second reading for April 14, 2026

Adopted Resolution No. 19084 of the City Council of the City of Mountain View Conditionally Approving a Planned Unit Development Permit and Development Review Permit to Construct a 38-Unit Rowhouse Development and Related Site Improvements, Utilizing State Density Bonus Law, Replacing a Multi-Tenant Industrial Building and Two Single-Family Homes, and a Heritage Tree Removal Permit to Remove Five Heritage Trees on a 1.69-Acre Site Located at 922-950 San Leandro Avenue (APN 153-18-026 and 153-18-031), amended to modify recitals and Exhibit A to read as follows:

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*WHEREAS, in accordance with the City-adopted density formula, this 38-unit residential rowhouse development will add 28 net new units (which includes a credit for the two existing residential units on the subject property and excludes the 8 proposed units provided to satisfy the City's Below-Market-Rate (BMR) Ordinance to the Stierlin Planning Area. Applying the exemption for the provision of affordable housing as required by the City Code and using the 0.0060-acreage-per-dwelling-unit factor adopted by the City, the applicant is required to dedicate 0.16 acre of land (rounded) or pay a fee in lieu thereof to offset the burden the project's additional residents will place on the City's parks and recreational facilities. Because this applicant is not dedicating the land necessary to offset the impact of the approximately 72 new residents this project will bring, the current 8.14-acre parks and recreational facility deficit in the Stierlin Planning Area will increase to 8.30 acres; and*

*WHEREAS, based on a fair-market land value of \$10,400,000 per acre, as established in Chapter 41 of the City Code, it will now cost the City \$86,403,200 to provide parks and recreational facilities at a ratio of three acres per 1,000 residents within Stierlin Planning Area. Because the additional residents generated by this project will make up approximately 1% of the population of the Stierlin Planning Area, the applicant's proportional share of the total cost the City will now incur to provide parks and recreational facilities at a ratio of three acres per 1,000 residents within the Stierlin Planning Area is \$864,032; and*

**120 PARK LAND DEDICATION FEE:** *Prior to the final inspection that grants occupancy, the applicant shall pay a Park Land Dedication In-Lieu Fee in the amount of \$864,032 for the 28 net new residential units subject to the fee. This fee is based on a land value of \$10,400,000 per acre, as established in Chapter 41 of the City Code, and represents the project's proportional share of the cost of providing three acres of park and recreational space per 1,000 residents.*

Adopted Resolution No. 19085 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 1.69-Acre Site Located at 922-950 San Leandro Avenue (APN 153-18-026 and 153-18-031), amended to modify recitals and Exhibit A to read as follows:

**Page 2**

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*WHEREAS, based on a fair-market land value of \$10,400,000 per acre, as established in Chapter 41 of the City Code, it will now cost the City \$86,403,200 to provide parks and recreational facilities at a ratio of three acres per 1,000 residents within Stierlin Planning Area. Because the additional residents generated by this project will make up approximately 1% of the population of the Stierlin Planning Area, the applicant's proportional share of the total cost the City will now incur to provide parks and recreational facilities at a ratio of three acres per 1,000 residents within the Stierlin Planning Area is \$864,032; and*

**15 PARK LAND DEDICATION FEE:** *Prior to the final inspection that grants occupancy, the applicant shall pay a Park Land Dedication In-Lieu Fee in the amount of \$864,032 for the 28 net new residential units subject to the fee. This fee is based on a land value of \$10,400,000 per acre, as established in Chapter 41 of the City Code, and represents the project's proportional share of the cost of providing three acres of park and recreational space per 1,000 residents.*