

Pancholi, Diana

From: Peter Bergsman [REDACTED]
Sent: Monday, February 1, 2021 6:55 PM
To: Pancholi, Diana; Katherine_Qiu@avalonbay.com
Cc: Peter Bergsman
Subject: 555 Middlefield

CAUTION: EXTERNAL EMAIL - Ensure you trust this email before clicking on any links or attachments.

Diana:

I am writing in opposition to the planned development at 555 Middlefield. I own one of the condos across the street. Cypress Point is a tiny, narrow, quiet, neighborhood dead end street, and it will be utterly overwhelmed by this project, let alone the many years of invasive construction activity.

The neighborhood is already at the limit of the environment's capacity to deal adequately with the demands on it -- parking, traffic, noise, preservation of the urban forest along the street.

My primary objection is the plan to provide access to this huge complex from the entirely inadequate venue of Cypress point, rather than Moffet and Middlefield. These are high capacity streets well suited for such egress. The Willow Park community directly across Middlefield is, in fact, entirely accessed from these roads, and there is no downside to that approach.

I am strongly opposed to inflicting this project on our established community, and urgently encourage the city to deny approval of the plan. If it must go forward, the city should require at least a substantial set back on gentle, tree-lined Cypress Point, and the relocation to Moffett and Middlefield of all access to the project.

Thank you

Peter Bergsman

█ Cypress Point Drive █

Mountain View, CA 94043

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█

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Peter Bergsman

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Pancholi, Diana

From: Denley Rafferty [REDACTED]
Sent: Tuesday, January 26, 2021 10:50 AM
To: Pancholi, Diana <Diana.Pancholi@mountainview.gov>
Subject: No to 555 Middlefield

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Dear Mrs. Pancholi -

I am vehemently apposed to the construction of 555 Middlefield Road.

You are trying to put a 500 pound doll into a 200 pound area. This is already planned for medium density and it would be a huge stretch to put it to maximum density. I am against that. Let's keep it at medium density.

Here are my objections: you're looking at a less than 40 foot street's accommodating a massive increase in cars and people, the ambient noise from a 5- year construction project coupled with high noise levels from the trains and highway 85, and leaf blowers on site. The safety risk to children will increase with this high scale construction project. Although you have modified your original plan you are still upsetting the lovely ambience of trees in the neighborhood.

I am apposed to increasing the rate to maximum density!

Sincerely,

E. Denley Rafferty

resident of Cypress Point Lakes

Pancholi, Diana

From: Rick Heli [REDACTED]
Sent: Tuesday, January 26, 2021 2:17 PM
To: Pancholi, Diana <Diana.Pancholi@mountainview.gov>
Subject: High Density at 555 Middlefield Rd.

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Hi,
Thank you for the opportunity to make comments.

My thought would be that while the city has some hopes and dreams for northwest corner of Moffett and Middlefield, they probably will not come to pass and that will become more high density housing as well, eventually. The proximity with this proposed high density Avalon property may well make the Moffett and Middlefield intersection a nightmare for traffic and the entire area very bad parking. Indeed, this may become a part of town one tries to avoid and ultimately even hurt Avalon's own rental prices. I think they would do better to refurbish what they have, but refrain from making additions, particularly in this time of people fleeing the Bay Area.

Thanks for listening.
Richard Heli
down the street at [REDACTED] Easy Street

Pancholi, Diana

From: Daniel Shane <[REDACTED]>
Sent: Friday, January 29, 2021 10:03 AM
To: Pancholi, Diana <Diana.Pancholi@mountainview.gov>
Subject: AvalonBay's 555 W. Middlefield Road Housing Development

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Hello Diana. Is it possible to get a copy of the "Draft" EIR or the section on mitigation measures prior to the re-zoning study session for 555 W Middlefield housing project area? Is it possible the City is jumping the gun in having this meeting before the Draft EIR is completed and made available to the public? Re-zoning the project area from medium density to high-density is a breaking point for the neighborhood residents who oppose this housing development. Once the area is re-zoned what is to stop the fundamentally flawed project from moving forward? The EIR becomes an after-the-fact attempt to mitigate whatever serious impacts are inherent in this development as envisioned. AvalonBay had recently presented their new changes to the homeowners. They have improved the "look" by changes in architecture and setbacks. You have heard the old saying "you can't put lipstick on a pig". The development will nearly double the density, the numbers of tenants, the number of cars, the traffic on CPD, the loss of street parking spaces, threats to safety and security. The 5 years of continuous construction will substantially increase the noise and pollution levels, traffic delays, stress, and disturbance to the daily lives of hundreds of long time residents, homeowners, retirees, and seniors. I have petitions opposing this high-density housing development signed by 200 nearby residents, mostly homeowners. One of the most important tools available to the people to make their concerns known is a showing of mass opposition to the proposed project at City meetings and hearings. The COVID pandemic has taken that away from us. How do I submit the petitions we have worked so hard to obtain by walking door-to-door?

were opposed to this development. For the most part, residents do not oppose (or will compromise on) an apartment expansion that complies with the existing medium density restrictions. There are more appropriate and desired locations for high-density housing developments and several are already proposed or being constructed in our neighborhood community. Lastly, the cumulative impacts of all these high-density housing developments, hotels, and commercial developments at Moffett Field within a few square miles of the AvalonBay project site. The construction of high-density housing developments at any cost is not a judicious, fair, or well throughout urban planning strategy. If in fact the City and the residents want to build up Mountain View with high-density housing developments irrespective of its impacts to the character of the neighborhood or the quality of life in the community, the General Plan should be rewritten to represent the wishes of the people. I will be sending another letter to the City Council opposing the AvalonBay expansion project before the Feb 3 study session. Please forward this email to each member of City Council. Respectfully submitted, Daniel Shane, Cypress Point Community Preservation Group (CPCPG); [REDACTED]

[REDACTED]



February 1, 2021

Chair Cranston and Members of the Environmental Planning Commission
City of Mountain View
500 Castro Street
Mountain View 94041

Re: EPC Study Session, February 3, Agenda Item 5.2 – 555 W. Middlefield Road

Dear Chair Cranston and Members of the EPC:

The LWV enthusiastically supports the proposed development at 555 W. Middlefield. We are excited to see 329 new rental units as these will create much-needed new housing and help alleviate the jobs/housing imbalance in Mountain View. The site is well-located near downtown, Caltrain, a grocery store and the Stevens Creek trail.

