



# COUNCIL REPORT

**DATE:** April 14, 2026

**CATEGORY:** Consent

**DEPT.:** Community Development

**TITLE:** **Rowhouse Gatekeeper Project at  
922-950 San Leandro Avenue – Zoning  
Map Amendment (Second Reading)**

## **RECOMMENDATION**

Adopt an Ordinance of the City Council of the City of Mountain View Approving a Zoning Map Amendment for the Properties Located at 922-950 San Leandro Avenue (APN 153-18-026 and 153-18-031) from the MM (General Industrial) Zoning District to the R3-1.5 (Multiple-Family Residential) Zoning District, 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 March 24, 2026, the City Council introduced an ordinance to adopt a Zoning Map Amendment from the MM (General Industrial) Zoning District to the R3-1.5 (Multiple Family Residential) Zoning District in conjunction with the adoption of companion resolutions to adopt/approve an Initial Study/Mitigated Negative Declaration, General Plan Map Amendment, Plan Unit Development Permit, Development Review Permit, Heritage Tree Removal Permit and Vesting Tentative Map for the related 38-unit rowhouse Gatekeeper project (see Attachment 2 – [Council Report dated March 24, 2026](#)) for the properties located at 922-950 San Leandro Avenue.

The City Council approved the introduction of the ordinance and adopted the companion resolutions by a 7-0 vote, including minor amendments to the Project and Vesting Tentative Map resolutions to update the park land dedication fee calculation. This is the second reading of the ordinance. If approved, the ordinance will become effective thirty (30) calendar days after the second reading, which is May 14, 2026.

## **FISCAL IMPACT**

The City currently receives approximately \$18,000 per fiscal year in property and sales tax revenue from the project site, which is deposited into the General Operating Fund (GOF). If the site is redeveloped with the proposed project, the City is estimated to receive approximately \$104,000 per fiscal year in property tax revenue. This represents a net increase of approximately

\$86,000 per fiscal year, reflecting the increase in property tax revenue from the redeveloped site, partially offset by the loss of existing sales tax revenue generated by businesses currently operating at the site.

### **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](http://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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Attachments: 1. Zoning Map Amendment Ordinance  
2. [Council Report dated March 24, 2026](#)