



COUNCIL REPORT

DATE: March 24, 2026
CATEGORY: Consent
DEPT.: Community Development
TITLE: **Mixed-Use Residential Development at 490 East Middlefield Road - Development Agreement (Second Reading)**

RECOMMENDATION

Adopt an Ordinance 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), to be read in title only, further reading waived (Attachment 1 to the Council report). (First reading: 6-0-1)

SUMMARY

On March 10, 2026, the City Council introduced an ordinance at a public hearing to approve a Development Agreement (DA) between the City of Mountain View and WTA Middlefield, LLC, for the 460-unit apartment mixed-use residential development at 490 East Middlefield Road.

The City Council approved the introduction of the ordinance by a 6-0 vote, with one Councilmember absent. This is the second reading of the ordinance. If approved, the ordinance will become effective 30 days thereafter on April 23, 2026.

FISCAL IMPACT

The City's current share of County of Santa Clara property taxes from the project site is approximately \$18,000 per year, allocated to the General Operating Fund (GOF). If the site were redeveloped as proposed, the project is estimated to generate an additional \$122,000 in net property tax revenue for a total of approximately \$140,000 per year to the City. The project is subject to community benefit contribution requirements for its proposed residential Bonus Floor Area Ratio (FAR) under the East Whisman Precise Plan Bonus FAR Program. The project's estimated combined residential Bonus FAR community benefit contribution is an estimated \$1,100,000.

Pursuant to the City’s Affordable Housing Program, Chapter 36, Article 14, Division 3, the project is also subject to the nonresidential (commercial) Housing Impact Fee for all net new commercial floor area. The estimated nonresidential Housing Impact Fee is approximately \$19,779.

In addition, the project will be subject to applicable Water Capacity Charges, Sewer Capacity Charges, and Citywide Transportation Impact Fee.

The project is also subject to the adopted East Whisman Precise Plan Development Impact Fees for all net new area by nonresidential land use (i.e., commercial area) and for proposed residential units to fund planned public improvements within the East Whisman Precise Plan area.

Lastly, the proposed DA would include a Recreational City Facilities Contribution of not less than \$1,200,000 to support the acquisition or improvement of park land. The City may also receive a Supplemental Recreational City Facilities Contribution of up to the full \$1,200,000 if tenant improvement contributions are not fully utilized. In addition, the City could receive up to \$350,000 in extension fees if the project approval term is extended, as well as ongoing sales tax revenue, depending on tenant occupancy and point-of-sale designations included in the DA.

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

- Land development entitlements

PUBLIC NOTICING

Agenda posting. The City Council’s agenda is also advertised on Channel 26, and the agenda and this Council report are available on the City’s website. The ordinance was published at least two days prior to adoption in accordance with City Charter Section 522.

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CDD/JT-03-24-26CR

- Attachments: 1. Ordinance Approving a Development Agreement
2. [City Council Staff Report Dated March 10, 2026](#)