



# **CARPENTERS LOCAL UNION 405**

**SERVING SANTA CLARA & SAN BENITO COUNTIES**

June 7, 2023

City of Mountain View  
City Council  
500 Castro Street  
Mountain View, CA 94011  
VIA EMAIL: [city.council@mountainview.gov](mailto:city.council@mountainview.gov)

**Re: Comment in support of Final Subsequent Environmental Impact Report for Google North Bayshore Master Plan**

Dear Mayor Hicks and fellow City Councilmembers,

The members and officers of Carpenters Union Local 405 ("Local 405") appreciate the opportunity to offer **comment in support** of the City of Mountain View's Final Subsequent Environmental Impact Report (FEIR) for the Google North Bayshore Master Plan.

Our members have a direct interest in securing high-road job opportunities and investments in their local communities. Local 405 is proud to count many Mountain View and Santa Clara County residents among its membership ranks, including those who live and/or work in the vicinity of the project. This transformational project will create sustainable work for our members, whose skills will help build a robust, interconnected development for the community.

Numerous mitigation measures that the City has identified in relation to the project's construction phase will rely on effective collaboration between contractors and the various public agencies implicated by topics covered in the FEIR. The selection of responsible contractors for this project gives Local 405 confidence that these mitigation measures will be successfully implemented. Indeed, **Local 405 commends the City's analysis of both the construction and operational phases of the project in its FEIR**, and looks forward to the economic and social benefits that this project will bring to the community.

The North Bayshore project is a unique project that can address pressing community needs in Mountain View while investing in a long-term, sustainable, economic future. Local 405 looks forward to helping build this transformational project.

Sincerely,

Doug Chesshire  
Senior Field Representative  
Carpenters Local 405



Mountain View Coalition for Sustainable Planning  
c/o Aaron Grossman  
817 Montgomery Street  
Mountain View, CA 94041

June 13, 2023

City of Mountain View City Council  
City Hall, 500 Castro Street  
PO Box 7540  
Mountain View, CA 94039-7540

Re: Google North Bayshore Master Plan

Dear Mayor Hicks and Members of the City Council:

The Mountain View Coalition for Sustainable Planning (MVCSP) appreciates the opportunity to respond to the Google North Bayshore Master Plan. After over 10 years of advocacy for transforming North Bayshore from a typical auto-oriented suburban business park to a vibrant, walkable mixed use place, MVCSP strongly supports the Google North Bayshore Master Plan (Master Plan). However, there are several changes to the Development Agreement (DA) that are needed to ensure that the vision and goals of both the Master Plan and Precise Plan are realized.

The following are our primary reasons for our strong support:

- Google has done an exemplary job of community outreach over a very long period of time. MVCSP appreciates the numerous opportunities to review and comment on various iterations of the Master Plan. Our comments, along with those of our affiliated organizations, have been responded to and often incorporated into the product before you tonight.
- The planning process has exceeded the vision of the North Bayshore Precise Plan. Google planners have crafted an outstanding blend of urbanism and ecology into a strong sense of place. All of the urban design of the planned built environment and connected open space networks with almost 36 acres of integrated public and private open space successfully blend into an “ecology of place.”

- The inclusion of 7,000 new residential units with 15% or approximately 1,050 affordable units will make living and working in North Bayshore a real possibility in three complete neighborhoods. While we are disappointed that the 5% inclusionary affordable housing is not included in the final Master Plan, we are pleased that Google is planning to dedicate approximately 50% of affordable housing acreage in Phase 1, including the largest parcels.
- Internally within the North Bayshore Project Area, the active transportation network is very well thought out, and residents and employees can easily walk or ride a bike to the many exciting destinations. The social spine when completed will be an award winning feature of the plan.