We congratulate the developer for being able to build these new units without any displacement of existing tenants. We are also pleased to see that 15% of the new units will be below-market-rate (BMR), consistent with the City's current BMR requirements. We also appreciate the developer's plans to renovate the existing, older apartments as tenants vacate them, again without any displacement.

We commend the developer for considering community feedback and making adjustments to minimize the impact to privacy of neighbors. The 1.34 acres of land dedication for a new park is a welcome addition, as actual parkland is preferable to paying park in-lieu fees. We urge the EPC to proceed quickly towards recommendation of this project to the Council.

Thank you for considering our input. (Please send any comments about this letter to Donna Yobs at dmyobs@yahoo.com).

Lisa McLain, President LWV of Los Altos Mountain View
Donna Yobs Co-Chair, Housing Committee

cc: Wayne Chen Kimbra McCarthy Stephanie Williams
 Aarti Shrivastava Diana Pacholi

Pancholi, Diana

From: Serge Bonte [REDACTED]
Sent: Sunday, January 31, 2021 8:50 AM
To: epc@mountainview.gov; wcranstonmv@mountainview.gov; kammy.lo.mvepc@mountainview.gov; Margaret Capriles <caprilesmountainview@mountainview.gov>; allieschmiesingmv@mountainview.gov; jyin.mvepc@mountainview.gov
Cc: BPAC Communication <bpac@mountainview.gov>
Subject: re: 555 West Middlefield Road Residential Project

Dear Mountain View EP Commissioners:

I support this project as it adds housing units by re purposing sterile surface parking lots while preserving all existing housing units (no displacement).

However, I wanted to bring up three issues to your attention:

1. The Staff report is silent on existing residents. The construction is likely to be disruptive for the residents (noise, dust, loss of parking while new parking is dug out...) and I would suggest you ask for a clear mitigation plan for existing residents. Given the age of the existing buildings, it's quite possible the existing units are covered by the CSFRA in which case there might need to be additional mitigation provided for the residents.
2. I was surprised to read that " adding a sidewalk on Middlefield Road along the project frontage across State Route 85." was not feasible. That missing sidewalk is a huge gap in our pedestrian network, while dangerous, I've certainly seen folks walk on that portion of the bridge as walking on the other side involves a huge detour to get to one of the few crosswalks. If that gap is not opportunistically closed with this project, chances are it will never be which I find unacceptable in a walk friendly city like Mountain View. I strongly urge you to revisit that feasibility. If the issue was lack of space, it ought to be possible to widen and raise the bike lane and to convert it into a multi-use path? Such a path separated from traffic would also help less confident cyclists go over 85.
3. I used to commute by bike on that section of Middlefield and I had to merge into traffic almost daily as idling tech shuttles or ride hailing cars were blocking the bike lane waiting for their passengers. With this project -like with any other projects-, there should be clearly identified passenger pick-up/drop off areas OFF the bike lanes. In this case, off Cypress Point or off Moffett -maybe in partnership with the existing gas station?-.

Sincerely,

Serge Bonte
Lloyd Way, Mountain View

Pancholi, Diana

From: Lenny Siegel [REDACTED]
Sent: Sunday, January 31, 2021 4:29 PM
To: caprilesmountainview [REDACTED]; Robert Cox <robert.cox [REDACTED]>; wcranstonmv [REDACTED];
preeti.hehmeyer [REDACTED]; kammy.lo.mvepc [REDACTED]; allieschmiesingmv [REDACTED]; jyin.mvepc [REDACTED]
Cc: Robert Holbrook [REDACTED]; epc@mountainview.gov
Subject: Eaves apartment development and the Stevens Creek Trail (Item 5.2 on the EPC February 3 agenda)

In general, I support the proposal to add 329 new housing units to the Eaves Mountain View apartment complex. Located near our centers of employment, this is a great place to add housing. Also, I appreciate the applicant's plan to retain all the existing units.

The staff report finds it infeasible to provide a trail connection from the project site to Stevens Creek Trail. While a direct connection may not be practical, something must be done to improve bicycle access to this project, particularly since it is so close to the trail.

I suggest that a loop be constructed connecting the north side of Middlefield to the Stevens Creek Trail. There head west on Middlefield and make a left turn into the apartment complex. It would also make it possible for people riding northward toward Middlefield to head west on Middlefield. Not only would this benefit Eaves residents, but this is something that parents of Crittenden Middle School students (who live east of 85, south of Middlefield) have been asking for. Currently, there is no safe way for trail bicyclists to reach westbound Middlefield.

While it is not necessary that the Eaves developer directly sponsor the trail connection, it should be possible to complete such a project by the time the new apartments are completed.

Lenny Siegel
Old Mountain View

--

Lenny Siegel
Executive Director
Center for Public Environmental Oversight
A project of the Pacific Studies Center

[REDACTED]

Lenny Siegel
Old Mountain View

--

Lenny Siegel
Executive Director
Center for Public Environmental Oversight
A project of the Pacific Studies Center
LSiegel@cpeo.org
P.O. Box 998, Mountain View, CA 94042
Voice/Fax: 650-961-8918
<http://www.cpeo.org>

Pancholi, Diana

From: Corey Smith <corey@sfhac.org>

Sent: Monday, February 1, 2021 1:28 PM

To: [REDACTED]

epc@mountainview.gov

Subject: Petition Signers Supporting 555 West Middlefield Road

Members of the Mountain View Environmental Planning Commission,

On behalf of the Housing Action Coalition and Mountain View YIMBY, please see the attached list of [petition signers](#) supporting the housing proposal at 555 West Middlefield Road. We also have a [link here](#) to the Housing

Action Coalition's Letter of Support.

Please let me know if you have any questions.

