



Mayor Emily Ann Ramos  
Vice Mayor Chris Clark  
Councilmember Alison Hicks  
Councilmember Ellen Kamei  
Councilmember John McAlister  
Councilmember Lucas Ramirez  
Councilmember Pat Showalter

Kimbra McCarthy, City Manager  
Jennifer Logue, City Attorney  
Heather Glaser, City Clerk

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February 10, 2026

Council Chambers and Video Conference, 500 Castro St., Mountain  
View, CA 94041

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## REGULAR MEETING

**This meeting was conducted with a virtual component. All members of the City Council and all speakers participated in-person unless otherwise noted.**

### **TELECONFERENCE NOTICE:**

**Councilmember Ellen Kamei participated in the meeting by teleconference pursuant to Government Code §54953(b) from Moxy Washington, DC Downtown, 1011 K Street NW, Library Room, Washington, D.C. 20001. The teleconference location was accessible to the public and the agenda for the meeting was posted at that location pursuant to Government Code Section 54953(b)(3). Members of the public had the opportunity to address the legislative body at this location.**

### **5:00 P.M.-STUDY SESSION**

#### **1. CALL TO ORDER**

At 5:01 p.m., Mayor Ramos called the meeting to order.

#### **2. ROLL CALL**

**Present:** 6 - Councilmember Hicks, Councilmember Kamei, Councilmember McAlister, Councilmember Ramirez, Councilmember Showalter, Mayor Ramos

**Absent:** 1 - Vice Mayor Clark

#### **3. STUDY SESSION**

##### **3.1 Legislative Program Priorities for 2026**

The purpose of this Study Session was to receive City Council input on the proposed legislative program priority issues to guide the City's regional, state, and federal legislative advocacy during the 2026 session.

Intergovernmental Relations Manager Christina Gilmore presented the item.

Dane Hutchings and Jake Whitaker, California Public Policy Group, presented.

At 5:15 p.m., Vice Mayor Clark arrived.

District 13 State Senator Josh Becker provided updates.

Kyriakos Pagonis, MMO Partners, presented.

The following members of the public spoke:

John Scarboro from Mountain View.

(Virtual) Robert Cox, on behalf of Livable Mountain View.

At 7:02 p.m., Mayor Ramos recessed the meeting. The meeting reconvened at 7:20 p.m., with all Councilmembers present.

By consensus, the Council indicated support for the following additions and modifications to the proposed 2026 Regional, State, and Federal Legislative Platforms:

1. Americans with Disabilities Act frivolous lawsuits (existing statement E.8)
2. Automated license plate readers
3. California Environmental Quality Act tribal consultation
4. Community for all
5. Construction liability reform for condominiums
6. E-bike safety without over-regulation (existing proposed statement K.20)
7. Funding for soft story retrofits
8. Homelessness addressed in the Housing Element
9. Housing as part of office and public storage use
10. Office conversions to transitional housing
11. Prohousing designated city flexibility/state density bonus law reform to ensure cities can enforce local inclusionary housing ordinances (addition and edit to statement C.33)
12. Property Transfer Tax (existing proposed statement A.17)
13. Protecting reach codes
14. SB79 alternative plan timelines (existing proposed statement C.32)
15. Single stair reform
16. Speed camera pilot programs
17. Stormwater management
18. Transit-oriented development mixed-use

At 7:34 p.m., the Study Session concluded.

### **6:30 P.M.-REGULAR SESSION**

#### **1. CALL TO ORDER/PLEDGE OF ALLEGIANCE**

At 7:34 p.m., Mayor Ramos called the meeting to order.

Mayor Ramos led the Pledge of Allegiance.

**2. ROLL CALL**

**Present:** 7 - Councilmember Hicks, Councilmember Kamei, Councilmember McAlister, Councilmember Ramirez, Councilmember Showalter, Vice Mayor Clark, Mayor Ramos

**3. PRESENTATIONS****3.1 Black History Month Proclamation**

Mayor Ramos presented the proclamation to City Attorney Logue.

**3.2 Lunar New Year Proclamation**

Mayor Ramos presented the proclamation to Dan Cheng, graduate of the City's Chinese Language Civic Leadership Academy.

There were no public speakers in-person or virtually.

**4. CONSENT CALENDAR**

Councilmember McAlister indicated a No vote on Item 4.1.

Councilmember Hicks recused herself from voting on Item 4.1, due to the proximity of her personal residence to the project.

Councilmember McAlister indicated a No vote on Item 4.2.

Councilmember Kamei indicated a No vote on Item 4.1.

There were no public speakers in-person or virtually.

MOTION - M/S - Showalter/Ramirez - To approve the Consent Calendar.

A roll call vote was taken, and the votes for each item are reflected below.