For the Development Agreement, MVCSP was able to suggest several changes to both City and Google staff that were incorporated into the redline version approved by the Zoning Administrator on May 10, 2023. There are several important issues that still need to be resolved in the Development Agreement (DA). The following are changes we would like to see:

- While it is important to provide Google with flexibility in the phasing of the project to address changing market conditions, there need to be sufficient guardrails to protect the public interest so that the public benefits from the Master Plan are achieved. Section 3.5.1.1 of the DA provides Google with the unilateral ability to change phases at their discretion. While issuance of any office or residential building permit will now trigger the three affordable housing parcels in Phase 1, another 1.4 acre parcel for affordable housing is currently scheduled in Phase 2. The dedication of this affordable housing parcel should be categorically exempt from any future change in the phasing plans by Google.
- As was discussed extensively at the May 3rd Environmental Planning Commission meeting, the loss of the 5% inclusionary zoning came with a significant loss of community benefit value. In order to compensate for this loss in community value, we would like to recommend that the 0.83 acre parcel JN6 be moved from Phase 7 to Phase 2. Therefore, two parcels totalling 2.23 acres would be dedicated for affordable housing in Phase 2. Both parcels should be categorically exempt from future changes in the phasing plan.
- In the DA TDM Plan Agreement in Exhibit R, Google is proposing a Trip Cap Implementation Plan that, once approved, supersedes all other trip cap requirements at the gateway and site specific trip caps for the Landings and East Charleston. Google is proposing to aggregate all Google occupied office buildings into a single TDM plan subject to a trip cap number that would be based on the full buildout of office in North Bayshore. Such a Trip Cap Implementation Plan for aggregate office buildings was not set forth in either the Precise Plan or the Master Plan itself. From a transportation planning perspective, MVCSP supports the Trip Cap Implementation Plan framework. However, we would like performance milestones to be established between the approval of the DA and full buildout of office in the Master Plan to ensure that the car-light vision is being achieved as the 8 development phases proceed.
- With no methodology proposed in the DA for the Trip Cap Implementation Plan, the DA should require Google and the City to jointly hire an independent third party to 1) develop the methodology, 2) propose interim performance milestones by phase including a gradual reduction

of current SOV rate to 35% SOV rate by project phase, and 3) determine the trip cap number at full buildout. The key assumptions and findings of the third party should be peer reviewed and taken into account in the decision making process by both the City and Google, who would need to approve all 3 steps above.

As the implementation of Master Plan goes forward with implementation, we would like special attention paid to the following:

- While it is difficult to see the removal of almost 2,900 trees, the fact is that 40% of the trees are not in good health and many are non-native trees. The replanting of trees integrated with the development of the pedestrian and bicycle network provides an opportunity to develop a green street network with significant biodiversity that will be a model throughout the Bay Area.
- In our December 2021 letter to the City Council, we stated: “We have asked the Google development team to consider new lighting standards as provided by the International Dark-Sky Association (<https://www.darksky.org/>) and others. These new standards are essential to support both wildlife and human health needs. While not required by the North Bayshore Precise Plan, we ask Google to voluntarily adopt these standards as phases are developed. We have found the team to be very open to this direction. Ultimately revisions to North Bayshore and East Whisman Precise Plans should incorporate the new lighting standards.

Thank you again for the opportunity to comment.

Sincerely,

Cliff Chambers and Bruce England

for the Mountain View Coalition for Sustainable Planning

cc:

Diana Pancholi, Principal Planner

Aarti Shrivastava, Assistant City Manager / Community Development Director

Kimbra McCarthy, City Manager

Heather Glaser, City Clerk

#### **About Mountain View Coalition for Sustainable Planning**

The Mountain View Coalition for Sustainable Planning is a local volunteer-based organization dedicated to making Mountain View as beautiful, economically healthy, transit, bicycle, and pedestrian accessible, and affordable as possible. MVCSP member interest and expertise covers areas such as housing, transportation, the environment, the economy, and beyond!

For more information, see <http://www.mvcsp.org>.

To contact us, send email to [mvcsp.info@gmail.com](mailto:mvcsp.info@gmail.com).