Respectfully,
Corey Smith
Deputy Director, HAC

--

Corey Smith 陈锐 | Pronouns: he/him
Deputy Director | Housing Action Coalition
95 Brady Street, San Francisco, CA 94103

Email: corey@sfhac.org | Web: sfhac.org

Campaign Name	First Name	Last Name	Mailing Zip/Postal Code
Action Network Petition - Support New Homes at 555 West Middlefield Road! (suppo	Kelsey	Banes	94303
Action Network Petition - Support New Homes at 555 West Middlefield Road! (suppo	Kevin	Watts	94303
Action Network Petition - Support New Homes at 555 West Middlefield Road! (suppo	Corey	Smith	94117
Action Network Petition - Support New Homes at 555 West Middlefield Road! (suppo	Molly	Weiss	94043
Action Network Petition - Support New Homes at 555 West Middlefield Road! (suppo	Edward	Swierk	94040
Action Network Petition - Support New Homes at 555 West Middlefield Road! (suppo	Jeremy	Hoffman	94043
Action Network Petition - Support New Homes at 555 West Middlefield Road! (suppo	Sidharth	Kapur	94612
Action Network Petition - Support New Homes at 555 West Middlefield Road! (suppo	Paul	Crider	94040-1879
Action Network Petition - Support New Homes at 555 West Middlefield Road! (suppo	Jeanine	Crider	94040
Action Network Petition - Support New Homes at 555 West Middlefield Road! (suppo	Devin	Logan	94041
Action Network Petition - Support New Homes at 555 West Middlefield Road! (suppo	Daniel	Murphy	94043
Action Network Petition - Support New Homes at 555 West Middlefield Road! (suppo	Jonas	Mueller Gastell	94303
Action Network Petition - Support New Homes at 555 West Middlefield Road! (suppo	Salim	Damerdji	94122
Action Network Petition - Support New Homes at 555 West Middlefield Road! (suppo	Kelly	Wong	94085

Action Network Petition - Support New Homes at 555 West Middlefield Road! (suppo	Ismael	Juma	94041
Action Network Petition - Support New Homes at 555 West Middlefield Road! (suppo	Katariina	Mueller-Gastell	94305
Action Network Petition - Support New Homes at 555 West Middlefield Road! (suppo	April	Webster	94043
Action Network Petition - Support New Homes at 555 West Middlefield Road! (suppo	Emily	Ramos	94041
Action Network Petition - Support New Homes at 555 West Middlefield Road! (suppo	Evan	Farrar	94062
Action Network Petition - Support New Homes at 555 West Middlefield Road! (suppo	Mikiko	Yoshida	94041

From: [Rick Gosalvez](#)
To: epc@mountainview.gov
Cc: [Pancholi, Diana](#); [City Clerk](#); [Chen, Wayne](#); [David Meyer](#)
Subject: SV@Home Comment RE: 2021-02-03 - Item 5.2 555 West Middlefield Road Residential Project
Date: Tuesday, February 2, 2021 4:18:40 PM
Attachments: [image001.png](#)
[555 W. Middlefield Support Letter - FPC - SV@Home.pdf](#)

Dear Chair Cranston, Vice Chair Lo, and Commissioners Capriles, Dempsey, Hehmeyer, Schmiesing, and Yin:

On behalf of SV@Home and our members, we write today in support of AvalonBay Communities' proposed residential development at 555 W Middlefield Road.

AvalonBay Communities' 329-unit development would provide 49 new deed-restricted affordable homes for very low, low, and moderate income residents in perpetuity. The planned mix of 50%, 65%, and 80% AMI on-site units located throughout the project means these homes will help families at a wide range of income levels, **from less than \$55,300 annually up to \$100,950**, continue to make Mountain View their home.

AvalonBay has demonstrated its commitment to community engagement by actively participating in more than 13 community outreach programs to work with residents and incorporate feedback into the project. Collaborative efforts include changing project architecture to better blend into the surroundings of Cypress Point Drive and mitigate potential impacts for existing and future residents. Further, **the project will not displace current residents** and will offer new residents a mix of studios, one, two and three bedroom affordable units.

Mountain View continues to be a leader on addressing our shared affordable housing challenges through housing-centered land use planning, prioritization of public land for affordable developments, and other successful policies to incentivize affordable housing, including inclusionary zoning requirements. **This project is an example of those initiatives at work.**

We urge the Commission to support this proposal to provide much needed new homes in the city.

Regards,
Rick Gosalvez
c/o Leslye Corsiglia

Rick Gosalvez | 
Housing Development Senior Assoc.



LET YOUR
NEIGHBORS
KNOW

sv@home



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[Website](#) [Facebook](#) [LinkedIn](#) [Twitter](#) [Become a Member](#)

From: [Peter Bergsman](#)
To: epc@mountainview.gov
Cc: [REDACTED]
Subject: Agenda: 5.2 -- 555 West Middlefield Road Residential Project
Date: Tuesday, February 2, 2021 12:06:55 PM

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MVEPC:

I am writing in opposition to the planned development at 555 Middlefield. I own one of the condos across the street. Cypress Point is a tiny, narrow, quiet, neighborhood dead end street, and it will be utterly overwhelmed by this project, let alone the many years of invasive construction activity. And if the developers have an acre and a half not needed for construction, that space would be far better allocated to setbacks, greenspace, and urban forest than a "park". There is already a park kitty corner across Moffett & Middlefield that is little used.

The neighborhood is already at the limit of the environment's capacity to deal adequately with the demands on it -- parking, traffic, noise, preservation of the urban forest along the street.

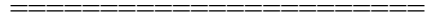
My primary objection is the plan to provide access to this huge complex from the entirely inadequate venue of Cypress point, rather than Moffet and Middlefield. These are high capacity streets well suited for such egress. The Willow Park community directly across Middlefield is, in fact, entirely accessed from these roads, and there is no downside to that approach.

I am strongly opposed to inflicting this project on our established community, and urgently encourage the city to deny approval of the plan. If it must go forward, the city should require at least a substantial set back on gentle, tree-lined Cypress Point, and the relocation to Moffett and Middlefield of all access to the project.

Thank you

Peter Bergsman
[REDACTED] Cypress Point Drive [REDACTED]
Mountain View, CA 94043
[REDACTED]

Peter Bergsman



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From: [Hala Alshahwany](#)
To: epc@mountainview.gov; [Anderson, Eric - Planning](#)
Subject: Comment on Proposed 555 W. Middlefield Development
Date: Tuesday, February 2, 2021 4:18:51 PM

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Hello MV Environmental Planning Commission,

My name is Hala, I've been a Mountain View resident and property owner for more than 25 years, and a member of the 2nd MV Environmental Sustainability Task Force.

This comment is in regards to the proposed development at 555 W. Middlefield Road. I understand that this project plan includes the removal of 62 heritage trees and I strongly object to this proposal.

