



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

March 10, 2026

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

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.

5:30 P.M.-CLOSED SESSION

At 5:31 p.m., Vice Mayor Clark called the meeting to order.

Mayor Ramos stated, pursuant to Government Code Section 54953.8.3, she was participating in the meeting remotely via audio and visual technology while traveling on official business of the legislative body. She stated no other person over 18 years of age was present at the remote location with her. This was request number one of the 2026 calendar year.

1. CLOSED SESSION ANNOUNCEMENT (OPEN SESSION)

City Attorney Logue announced the item listed for Closed Session. She stated Councilmember Hicks recused herself from participation in the Closed Session due to a conflict of interest.

There were no public speakers in-person or virtually.

At 5:33 p.m., Vice Mayor Clark recessed the meeting to Closed Session with all Councilmembers present except Councilmembers Hicks and McAlister.

2. CLOSED SESSION

2.1 Conference with Legal Counsel - Anticipated Litigation: Significant exposure to litigation pursuant to California Government Code §54956.9(d)(2) (1 potential case)

At 6:15 p.m., Closed Session concluded.

6:30 P.M.-REGULAR SESSION

1. CALL TO ORDER/PLEDGE OF ALLEGIANCE/ROLL CALL

At 6:32 p.m., Vice Mayor Clark called the meeting to order.

Vice Mayor Clark led the Pledge of Allegiance.

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

Absent: 1 - Councilmember McAlister

2. CLOSED SESSION REPORT

City Attorney Logue reported the City Council considered Item 2.1, which was a settlement proposal to resolve a dispute between the City and Castro GPRV 10 LLC regarding the calculation of privately owned/publicly accessible open space credit to be applied to the park in lieu fee for the proposed mixed-use development project at 881 Castro Street. She stated the Council voted to approve settlement with the following 4 ayes, 1 absence by Councilmember McAlister, 1 recusal by Councilmember Hicks, and 1 no vote by Councilmember Kamei. She stated the settlement would result in the imposition of a park fee in the amount of two million dollars.

3. PRESENTATIONS

3.1 Women's History Month Proclamation

Vice Mayor Clark presented the proclamation to Katie Zoglin, who accepted on behalf of the League of Women Voters.

3.2 Proclamation in Recognition of Chief Information Officer/Information Technology Director Roger Jensen on His Retirement

Vice Mayor Clark presented the proclamation to Chief Information Officer/Information Technology Director Roger Jensen.

There were no public speakers in-person or virtually.

4. CONSENT CALENDAR

Councilmember Hicks pulled Item 4.2 from the Consent Calendar for individual consideration.

There were no public speakers in-person or virtually.

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

The motion carried, except for Item 4.2, by the following roll call vote:

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

4.1 Small Business Streamlining and Other Minor Zoning Code Updates (Second Reading)

Adopt Ordinance No. 3.2026 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. (First reading: 7-0)

4.2 Updates to the Facade Grant Program

This item was pulled from the Consent Calendar by Councilmember Hicks for individual consideration.

MOTION - M/S - Hicks/Showalter - To:

Approve the proposed modifications to the Facade Grant Program to replace the tiered funding structure with a broader range of eligible projects; increase the City's matching amount from 50% to 75%; expand eligibility to include street-facing office and nonprofit uses; and establish a standalone mural option and direct staff to prioritize outreach activities to properties that would enhance placemaking and historic preservation improvements.

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

4.3 Interim Pedestrian Mall Improvements (Castro Intersections), Project 23-49-Design Concept

As recommended by the Council Transportation Committee, approve the design concept for Interim Pedestrian Mall Improvements (Castro Intersections), Project 23-49.

5. ORAL COMMUNICATIONS FROM THE PUBLIC ON NONAGENDIZED ITEMS

The following member of the public spoke:

Bob Rich, from Los Altos, discussed the hazard of overgrown fox tails at the Cuesta Park Annex.

6. PUBLIC HEARINGS

6.1 ~~Mixed-Use Development at 843-903 Castro Street, 700 West El Camino Real, and 750 Fairmont Avenue~~

THIS ITEM WILL NOT BE HEARD ON MARCH 10, 2026. THIS ITEM WILL BE RE-NOTICED FOR DISCUSSION AT A FUTURE DATE.

6.2 Mixed-Use Residential Development at 490 E. Middlefield Road

Councilmembers Kamei and Ramirez and Vice Mayor Clark separately disclosed they met with the applicant. Councilmembers Hicks, Kamei, Showalter, and Vice Mayor Clark separately disclosed they visited the site.

Principal Planner Diana Pancholi presented the item.

Applicant presentation: Brian Griggs and Andrew Jacobson, Development Partners with WTA Middlefield, Inc.

The following members of the public spoke:

Albert Jeans from Mountain View.

Eli Robles, on behalf of Carpenters Union Local 405.

Andrew Wills from Mountain View.

Paul Donahue from Mountain View, speaking on behalf of himself and not the Environmental Planning Commission.

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

1. Adopt Resolution No. 19073 of the City Council of the City of Mountain View Approving a Planned Community Permit and Development Review Permit to Construct 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, a Heritage Tree Removal Permit to Remove 29 Heritage Trees on a 2.86-Acre Site Located at 490 East Middlefield Road (APN 160-53-004); and Finding the Project to be Statutorily Exempt from the California Environmental Quality Act Pursuant to Public Resources Code Section 21080.66.

2. Introduce 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), and set a second reading for March 24, 2026.

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

6.3 Rowhouse Development Project at 515-545 North Whisman Road

Advanced Planning Manager Eric Anderson presented the item.

Councilmembers Hicks, Kamei, and Ramirez and Vice Mayor Clark separately disclosed they met with the applicant. Councilmembers Hicks, Kamei, and Showalter and Vice Mayor Clark separately disclosed they visited the site.

Applicant presentation: Brian Griggs, the owner's representative, and Jonathan Boriak, Architect, KTGy.

The following members of the public spoke:

Albert Jeans from Mountain View.

Andrew Wills from Mountain View.

(Virtual) Gabriele Heilek from Mountain View.

MOTION - M/S - Kamei/Showalter - To:

1. Adopt Resolution No. 19074 of the City Council of the City of Mountain View Conditionally Approving a Planned Community Permit, Development Review Permit, and Provisional Use Permit to Construct 195 Three-Story Attached Rowhouses, Utilizing State Density Bonus Law; and a Heritage Tree Removal Permit to Remove 139 Heritage Trees, All on a 10-Acre Site Located at 515-545 North Whisman Road (APN 160-54-002 and 160-54-003); and Finding the Project to be Statutorily Exempt from Review Under the California Environmental Quality Act Pursuant to Public Resources Code Section 21080.66.

2. Adopt Resolution No. 19075 of the City Council of the City of Mountain View Conditionally Approving a Vesting Tentative Map to Create 30 Residential Lots with 195 Condominium Units and 26 Common Lots on a 10-Acre Site at 515-545 North Whisman Road (APN 160-54-002 and 160-54-003).

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

7. COUNCIL, STAFF/COMMITTEE REPORTS

Mayor Ramos stated she attended the State of the Valley event.

Councilmember Showalter stated she attended the State of the Valley event and a San Francisco Bay Conservation and Development Commission meeting.

Councilmember Hicks stated she attended the State of the Valley event.

Vice Mayor Clark stated he was registered for the State of the Valley event but was unable to attend.

8. ADJOURNMENT

At 9:28 p.m., Vice Mayor Clark adjourned the meeting.