



COUNCIL REPORT

DATE:	January 27, 2026
CATEGORY:	Consent
DEPT.:	Community Development
TITLE:	Housing Element Program 1.1(g)— Zoning/Precise Plan and General Plan Amendments (Second Reading)

RECOMMENDATION

Adopt an Ordinance of the City Council of the City of Mountain View Amending Chapter 36 (Zoning) of the City Code to Implement Subtask (g) of Housing Element Program 1.1, Including Updates to Article V (Commercial Zones) to Allow General Plan Mixed-Use Village Center Land Uses in the CO (Commercial-Office) Zoning District, and to Make Other Clarifying and Conforming Changes, Such as Modifying and Reorganizing Standards in Division 23 (General Plan Mixed-Use Village Center Developments) of Article IX (Standards For Specific Land Uses) to be Consistent with the CO Zoning District and the Evandale Precise Plan, and Requiring Avigation Easements Pursuant to the Moffett Federal Airfield Comprehensive Land Use Plan, as Recommended by the Environmental Planning Commission, to be read in title only, further reading waived (Attachment 1 to the Council report). (First reading: 6-1 (McAlister no))

SUMMARY

On December 16, 2025, the City Council introduced an ordinance to amend Chapter 36 (Zoning) of the City Code to implement Subtask (g) of Housing Element Program 1.1, including updates to Article V (Commercial Zones) to allow General Plan Mixed-Use Village Center land uses in CO (Commercial-Office) Zoning District, which would allow residential uses at 777 Cuesta Drive and 1702-1704 Miramonte Avenue, and modifications to Division 23 (General Plan Mixed-Use Village Center Developments) of Article IX (Standards for Specific Land Uses) to ensure General Plan Mixed-Use Village Centers are feasible on housing element sites in the CO Zoning District and the Evandale Precise Plan. The ordinance was also amended to clarify the need for avigation easements for properties within the airport influence area of the Moffett Federal Airfield Comprehensive Land Use Plan. This is a second reading and final adoption of the ordinance. If adopted, the ordinance will be effective on February 26, 2026.

FISCAL IMPACT—None.

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

The City Council’s agenda is advertised on Channel 26, and the agenda and this Council report appear 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/KP-01-27-26CR

Attachment: 1. Ordinance Amending Chapter 36 (Zoning) of the City Code