Mature heritage trees are significant resource needed to protect and improve air quality, assist in abating soil and slope erosion, maintain scenic beauty and natural habitat, in addition to preserving and enhancing property values. Removing these 62 mature trees would be an irreversible environmental damage to the surrounding community. And replacing them will not provide the benefits stated above for a very long time.

I would like to ask the EPC to require the development planners to accommodate the trees' preservation (as many as possible) and to incorporate them in the proposed building layout.

The planning to combat climate change and promote sustainable environment is right now. Please save the mature heritage trees so they can help us achieve that.

Sincerely,
Hala Alshahwany
Retired Engineer

Statement of the Cypress Point Woods HOA Board of Directors

Adopted by resolution on 9/8/2020

We are the Board of Directors of the Cypress Point Woods Homeowners Association, a community of 88 voting households in the City of Mountain View. Our community is concerned about the environmental, social, cultural and economic impacts posed by Avalon Bay's redevelopment of its 555 West Middlefield property. Although the project's address is Middlefield Road, the brunt of the project's negative impacts falls on households along the narrow Cypress Point Drive cul-de-sac. Cypress Point Drive simply cannot accommodate the density spike created by developer's 329 proposed new apartments without destroying many of the qualities we love about our neighborhood.

We are sensitive to the need to increase housing in Mountain View: we are a multi-family residential community of 88 homes. But the existing medium density zoning accommodates reasonable additional growth. Medium density zoning still allows developer to add another 150 units to its 402 existing units. Medium density will also preserve the existing three-story height limits and prevent new construction from towering over our two-story homes.

Avalon Bay is a new-comer to our neighborhood after it purchased the former Oakwood complex in 2013. Avalon Bay purchased land zoned for medium density. Developer's financial ambition to flip the complex to high density should not come at the expense of existing residents. Therefore, we urge the City of Mountain View to preserve our community's quality of life and to reject Avalon Bay's attempt change the zoning to high density.

From: [Anderson, Eric - Planning](#)
To: [Enos, Kelly](#)
Subject: FW: 2/3/2021 Agenda Item 5.2; 555 W. Middlefield Rd development project
Date: Tuesday, February 2, 2021 4:35:56 PM
Attachments: [555 W. Middlefield Board Statement final.docx](#)

FYI

From: David Levin [REDACTED]
Sent: Tuesday, February 2, 2021 2:48 PM
To: Anderson, Eric - Planning <Eric.Anderson2@mountainview.gov>
Cc: Pancholi, Diana <Diana.Pancholi@mountainview.gov>
Subject: 2/3/2021 Agenda Item 5.2; 555 W. Middlefield Rd development project

Mr. Anderson:

I am HOA Board president of Cypress Points Woods, an 88 household multi-family complex located on Cypress Point Drive directly across the street from the proposed development. Our Board adopted the following resolution in opposition to the proposed zoning change from medium to high density. Attached is a copy of our Board's resolution which is copied below:

Statement of the Cypress Point Woods HOA Board of Directors

Adopted by resolution on 9/8/2020

We are the Board of Directors of the Cypress Point Woods Homeowners Association, a community of 88 voting households in the City of Mountain View. Our community is concerned about the environmental, social, cultural and economic impacts posed by Avalon Bay's redevelopment of its 555 West Middlefield property. Although the project's address is Middlefield Road, the brunt of the project's negative impacts falls on households along the narrow Cypress Point Drive cul-de-sac. Cypress Point Drive simply cannot accommodate the density spike created by developer's 329 proposed new apartments without destroying many of the qualities we love about our neighborhood.

We are sensitive to the need to increase housing in Mountain View: we are a multi-family residential community of 88 homes. But the existing medium density zoning accommodates reasonable additional growth. Medium density zoning still allows developer to add another 150 units to its 402 existing units. Medium density will also preserve the existing three-story height limits and prevent new construction from towering over our two-story homes.

Avalon Bay is a new-comer to our neighborhood after it purchased the former Oakwood complex in 2013. Avalon Bay purchased land zoned for medium density. Developer's financial ambition to flip the complex to high density should not come at the expense of existing residents. Therefore, we urge the City of Mountain View to preserve our community's quality of life and to reject Avalon Bay's attempt change the zoning to high density.

David S. Levin

[REDACTED]
T [REDACTED]

This email contains communication from an attorney and may be privileged or confidential. It is intended for the sole use of the named recipient(s). If you are not the intended recipient, please contact the sender and delete all copies of the communication and any attachment(s). Thank you.

Re: Item 5.2 555 West Middlefield Road Residential Project

To the Environmental Planning Commission:

Mountain View YIMBY, a local volunteer advocacy group, expresses enthusiastic support for the proposed project at 555 West Middlefield. We like this project because:

- It is a no-displacement project that adds 329 new homes in place of surface parking!
- 15% of on-site below market rate homes!
- Walking distance to downtown, Caltrain, and a grocery store, and right next to Stevens Creek trail this site provides a great location to lead a car-free lifestyle to the residents.
- New pedestrian and bike path connection from Cypress Point Drive to W Middlefield makes Stevens Creek trail more easily accessible to the neighbors living south of Cypress Point Drive. Further bike and pedestrian improvements along Moffett Boulevard to the north and west of this project would be most welcome!
- The 1.34 acres of land dedicated for a new park will be a welcome addition to the neighborhood, creating a space for socializing.
- The developer has listened to community feedback and made an effort to line up the residential frontage facing Cypress Point Drive with existing trees or parking lots to the south of Cypress Point Drive in order to minimize the impact to privacy of neighbors to the south of that street.
- The developer has made an effort to preserve as many heritage trees, transplanting some more and planting additional trees to make up for the ones they are requesting to remove.

We hope that you recommend a hasty approval of this project to the council!

Thank you for considering our input.

Best regards,

Pardis Beikzadeh
On behalf of the members of MV
YIMBY





October 29, 2020

SENT VIA EMAIL

Mountain View City Council
500 Castro St.
Mountain View, CA 94041

RE: Support- AvalonBay Communities Development Project at 555 West Middlefield Road

Dear Mayor Abe-Koga and Members of the City Council,

The Bay Area Council is a public policy advocacy organization working to support civic and business leaders in solving our region's most challenging issues. On behalf of the more than 350 members of the Bay Area Council, we are writing to extend our support for the proposed AvalonBay Communities development project at 555 West Middlefield Road in Mountain View.

