



COUNCIL REPORT

DATE: March 10, 2026

CATEGORY: Consent

DEPT.: Community Development

TITLE: **Small Business Streamlining and Other Minor Zoning Code Updates (Second Reading)**

RECOMMENDATION

Adopt an Ordinance of the City Council of the City of Mountain View Amending Chapter 36 (Zoning) of the Mountain View City Code to Implement the Economic Vitality Strategy by Streamlining Permit Processes for Certain Active, Small-Footprint Land Uses, Remove Change of Use Permit Requirements, and Reduce Minimum Parking Standards for Retail and Personal Service Uses; to Make Other Modifications, Clarifications, and Technical Corrections Throughout the Chapter to Align Land Uses in the Residential, Commercial, and Industrial Zones with Parking Standards and Definitions to Improve Consistency and Clarity; and to Modernize Definitions and Land Uses to Align with Current Business Trends; and Finding that the Amendments are Exempt from Review Under the California Environmental Quality Act, as Recommended by the Environmental Planning Commission, to be read in title only, further reading waived (Attachment 1 to the Council report). (First reading: 7-0)

SUMMARY

On February 24, 2026, the City Council introduced an Ordinance to amend Chapter 36 (Zoning) to implement various actions from the Economic Vitality Strategy, including streamlining permit provisions for certain small-footprint land uses, removing Change of Use Permit requirements, and reducing minimum parking standards for retail and personal service land uses, as well as make other clarifying updates throughout the Chapter of the City Code to improve consistency and clarity (see Attachment 2 – [Council Report dated February 24, 2026](#)).

The City Council unanimously approved introduction of the ordinance by a 7-0 vote. This is the second reading of the Ordinance. If approved, the Ordinance will become effective 30 days thereafter on April 9, 2026.

As part of the review of the code amendments, a Councilmember raised an interest to make modifications to permit requirements in the Commercial Land Use Table for large and small family child-care facilities and low-barrier navigation centers to align the City Code with current

State Laws – [Senate Bill 234](#) and [Assembly Bill 101](#), respectively. The requested changes would require adding these respective uses as permitted “P” to various commercial zones, where these uses are currently prohibited. [California Government Code Section 65857](#) provides, “any modification of the proposed ordinance or amendment by the [Council] not previously considered by the planning commission during its hearing, shall first be referred to the planning commission for report and recommendation....” Since changes to permit requirements for these land uses were neither previously considered by the Environmental Planning Commission (EPC) as part of this package of amendments nor raised in discussion at the EPC January 21, 2026 public hearing, the requested change would require the Council to refer the Ordinance back to the EPC for a recommendation before returning to Council for a reintroduction.

While the text amendments are materially minor in scope, procedurally, City staff does not recommend delaying implementation of this package of amendments since there are multiple interested businesses awaiting the effective date of this Ordinance to proceed with their business plans. Instead, staff will prepare the requested text changes in a package of zoning code amendments to be presented to Council prior to July 1st of this year, as part of proposed amendments from the Senate Bill 79 and Assembly Bill 130 Council Study Session held on January 27, 2026. Additionally, as with any State Law, City staff will continue to implement all provisions of State law as required, even in circumstances where the zoning code may be inconsistent.

FISCAL IMPACT

The proposed streamlining provisions for small-footprint businesses are expected to result in a minor reduction in Development Services Fund revenue due to fewer planning permits being required. The associated revenue reduction is estimated at approximately \$65,000 annually, which is not expected to have a material impact on operations.

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

☒ General policy and legislative actions

PUBLIC NOTICING

Agenda posting. The ordinance was published at least two days prior to adoption in accordance with City Charter Section 522.

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Attachments: 1. Ordinance Amending Chapter 36 (Zoning) of the City Code
 2. [Council Report dated February 24, 2026](#)