



COUNCIL REPORT

DATE: May 12, 2026

CATEGORY: Consent

DEPT.: Community Development

TITLE: **Temporary Closure from Public Access of Five Parking Spaces in Parking Lot No. 2 for a Period of 31 Consecutive Weeks and Eight Parking Spaces in Parking Lot No. 2 for a Period of 12 Nonconsecutive Days to Occur Prior to May 25, 2029**

RECOMMENDATION

Adopt a Resolution of the City Council of the City of Mountain View Authorizing Temporary Closure from Public Access of Five Parking Spaces Within Parking Lot No. 2 for 31 Consecutive Weeks and Authorizing Temporary Closure from Public Access of Eight Parking Spaces Within Parking Lot No. 2 for 12 Nonconsecutive Days to Occur Prior to May 25, 2029, to be read in title only, further reading waived (Attachment 1 to the Council report).

BACKGROUND

On September 27, 2023, Boyd Smith with Smith Development filed a request for a Planned Community Permit and Development Review Permit to construct a 58-square-foot addition and major facade modifications to an existing multi-tenant commercial building located at 236 Castro Street.

The Zoning Administrator held a public hearing on April 24, 2024 and approved the Planned Community Permit and Development Review Permit (PL-2023-197). The conditions of approval for the permit provide that construction shall not encroach into the Castro Pedestrian Mall and that best-faith efforts shall be made to minimize impacts to businesses and patrons during construction. One of the project conditions of approval noted that temporary construction access would be required through Parking Lot No. 2 to accommodate the project.

On October 22, 2024, the City Council approved Resolution No. 18940 authorizing the temporary closure from public access of 13 spaces within Parking Lot No. 2 for 14 days to occur prior to April 2025. As the construction management plans were being coordinated between City staff and the developer, a need was identified for long-term storage of construction materials staging for the project longer than was initially anticipated. The resolution adopted by the City Council on October 22, 2024 authorized 13 parking spaces in Parking Lot No. 2 to be closed to support the front facade reconstruction and the use of a large crane to conduct the work. After more discussion with the developer, additional materials are needed to complete construction of the

whole project and, therefore, more long-term storage of materials is needed to successfully complete the full interior and exterior renovations and addition.

On February 25, 2025, the City Council approved Resolution No. 18967 authorizing the temporary closure of six parking spaces for 24 weeks and seven parking spaces for a period of 14 days to occur prior to February 25, 2026.

ANALYSIS

Construction timelines often adjust as project conditions evolve. The revised timeline for this project requires a shift in the approval window beyond that authorized in Resolution No. 18967. Additionally, as the construction management plans were being finalized, the configuration of parking stalls was also adjusted to preserve an accessible parking space.

Figure 1 demonstrates the parking stall configuration within Parking Lot No. 2 outlined by two red boxes labeled A and B. Area A will be used for partial staging and the use of a crane for 12 nonconsecutive days. Area B will be used for 31 consecutive weeks for construction staging and materials deliveries to 236 Castro Street.



Figure 1: Parking Lot No. 2—Temporary Closure of 13 Spaces

It is anticipated that the delivery of building materials will take place immediately after issuance of the license agreement. The staging and use of the crane is anticipated to occur over 12 nonconsecutive days across different phases of the project.

FISCAL IMPACT

Parking Lot No. 2 does not currently allow downtown parking permits; therefore, there are no direct fiscal impacts to the Downtown Parking Permit program.

Execution of a license agreement with Smith Development will result in one-time revenue of \$12,088 to the City during the temporary closure period.

All costs associated with posting and maintaining “No Parking” signage will be borne by Smith Development, resulting in no additional cost to the City.

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.

EXEMPT FROM THE LEVINE ACT

Contract valued under \$50,000

ALTERNATIVES

1. Deny the request to use Parking Lot No. 2 as proposed and direct staff to identify an alternative staging and transport area necessary to support the approved Planning Permit PL-2023-197 for improvements to 236 Castro Street.
2. Provide other direction.

PUBLIC NOTICING

The Council's agenda is advertised on Channel 26, and the agenda and this report appear on the City's website.

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Attachment: 1. Resolution