California is experiencing an unprecedented housing crisis that will devastate our entire state without intervention. The California Department of Housing and Community Development estimates that the state must build 180,000 new units of housing annually by 2025 to meet projected population growth - over 100,000 more units than we are currently creating. This shortage will disproportionately impact low-income communities and communities of color. To combat this, every county and city must do its part to produce more housing units to keep up with the growing population.

The AvalonBay Communities project plans to create 329 new housing units of which 49 are affordable. These new housing units will be built on an existing infill site and will involve no tenant displacement from the existing 402 units. It will provide new public open space as well as access to transportation for residents. For this and the following reasons the Bay Area Council stands in strong support with this project:

- **Location to Facilitate Transit Use-** The project is located within walking distance (0.5 miles) of downtown Mountain View shops and restaurants and approximately 0.5 miles from the Mountain View Caltrain/VTA light-rail station. Additional transit options are available nearby via bus, the Free Shuttle to Light Rail, and bike, including a dedicated bicycle connection to the Stevens Creek Trail, a mixed-use path connecting to North Bayshore and neighborhoods south of West Middlefield Road.
- **Adaptive Re-Use-** The project site and existing residential community reflects an outdated site plan with antiquated amenity spaces that no longer serve the needs of current residents. The proposed project densifies an existing, underutilized, infill site with additional residential units and new amenities required in the current market. Specifically, the project involves the reconfiguration of approximately seven acres of the project site to allow for the construction of an additional 329 new multi-family units and related improvements, to be located above new below-grade parking structures. These units would be designed to integrate appropriately with the existing residential units, which would be preserved to ensure they remain available for housing without displacing current residents. The proposed new residential buildings would be built on two existing surface parking lots, and a new leasing office and amenities building would replace the existing leasing office and amenities building.

- **Promote Innovative Community Design and Input-** Community outreach has been done in a variety of formats. Public meetings included study sessions with the Environmental Planning Commission and the City Council in 2017 and three Development Review Committee hearings in 2017-20. The developers also held community and individual meetings with current residents and surrounding neighbors to seek feedback, and have made design changes to incorporate the feedback received, including:
 - Changing the architecture of the buildings to better blend in with the surrounding community and existing older buildings;
 - Reducing one level of parking in one of the proposed residential buildings and adding one level of parking to the amenities building to reduce ingress and egress to the site from Cypress Point Drive; and
 - Reducing the height of one side of one of the residential buildings to three stories to reduce the viewshed impact to the adjacent residential neighbors on Cypress Point Drive.

- **Innovation in Environmental Design-** The developers intend to pursue Leadership in Energy and Environmental Design (LEED) for Homes Gold certification for the project. In addition, ten percent of the proposed total vehicle parking spaces would be designated for electric vehicles with power outlets for recharging. The project also proposes a variety of Transportation Demand Management (TDM) features, which are anticipated to reduce peak-hour traffic by approximately ten percent for both the existing and new residential units.

- **Community and Economic Benefits-** The project includes many features that would have an overall positive impact on the surrounding community. 1.34 acres of land (approximately \$13 million in land value) would be dedicated to the City for a future public park. Additionally, a new pedestrian and bicycle path connecting West Middlefield Road and Cypress Point Drive would be constructed to improve pedestrian and bicycle connectivity for the project and surrounding neighborhood. The project would pay more than \$8 million in public fees for parks, infrastructure, schools, and transportation and plans to make a voluntary contribution to the schools above the required fees.

This site is a perfect candidate for housing development to grow the supply of market rate and affordable units. The proposed sustainable design alongside the economic and community benefits this project would offer illustrate the importance of approving this project. As civic leaders, you have a responsibility to do your part in addressing the housing challenges the Bay Area faces. We urge you to support this project and continue to grow Mountain View's housing stock.

Sincerely,



Matt Regan
Senior Vice President
Bay Area Council



To Whom It May Concern:

The Bay Area Housing Advocacy Coalition (BayHAC) is pleased to endorse AvalonBay's proposed project at 555 West Middlefield Road in Mountain View. After a detailed presentation by the project team, BayHAC's Project Review Committee determined that this project meets our high standards for addressing our region's affordability and displacement crisis.

The proposed high infill development is mostly located on existing parking lots with an existing community present on-site. The project would add 329 new homes to an existing 402-unit development, and 49 of these new homes (15 percent) would be subsidized affordable, which meets Mountain View's inclusionary requirements. We support the project team's effort to obtain a General Plan amendment to change the land use designation from Medium Density Residential to High Density Residential and a zoning map amendment to change the zoning from Planned Community ("P") to High-Density Residential ("R4"). Furthermore, we applaud the construction of these new homes around the existing ones to prevent tenant displacement. We're also glad to see that the project will revitalize an existing site into a vibrant community to meet the current needs of the area.

We also appreciate that the project site is located near a number of major job centers, and is within a half mile of downtown Mountain View and the Mountain View Caltrain/VTA Station. Increasing density in a job- and transit-rich location will naturally increase the use of public transportation and shorten commute times. The proposed project is broken up into three blocks that surround the existing on-site buildings and will transition the current car-oriented site into public space, as it will turn 124 parking stalls into a future city park.

In addition to 1.34 acres of public open space, the project includes the creation of a new pedestrian and bicycle path to connect to West Middlefield Road and Cypress Point Drive. This project anticipates LEED Gold certification and includes all-electric buildings. We commend the project team for thinking proactively about this particular integration, as the state has not yet mandated full electrification in new buildings.

The site also allocates 10 percent of total parking spaces for electric vehicles and includes a Transportation Demand Management (TDM) program that will reduce single-occupancy driving trips by at least 10 percent. While the project reduces the parking ratio from 1.67-1 to 1.36-1, it is still higher than the City of Mountain View's parking requirement for the site. We would ideally like to see even less parking, but we commend the reduction in the total parking ratio and understand the feasibility concerns.

We further appreciate the project team's work with the community to make the project more cohesively blend into the existing and natural surroundings. Landscaping and balconies will enhance the pedestrian experience along Cypress Point Drive and the project team will also provide exterior enhancements to eight of the 15 existing buildings. We commend the project team's work with the community to help create cohesion and address the street and neighborhood needs. Ultimately, BayHAC is proud to endorse this proposed project that will add thoughtfully-considered, well-located, and very much-needed homes. High density, transit-oriented developments such as this one are essential to alleviate our region's housing shortage and reduce greenhouse gas emissions.