**4.1 Notice of Intention to Vacate Public Street and Easement at 881 Castro Street**

Adopt Resolution No. 19069, A Resolution of Intention of the City Council of the City of Mountain View to Vacate a Public Street and Easement at 881 Castro Street, and set a date for a public hearing to consider the vacation for March 10, 2026.

**Yes:** 4 - Councilmember Ramirez, Councilmember Showalter, Vice Mayor Clark, Mayor Ramos

**No:** 2 - Councilmember Kamei, Councilmember McAlister

**Recused:** 1 - Councilmember Hicks

**4.2 Transit Center Grade Separation and Access Project (Castro and Evelyn Improvements), Project 21-35-Design Concept**

1. Approve the design concept for the Transit Center Grade Separation and Access Project (Castro and

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Evelyn Improvements), Project 21-35.

2. Amend Transit Center Grade Separation and Access Project, Project 21-35 title to Castro and Evelyn Bicycle and Pedestrian Improvements, Project 21-35.

**Yes:** 6 - Councilmember Hicks, Councilmember Kamei, Councilmember Ramirez, Councilmember Showalter, Vice Mayor Clark, Mayor Ramos

**No:** 1 - Councilmember McAlister

## 5. ORAL COMMUNICATIONS FROM THE PUBLIC ON NONAGENDIZED ITEMS

The following members of the public spoke:

Greg Herrera from Mountain View discussed the cost to tow motor homes in the City.

John Scarboro from Mountain View discussed Flock Safety cameras in the City.

Eva Tang from Mountain View discussed Flock Safety cameras in the City and a public records request she submitted.

Albert Jeans from Mountain View discussed park land dedication fees.

At 8:23 p.m., the Mayor recessed the meeting. The meeting reconvened at 8:31 p.m., with all Councilmembers present.

## 6. STUDY SESSION

### 6.1 Charter Modernization - 2026 Ballot Measure

The purpose of this Study Session was to present proposed amendments to the City Charter and to provide the City Council with an opportunity to review, discuss, and provide feedback on those proposed amendments. The Study Session was intended to solicit City Council direction and policy input to inform further refinement of the proposed Charter amendments prior to any formal consideration or action.

City Attorney Jennifer Logue presented the item.

The following member of the public spoke:

(Virtual) Edie Keating

#### MOTION

Councilmember McAlister moved to postpone amendments to the City Charter to 2028.

The motion died for lack of a second.

A majority of the Council indicated support for:

1. Amending the Charter to correct typographical errors
2. Amending the Charter to replace gender-specific terminology with gender-neutral language
3. Amending Charter Section 501 to clarify the reference to "qualified elector" to align with State law
4. Amending Charter Section 514 to remove the requirement that ordinances and resolutions be read or have their titles read prior to adoption
5. Amending Charter Section 515 to require a roll-call vote on the adoption of ordinances and resolutions only when requested by a Councilmember or required by law
6. Amending Charter Section 709 to remove outdated references to maintaining "books" and replace them with a general reference to maintaining City records
7. Amending Charter Section 902 to clarify the requirement for staggered terms for boards, commissions, and committees
8. Amending Charter Section 504 to extend the deadline to fill a City Council vacancy by appointment or to call a special election from 30 days to 60 days
9. Option 2: Partial delegation, preserving residency and elector requirements for boards and commissions created by the Charter unless the Charter itself provides otherwise, while granting the City Council authority to establish membership qualifications for bodies created legislatively and making corresponding clarifying and conforming amendments to Charter Sections 904, 905, 906, 909, and 911
10. Conferring with the Rental Housing Committee to determine whether it supported amending Charter Section 1702 to update Municipal Code references

## **7. NEW BUSINESS**

### **7.1 R3 Zoning District Update - Development Standards and Strategies**

Advanced Planning Manager Eric Anderson presented the item.

At 10:06 p.m., Councilmember Kamei stated that no one attended the meeting with her from her remote location, and she left the meeting.

**Present:** 6 - Councilmember Hicks, Councilmember McAlister, Councilmember Ramirez, Councilmember Showalter, Vice Mayor Clark, Mayor Ramos

**Absent:** 1 - Councilmember Kamei

The following members of the public spoke:

Olga Bright from Mountain View.

James Kuszmaul from Mountain View.

Alex Brown from Mountain View.

David Watson

(Virtual) Manuel Salazar, on behalf of Silicon Valley at Home.

(Virtual) Cliff Chambers from Mountain View.

(Virtual) Robert Cox, on behalf of Livable Mountain View.

(Virtual) Daniel Hulse from Mountain View.

(Virtual) Kevin Ma from Mountain View.

Councilmember McAlister recused himself from the discussion about General Plan land use designation Residential-110 due to the proximity of his personal residence to sites affected by this land use designation.