**From:** [Glaser, Heather](#)  
**To:** [City Council](#)  
**Subject:** North Bayshore certainty  
**Date:** Monday, June 12, 2023 8:08:11 AM

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**From:** Lenny's Sonic [REDACTED]  
**Sent:** Sunday, June 11, 2023 5:30 PM  
**To:** Hicks, Alison <[Alison.Hicks@mountainview.gov](mailto:Alison.Hicks@mountainview.gov)>; Showalter, Pat <[Pat.Showalter@mountainview.gov](mailto:Pat.Showalter@mountainview.gov)>; Ramirez, Lucas <[Lucas.Ramirez@mountainview.gov](mailto:Lucas.Ramirez@mountainview.gov)>; Kamei, Ellen <[Ellen.Kamei@mountainview.gov](mailto:Ellen.Kamei@mountainview.gov)>; Matichak, Lisa <[Lisa.Matichak@mountainview.gov](mailto:Lisa.Matichak@mountainview.gov)>; Ramos, Emily Ann <[Emily.Ramos@mountainview.gov](mailto:Emily.Ramos@mountainview.gov)>  
**Subject:** North Bayshore certainty

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Mayor Hicks and Members of the City Council,

This Tuesday's (June 13, 2023) agenda item 6.1 is a major milestone in Mountain View's long process of redeveloping North Bayshore. Fortunately, Google's current leadership shares our city's vision of complete, sustainable neighborhoods in that part of town. It should surprise no one that I strongly support the Master Plan, though I remain disappointed that Google withdrew its proposal to provide inclusionary affordable housing.

That change raises questions about the certainty and longevity of promises in the draft Development Agreement. While Google historically has been a leader in Transportation Demand Management (TDM), I am concerned that its efforts may diminish over time, particularly once permission to build is no longer dependent upon meeting transportation goals. Google's leadership may change. Its financial condition may weaken. It may even sell properties covered by the Plan and Agreement.

I do not suggest changing any of the commitments in the Development Agreement at this late date. Rather, I propose that language be added, in the Development Agreement, the TDM Agreement between the City and Google, or the Office Trip Cap Implementation Plan that would convert promises into requirements, so any major change in Google's long-term TDM would require City approval. Furthermore, the City may wish to negotiate interim objectives or milestones as a way of ensuring that long-term transportation goals are met.

We are on the verge of a major accomplishment. I simply want to see certainty in the plans and agreements.

Lenny Siegel  
[REDACTED]



June 12, 2023

Re: Item 6.1 – Google North Bayshore Master Plan

Dear Mayor Hicks and Members of the City Council:

The LWV supports increasing the stock of affordable housing to decrease the number at risk of becoming homeless. We also support clarity and consistency in the development process.

We remain concerned at the removal of the inclusionary units previously proposed. This removal reduces the integration of people in different income levels within a residential development. We do recognize the economic conditions that led to this decision. We ask that future discussions of this decision under Section 9.5 address this seriously and seek ways to improve inclusivity.

We also are concerned with the timeline of the Affordable Housing Delivery Plan, in particular with regards to the three parcels required to be developed within the 6th cycle Housing Element. The HCD approval letter specifically noted they will be watching how those parcels get developed. With heavy competition for existing funding sources, we question whether the projects can be built in time if the delivery happens as late as 2029.

We note that this Master Plan has an exemption to allow crediting 100% of POPA value for the park land dedication, rather than the usual 75%. While we supported the Housing Element Program to modify park land dedications to improve the financial feasibility of residential projects, we prefer such modifications to be applied to new projects uniformly rather than one-offs.

(Please send any questions about this email to Kevin Ma at [housing@lwvlamv.org](mailto:housing@lwvlamv.org))

Thank you for your consideration,

Karin Bricker, President of the LWV of Los Altos-Mountain View Area

cc: Diana Pancholi      Aarti Shrivastava  
Kimbra McCarthy      Heather Glaser