Sincerely,

A handwritten signature in blue ink that reads "Todd David".

Todd David, *Executive Director* of The Bay Area Housing Advocacy Coalition (BayHAC)

February 2, 2021

To: Mountain View City Council

From: Daniel Shane, Cypress Point Community Preservation Group

Re: The Proposed Avalon Bay Communities' High-Density Housing Development
555 W Middlefield Road

The purpose of this letter to the Mountain View City Council is to voice our opposition to the proposed Avalon Bay Communities' High-Density Housing Development located in our Willowgate community bordered by Middlefield Road, Cypress Point Drive, Moffett Blvd, and Highway 85. Our neighborhood is near the proposed project. I represent the Cypress Point Community Preservation Group (CPCPG) with many active members who are homeowners in the area. I am a homeowner at Cypress Point Woods (CPW) Townhouses.

The proposed housing project was a Gatekeeper project. A Gatekeeper is non-compliant with the General Plan and existing zoning codes. The Gatekeeper concept was approved by the City Council in July 2015. It allowed developers to submit applications, but the projects required special consideration. On average, maybe 12-15 applications are submitted each year and only 3-5 applications are approved by City Council if there are enough staff to manage the projects. Avalon Bay passed the Gatekeeper threshold in 2016. Each Gatekeeper project requires authorization from the City Council and requires a legislative zoning change for higher densities than those designated in the General Plan. From the beginning, several City Council members had reservations about the construction of a high-density housing development in the neighborhood. At the April 18, 2017 meeting and study session, Avalon Bay presented their initial plans to the City Council. Several City Council members had serious reservations about the scale of the project, the project's bland, boxy design, the small setbacks, the significant impacts to traffic and parking on Cypress Point Drive. An additional concern was the cumulative impacts of multiple high-density housing projects in the area including a 711-unit project at 777 W. Middlefield Road and tentative plans to build 1,000 apartments at the Shenandoah Square site. Hotels, office buildings, and other commercial developments were planned for the north end of Moffett Blvd/101 and NAS Moffett Field.

It is important to understand the project's name is 555 W. Middlefield Road, but the lion's share of the project's impacts will occur along Cypress Point Drive where Avalon Bay will construct two large buildings, underground garages, and eventually a public park. Cypress Point Drive is a substandard street that dead ends in a cul-de-sac and the driveway to CPW. CPW abuts the Avalon Bay property on the southeast corner of the apartment complex. Secondly, it is important to understand the people who belong to organizations supporting this project, and high-density developments in general, and at any cost, such as SFHAC and YIMBY, do not live in our neighborhood. CPCPG represents many of our fellow homeowners living in the Willowgate neighborhood.

Re-zoning the project area from medium density to high-density is a breaking point for the neighborhood residents who oppose this housing development. Once the area is re-zoned what is to stop the fundamentally flawed project from moving forward? The EIR becomes an after-the-fact attempt to mitigate whatever serious impacts are inherent in this development as envisioned by the community. Avalon Bay recently presented their new changes to the homeowners. They have

improved the “look” by changes in architecture and setbacks. You have heard the old saying “you can’t put lipstick on a pig”. The development will nearly double the density, the numbers of tenants, the number of cars, the traffic on CPD, the loss of street parking spaces, threats to public safety and security. The 5 years of continuous construction will substantially increase the noise and pollution levels, traffic delays, stress, and disturbance to the daily lives of hundreds of long-time residents, homeowners, retirees, and seniors. The current problem of trespassing through private property at CPW and CPLakes will dramatically increase. We currently have dog walkers, joggers, bikers, and day and night walkers crossing our properties to access the Stevens Creek trailhead at the end of Central Avenue. Currently, there is a concern about wayward drivers getting lost and coming up our driveway thinking this Cypress Point Drive was a through street. My garage was damaged by a DUI speeding vehicle that failed to make the complete turn around the parking circle and lost control of his SUV and crashed into my garage. The doubling of tenants, their guests, and all the vehicles at Avalon Bay apartments will exasperate our concerns about safety. CPW has many families with young children who play in the private parking lot area.

One of the most important tools available to the people to make their concerns known is a showing of mass opposition to the proposed project at City meetings and hearings. The COVID pandemic has taken that away from us. How do we submit the petitions we have worked so hard to obtain by walking door-to-door? I have petitions opposing this high-density housing development signed by 200 nearby residents, mostly homeowners. We found most of the neighbors we spoke to were opposed to this development. For the most part, residents do not oppose (or will compromise on) an apartment expansion that complies with the existing medium density restrictions.

The City Council concerns date back to 2015 and 2017 and are still relevant today. We believe the cumulative impacts of all these high-density housing developments, hotels, and commercial developments on Moffett Blvd/101 and at NAS Moffett Field, within a few square miles of the Avalon Bay project site, will combine to seriously affect our community. There are more appropriate and desired locations for high-density housing developments, and several are already proposed or are under construction in our neighborhood community. Avalon Bay’s housing development is ill-conceived and does not fit in our medium density neighborhood.

The construction of high-density housing developments at any cost is not a judicious, fair, or well thought out urban planning strategy. If in fact the City and the residents want to build up Mountain View with high-density housing developments irrespective of its impacts to the character of the neighborhood or the quality of life in the community, the General Plan should be rewritten to represent the wishes of the people. I have read the letters from SFHAC and YIMBY to the City Council. We believe the leadership of these organizations are very misguided individuals that support development of high-density housing at any cost. Their belief that high-density housing development will somehow force high quality public transit to the area that will get people out of their cars soon is naïve and backwards. First comes the public transit to be able to service higher numbers of people, then the consideration of more housing density can occur.

CPCPG members were not appeased by Avalon Bay’s recent community meeting and presentation. The prominent changes they made were to the building architectural design and setbacks. We agreed that Avalon Bay did improve the beauty of the apartment building’s façade and the visual perception of a setback from the street, but did not sufficiently (if at all) address the fundamental issues of the impacts caused by nearly doubling the density, the larger apartment complex population, the traffic and parking issues on a substandard street and cul-de-sac, traffic safety,

trespassing onto private property security issues, 5-years of construction and heavy equipment noise, traffic and pollution, and the future addition of a public park with no parking provided. Additionally, Avalon Bay's reply to my questions about the possible environmental impacts of the excavation of a 30' deep hole for an underground garage that will intersect the shallow upper aquifer were completely side-stepped.