At 10:42 p.m., Councilmember McAlister left the dais.

MOTION – M/S - Ramirez/Showalter – To:

Update the Residential-110 General Plan land use designation to revise the nomenclature for residential designations, and to include more specific density ranges, height guidelines, and allowable uses as described in Table 3 in the Council report.

The motion carried by the following roll call vote:

**Yes:** 5 - Councilmember Hicks, Councilmember Ramirez, Councilmember Showalter, Vice Mayor Clark, Mayor Ramos

**Recused:** 1 - Councilmember McAlister

At 10:44 p.m., Councilmember McAlister returned to the dais.

Vice Mayor Clark recused himself from the discussion about General Plan land use designation Residential-20, and draft development standards applicable to the R3-A and R3-C Subdistricts due to the proximity of his personal residence to sites affected by these designations and standards.

Councilmember Hicks recused herself from the discussion about General Plan land use designations Residential-12 and Residential-20, and draft development standards applicable to the R3-A Subdistrict due to the proximity of her personal residence to sites affected by these designations and standards.

At 10:45 p.m., Councilmember Hicks and Vice Mayor Clark left the dais.

MOTION – M/S – Ramirez/Showalter – To:

1. Update the Residential-12 and Residential-20 General Plan land use designations to revise the nomenclature for residential designations, and to include more specific density ranges, height guidelines, and allowable uses as described in Table 3 in the Council report.

2. Increase development feasibility by modifying the existing R3 development standards for height, setbacks, distance between structures, building coverage, floor area ratio (FAR), open area, and personal storage, for the R3-A Subdistrict as described in Table 5 in the Council report.

3. Ensure residential development occurs at densities consistent with areas intended for greater or lower intensities of development based on the associated R3 zoning subdistrict by establishing a minimum density of 13.2 units per acre for the R3-A Subdistrict, as described in Table 6 in the Council report.

4. Adopt new R3 Zoning District development standards for habitable ground-floor space, parking placement, and building footprint for the R3-A Subdistrict, as described in Attachment 3 to the Council report.

5. Allow commercial uses in the R3-A subdistrict, with appropriate standards as recommended by staff, including objective live-work design standards to activate streets.

The motion carried by the following roll call vote:

**Yes:** 3 - Councilmember Ramirez, Councilmember Showalter, Mayor Ramos

**No:** 1 - Councilmember McAlister

**Recused:** 2 - Councilmember Hicks, Vice Mayor Clark

At 10:53 p.m., Councilmember Hicks returned to the dais.

MOTION – M/S – Ramirez/Showalter – To:

1. Increase development feasibility by modifying the existing R3 development standards for height, setbacks, distance between structures, building coverage, FAR, open area, and personal storage, for the R3-C Subdistrict as described in Table 5 in the Council report.

2. Ensure residential development occurs at densities consistent with areas intended for greater or lower intensities of development based on the associated R3 zoning subdistrict by establishing a minimum density of 23.1 units per acre for the R3-C Subdistrict, as described in Table 6 in the Council report.

3. Adopt new R3 Zoning District development standards for habitable ground-floor space, parking placement, and building footprint for the R3-C Subdistrict, as described in Attachment 3 to the Council report.

4. Include the Environmental Planning Commission (EPC) recommendation to allow commercial uses in the R3-C subdistrict, with appropriate standards as recommended by staff, including objective live-work design standards to activate streets.

5. Direct staff to evaluate increasing FAR in R3-C to facilitate the development of stacked flats.

The motion carried by the following roll call vote:

**Yes:** 4 - Councilmember Hicks, Councilmember Ramirez, Councilmember Showalter, Mayor Ramos

**No:** 1 - Councilmember McAlister

**Recused:** 1 - Vice Mayor Clark

At 11:00 p.m., Vice Mayor Clark returned to the dais.

MOTION – M/S – Ramirez/Hicks – To:

1. Update the residential General Plan land use designations (6, 25, 35, 50, 65, 80, MH) to revise the nomenclature for residential designations, and to include more specific density ranges, height guidelines, and allowable uses as described in Table 3 in the Council report.
2. Increase development feasibility by modifying the existing R3 development standards for height, setbacks, distance between structures, building coverage, FAR, open area, and personal storage for the R3-B and R3-D Subdistricts, as described in Table 5 in the Council report.
3. Ensure residential development occurs at densities consistent with areas intended for greater or lower intensities of development based on the associated R3 zoning subdistrict by establishing minimum densities for the R3-B and R3-D Subdistricts, as described in Table 6 in the Council report.
4. Adopt new R3 Zoning District development standards for habitable ground-floor space, parking placement, and building footprint for the R3-B and R3-D Subdistricts; and on-site circulation, open area, vehicle access, screening, rooftop decks, utilities, and public improvements, including a process to grant exceptions to these standards, as described in Attachment 3 to the Council report.
5. Adopt new R3 Zoning District design standards that include a menu of objective design options to address critical topics such as massing, articulation, and pedestrian-friendly and engaging entries, as described in Attachment 3 to the Council report.
6. Expand retail and live/work opportunities by allowing live/work units throughout the R3 Zoning District; allowing ground-floor commercial as a stand-alone use in the R3-D subdistrict; and adopting operational standards to ensure compatibility between residential and commercial uses.
7. Update the off-street parking standard for multi-family development to require 1 stall for each one-bedroom and smaller unit, 1.5 stalls for each two-bedroom and larger unit, and 1 stall per 1,000 square feet for commercial uses over 1,500 square feet in area.
8. Revise the City's nonconforming zoning provisions to simplify their application, and to address residential uses in nonresidential zones, sites with density greater than allowed by the applicable zoning district, allowing redevelopment of existing single-family residences in the R3 Zoning District, modifications to nonconforming buildings that do not increase the degree of nonconformity, and to address other commonly challenging circumstances.
9. Align the R4 Zoning District to achieve consistency with the updated R3 Zoning District standards.

Direct staff to pursue the following items as practicable without jeopardizing adoption of the R-3 process in

2026:

1. Include the EPC recommendation to allow commercial uses in R3-B and R3-D subdistricts, with appropriate standards as recommended by staff, including objective live-work design standards to activate streets.
2. Include the EPC recommendation to omit the lot consolidation incentive, but instead encourage lot consolidation using guidelines and value statements as a way to better meet City goals.
3. As part of the SB 79 objective standards implementation ordinance, develop objective design standards and guidelines for treatment of and within front setbacks to support neighborhood-serving commercial uses and promote walkable environments. This should include streetscape standards (for wider sidewalks and protected bike lanes) as well as design standards and guidelines for shade, stormwater, landscaping, and/or public plazas, and not simply strict front setbacks without pedestrian-oriented design. Use “should,” not “shall,” language in the interim to guide treatment of front setbacks.
4. Include Ornamentation and alternative options in Section 36.17.25, Massing Features; specifically, additional treatments such as change in materials, change in ornamentation, change in percentage of windows/percentage of transparency, and landscaping.
5. Eliminate the Depth of Habitable Ground Floor Space from the Front Building Facade standard (noted in Table 36.10.70.A, Table 36.10.70.G, Table 36.10.70.M, Table 36.10.70.S). Instead, evaluate alternative standards, such as requiring at least 75% of a front facade to have habitable space behind it.
6. Allow a height exception if it facilitates the dedication of land for a new public park or preserves heritage trees.
7. Eliminate Stoops from the Building Entry Types in Section 36.17.02.
8. Evaluate the role of arcades, loggias, and cantilevered second stories or ground-floor clear stories to act as public spaces, specifically on private property, and develop objective design standards.
9. Evaluate additional Required Pedestrian Connections (Figure 36.10.73.1) based on previously received community input and staff analysis.
10. Evaluate increasing the FAR in R3-B to facilitate the development of stacked flats.
11. Explore the incorporation of development standards related to riparian corridors, referencing Valley Water guidelines.
12. Evaluate a process for periodically adding and modifying objective standards, including review by EPC and City Council, with opportunities for public input. Initially, focus on Section 36.17.25, Massing Features,

and street wall or base treatment.

The motion carried by the following roll call vote:

**Yes:** 5 - Councilmember Hicks, Councilmember Ramirez, Councilmember Showalter, Vice Mayor Clark, Mayor Ramos

**No:** 1 - Councilmember McAlister

## **8. COUNCIL, STAFF/COMMITTEE REPORTS**

Councilmember Ramirez stated he attended the Mayors Innovation Project Winter meeting.

Councilmember Showalter stated she attended a Cal Cities Peninsula Division and Cities Association of Santa Clara County 2026 Peninsula Division Legislator Spotlight. She stated she participated in a tour of the Diablo Canyon Power Plant with Silicon Valley Clean Energy Authority Board of Directors.

Councilmember McAlister stated he attended a Cal Cities Peninsula Division and Cities Association of Santa Clara County 2026 Peninsula Division Legislator Spotlight.

Mayor Ramos stated she attended the Mayors Innovation Project Winter meeting and the US Conference of Mayors Winter meeting.

Vice Mayor Clark stated he attended a Cal Cities Peninsula Division and Cities Association of Santa Clara County 2026 Peninsula Division Legislator Spotlight.

## **9. ADJOURNMENT**

At 11:57 p.m., Mayor Ramos adjourned the meeting.