



COUNCIL REPORT

DATE: December 16, 2025

CATEGORY: Consent

DEPT.: Community Development

TITLE: **Temporary Closure of Parking Lots 4 and 8 for California Farmers' Markets Association Use for NFL Postseason Events on Select Sundays Through February 8, 2026**

RECOMMENDATION

1. Adopt a Resolution of the City Council of the City of Mountain View Authorizing Temporary Closure of Parking Lots 4 and 8 from 7:30 a.m. Through 2:30 p.m. on Select Sundays Occurring Between January 5, 2026 and February 8, 2026, Not to Exceed Four Sundays, for Use by the California Farmers' Markets Association, to be read in title only, further reading waived (Attachment 1 to the Council report).
2. Authorize the City Manager or designee to execute an agreement with the California Farmers' Markets Association for the temporary use of Parking Lots 4 and 8 for select Sundays occurring between January 5, 2026 and February 8, 2026, Not to Exceed Four Sundays.

BACKGROUND

Dating back to 2014, the City of Mountain View has allowed the California Farmers' Markets Association (CFMA) to temporarily relocate the Sunday Farmers' Market from the Mountain View Transit Center parking lot to the City-owned Parking Lot 12 located between California Street, Bryant Street, and Mercy Street on Sunday home games of the San Francisco 49ers football team. Relocation away from the usual location of the Sunday Farmers' Market in the Transit Center parking lot facilitates maximum utilization of the Valley Transportation Authority (VTA) light rail line by attendees of the San Francisco 49ers' football games in Santa Clara.

On May 19, 2025, the Community Development Director issued a ministerial approval revising an earlier Senate Bill (SB) 35 project approval granted on April 25, 2022, to redevelop Parking Lot 12. The revised project includes a new five-story residential-only building with 120 affordable deed-restricted rental units. On September 9, 2025, the City Council approved the CMFA's temporary use of Parking Lot 12 for six Sundays, including February 8, 2026, dependent on the Lot 12 project construction timeline. In consultation with Alta Housing and the Related Company, project developers, the project construction is anticipated to begin in Q1 2026. Lot 12 will likely

close to the public in early January, making it unavailable for CFMA's use for any additional playoff games and the Super Bowl on February 8, 2026 and for future dates.

ANALYSIS

The need for an alternate location for the Farmers' Market is based on the possibility of additional Sunday home games in January if the San Francisco 49ers advance to the postseason, as well as the Super Bowl LX event at Levi's Stadium in Santa Clara on February 8, 2026. These events are expected to increase demand for transit access and parking at the Transit Center, limiting the Transit Center parking lot's availability for the Farmers' Market. Relocation of the Farmer's Market to an alternative location is desirable to allow maximum use of VTA light rail transit for attendees of these games.

In collaboration with CFMA, the City has identified City-owned Parking Lots 4 and 8, located on Hope Street between Villa Street and Evelyn Avenue (see Figure 1), as the new alternate location for the Sunday Farmers' Market.



Figure 1: Parking Lots 4 and 8

Staff has assessed Parking Lots 4 and 8 as a suitable alternate Farmers' Market location for the period in question. Long-term use in this manner may be affected by future redevelopment of

Lots 4 and 8. As detailed more fully in the City Council agenda report from [June 10, 2025](#), Council authorized the City Manager to execute a first amendment to the Disposition and Development Agreement (DDA) extending the Financing Extension for a hotel and office/mixed-use project on Lots 4 and 8 proposed by RGC Mountain View I, LLC (RGC) until March 31, 2026. The extension provided time for City staff to negotiate further amendments to the DDA and ground leases related to delivery of the hotel and office/mixed-use developments and to update price and terms. In consultation with RGC, the City does not anticipate construction activity on Lots 4 and 8 in 2026, making these lots available for CFMA use as proposed. Should redevelopment of Lots 4 and 8 ultimately proceed, staff will need to identify a different alternate site for Farmers' Market use in the future.

FISCAL IMPACT

A license agreement with the CFMA will result in the City receiving \$430 per event.

All costs associated with setting up the Farmers' Market, including the posting of "No Parking" signage, will be borne by the CFMA.

LEVINE ACT

California Government Code Section 84308 (also known as the Levine Act) prohibits city officials from participating in any proceeding involving a "license, permit, or other entitlement for use" if the official has received a campaign contribution exceeding \$500 from a party, participant, or agent of a party or participant within the last 12 months. The Levine Act is intended to prevent financial influence on decisions that affect specific, identifiable persons or participants. For more information see the Fair Political Practices Commission website: www.fppc.ca.gov/learn/pay-to-play-limits-and-prohibitions.html

Please see below for information about whether the recommended action for this agenda item is subject to or exempt from the Levine Act.

SUBJECT TO THE LEVINE ACT

☒ Other permit, license, or entitlement for use

ALTERNATIVES

1. Deny the request and direct staff to identify an alternative location to relocate the regularly scheduled Sunday Farmers' Market as an alternate to the Transit Center lot when that lot is not available.
2. Provide other direction to staff.

PUBLIC NOTICING

The Council meeting agenda and Council report were posted on the City's website and announced on Channel 26 cable television. Email notifications were sent to the Downtown Committee, Downtown Business Association, and Old Mountain View Neighborhood Association.

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818-09-09-25CR

Attachment: 1. Resolution