CPCPF is not a NIMBY organization as charged by the pro-development group. CPCPG is not opposed to an expansion that is within the medium density limitations now imposed by zoning and the General Plan. An exemption to a REIT corporation like this one is tantamount to uncontrolled, ill-conceived, and unwanted development. We have petitions opposing the high-density development signed by 200 residents in our neighborhood that would be highly impacted by this project. The project is fundamentally flawed, and we will live with this mistake permanently. Both underground garages will empty onto Cypress Point Drive which is a substandard street (only 36' wide) and a dead-end cul-de-sac. This project will nearly double the units, the number of 2-3-bedroom units, the number of people, and the number of vehicles on this small street. A substantial increase in the number of tenants is related to the increase in 2-3-bedroom units. Based on the proposed unit mix, we estimate the increase population to be about 850 people and many more cars. We estimate the current population to be about 750 people. The total number of tenants would increase from 750 people to 1,600 people. We have asked Avalon Bay repeatedly the maximum number of tenants that live in the apartment complex and will live in the proposed expansion. Avalon Bay has never complied with our requests for this information.

We believe a medium density development will greatly lessen the impact on the Willowgate community. The project would no longer be a 5-year continuous construction project. There would be less impact on the permanent residents and especially the people who have earned a tranquil and un-stressful retirement. This project is a substantial threat to our quality of life and the character of our community for the sake of more housing at any cost. We accept a compromise of a medium density project, but we do not accept a giant leap from medium density zoning to high-density zoning. If the City of Mountain View, and the residents they represent, desire a high-density housing community everywhere than they need to amend the General Plan. The General Plan is the tool for carefully, well-thought, fair, equitable, and environmentally sound urban planning. It is not an ad-hoc, piecemeal, and blunt tool for forcing communities to kneel before the corporate giants who care about income and profit and not the public well-being and public safety. That is the job of our local elected public officials.

We do not think that the zoning of the project should be changed to R4 at this time. Avalon Bay is one of the largest REITs in the United States. We think that Avalon Bay's singular purpose is to churn out money for their shareholders which is why they have presented us with a brash and ill-conceived project plan. We do not think that this project should be acceptable to the City Council. The City Council should consider the following:

Precise Plan

This project area does not have a Precise Plan but is designated a Precise Plan area by the City. Almost all our neighborhoods on the north side of the railroad tracks have a Precise Plan, but ours. For example, the East Whisman Precise Plan has a detailed plan. In many ways, the Avalon Bay project does not meet the minimum requirements set forth in the East Whisman plan. We do not think that any of these properties should be developed piecemeal or that we should end up with a hodgepodge of developments. If we have a Precise Plan, like the East Whisman plan, we can have a livable

community. We request a detailed Precise Plan for this property. Since there are many vacant apartments in Mountain View right now and Avalon Bay does not plan to start construction until 2023, there is time to develop a Precise Plan.

Environment and Social Justice

Avalon Bay is proposing to remove 62 heritage trees. The City of Mountain View should be doing everything to preserve heritage trees as the density of properties increases. Many heritage trees will be removed along the 85 corridor and along Middlefield. Replacing them with Olive trees or other trees which will take 10 to 15 years to reach maturity will never replace the majestic heritage trees. The replacement trees will not be able to absorb the carbon pollution and noise created by the highways as the heritage trees do. The affordable “below market rate” apartments will likely be facing the Highway 85 corridor, be nearer to the noise and pollution. What kind of environmental justice is this?

One of our members was amazed to read recently in the newspaper that all the amenities at the 555 W Middlefield apartment complex would not be available to all residents. It appeared to be a segregation by class of apartment. We verified this in the Zoom meeting. In our opinion, this amounts to red-lining or having a gated community within one property. We question if this is the direction that the City of Mountain View wants to go in. Is this social justice? If this is the direction Avalon Bay takes, they are effectively dividing the property into two separate projects. I think that each project should then be assessed and approved separately. Maybe they can save the heritage trees by decreasing the density at the end of Cypress Point Drive.

CPW must contend with the high noise levels every day because the Highway 85 wall is not a sound wall that was designed to absorb or dampen freeway noise. The wall was built in 1977 as a perimeter wall around the townhouse complex. This substandard sound wall needs to be replaced by the City or Caltrans. The increase in noise levels due to 5 years of heavy construction is unacceptable to the residents.

Public Park

The City will receive 1.3 acres of land from Avalon Bay to build a public park. The City will be responsible for the maintenance and upkeep. Who exactly is this public park supposed to serve? Within 2 city blocks there are two city parks—Jackson and Ecco. There will be zero parking for the park, the homeowner associations on the block have their own swimming pools, tennis courts, and green areas. In the East Whisman plan it states there must be 3 acres of park per 1,000 residents and calls for green space within the complexes. What Avalon Bay is doing is taking the green space out of their complex and saying to the citizens of Mountain View you pay for the development and upkeep of this space and we will use it to sell our apartments.

Property Maintenance

I think that Avalon Bay has shown us how interested they are in maintaining the apartment complex and amenities on their property. Their record of maintenance is poor. For example, the tennis court surfaces, tennis net, and lights are highly degraded and have been in disrepair for many years. From what some of our members have seen of their other properties in Mountain View they are not being well-maintained. I think there is a great need for community recreational space in our area and

the East Whisman. The City should not waste their money on this small park, but build a larger park where adults/kids can have pickup games of baseball, soccer, basketball, etc. and where there is parking so that it can be shared by several neighborhoods in the City.

Traffic Problem with the Adult School and the Eaves at Avalon Bay

If you have ever been caught in the traffic jam when the Adult School is getting out, you know what a dangerous situation this is. In a very tight space cars are going in three different directions. Cars backed up at the stop light trying to come down the street, cars turning left out of the school driveway, and cars heading toward Moffett Blvd. The Avalon Bay project will make the situation worse. They are pulling more cars into their first parking lot closer to the school's driveway and putting more cars on Cypress Point Drive.

Problem with Piecemeal Urban Planning

Urban planners and corporate developers are so focused on the minutiae of a development project they slowly phase into wearing total blinders to the living human ecosystem. It is known as atomistic planning. It is characterized by disconnected, ad-hoc, informal growth. It is not holistic planning characterized by careful, considerate, and preplanned spatially laid-out housing developments integrated with parkland, traffic conveyance systems, schools, commercial and industrial developments, and more.

The 555 W. Middlefield project is an example of atomistic planning and is not in the general interest of the surrounding community. This is not a temporary nuisance, it is permanent. We ask the City Council to be careful in their assessment of Avalon Bay's high-density housing development. The CPCPG had some success in the changes made to Avalon Bay's architecture and setback issues. This is a result of our hard work. But Avalon Bay did not address the key issues of nearly doubling the population density, the sheer number of people, the street traffic, parking space problems, safety and security, damage to the mature tree noise and pollution barrier system along highway 85, trespassing through private property as a short-cut to Stevens Creek Trail, and the additional impacts of a future public park on Cypress Point Drive cul-de-sac. Requiring Avalon Bay to comply with the existing medium density zoning as designated in the "holistic" General Plan, the total impacts of this development on the neighborhood would likely be 50% less. A Precise Plan could provide even more detailed planning.

It is our view the City Planners and the developers are not looking at the big picture of the neighborhood, like the traffic from the new hotels, office buildings, or the new apartment units at 777 Middlefield Road. The overriding purpose of a General Plan is to look at the forest from the trees. In reality what is important is the cumulative impacts from growth, especially residential housing. A General Plan is an urban planning tool that eliminates uncontrolled growth backed by special interests and not the interests of the community. It does not only look at the impacts from a single development but also how it adds impacts to all the other impacts from the existing, proposed, and future developments. This allows you to look at the big picture. The General Plan also guides development in terms of integrating and phasing developments so that the character of a community is preserved (i.e., low->medium->medium high->high densities). The General Plan looks at the surrounding area to determine if resources and services can support the development. Having two underground garages and many additional cars will generate high and unsafe levels of traffic onto a substandard, dead-end residential street. Vehicles parked along the sidewalk already block the view of oncoming traffic from the driveways and the streets. This is a fundamental flaw which cannot be corrected unless the street is

widened, and more parking spaces eliminated. This is not feasible. We believe it is not right or acceptable to sidestep the General Plan and build no matter what the impacts for the sake of more housing or the mandates from the State government. We understand the pressure from Sacramento on the City to build more affordable housing. But development at all cost is simply unacceptable. The State has no business affecting decisions by local jurisdictions regarding urban planning. Sacramento does not live in our community and should not be calling the shots in terms of how best to plan developments in our neighborhoods. Sacramento does not understand our local issues, needs, and concerns. The City should not be kowtowing to the State's mandate to build all high-density to satisfy housing shortages. The State does not have the right to override carefully planned zoning and density requirements for our City. This is what they are doing when they apply the pressure to change, hell or high water. They create high-density developments without the resources and services needed to support these developments. This is a perfect example of the need for a compromise. Avalon Bay can build new housing but must limit the building to existing medium-density requirements. Avalon Bay may take in less income and have a lower profit margin, but the character of the community and quality of life will be preserved.

From: [Kat Wortham](#)
To: epc@mountainview.gov; [Planning Division](#)
Cc: [Stephen Tu](#)
Subject: Agenda Item 5.2: Support Letter for 555 W. Middlefield
Date: Tuesday, February 2, 2021 10:06:44 PM
Attachments: [555 W Middlefield - SVLG Support Letter.pdf](#)

CAUTION: EXTERNAL EMAIL - Ensure you trust this email before clicking on any links or attachments.

Dear Chair Cranston, Vice Chair Lo, and Honorable Commissioners,

On behalf of the Silicon Valley Leadership Group I'd like to express our support for the 555 W. Middlefield proposal before you tomorrow evening. Please find attached our support letter.

Should you have any questions regarding our letter or position please do not hesitate to reach out to me or my colleague Stephen Tu, Director of Transportation Policy (copied). Thank you for your service to the City of Mountain View and to our region.

Regards,

Kat

--

Kat Wortham

Director, Health & Housing Policy

O: 408.501.7854 | C: 209.323.0525

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 Zoom

February 2, 2021

Chairman Cranston and Members of the Environmental Planning Commission
 City of Mountain View
 500 Castro Street
 Mountain View CA 94041

RE: Support for Development Proposal at 555 W. Middlefield Road, Mountain View, California 94043

Dear Chair Cranston, Vice Chair Lo, and Commissioners Capriles, Dempsey, Hehmeyer, Schmiesing, and Yin,

On behalf of the Silicon Valley Leadership Group, we express our enthusiastic support for the preservation of the existing 402 units and addition of 329 new homes proposed by AvalonBay Communities, Inc. at the 555 West Middlefield Road site.

The Bay Area is in a dire housing crisis. Lack of housing poses a threat to our economy, our diversity and our quality of life. The solutions are clear: we need to produce more housing, while preserving existing housing, especially affordable housing. This development proposal does both. It protects the existing 402 units, while adding more housing including new affordable housing on-site.

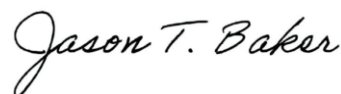
Not only does the AvalonBay proposal accomplish two of the three "P"s", production and preservation, it does it in the right place.

Building more housing, and preserving existing housing, within half a mile of Caltrain is better for the environment, better for workers and better for Mountain View. The resulting 731 total apartment units at this location will be another step towards a better quality of life not just for those who live there, but for all those in the region who will benefit from less traffic, less pollution and a calmer commute.

The Silicon Valley Leadership Group is driven by more than 330 CEOs/Senior Executives to proactively tackle issues to improve our communities including on issues like housing and transportation. Collectively, Leadership Group members provide nearly one out of every three private sector jobs in Silicon Valley. One of the top concerns of the members we represent in the Silicon Valley is a need for much more housing here in the Bay Area.

We recently led the effort to pass Measure RR, which will provide an estimated \$3 Billion for Caltrain over the next 30 years. Voters overwhelmingly supported the measure, even during a pandemic, during a recession, and at a time when traffic was of little immediate concern to most Bay Area residents. It is incumbent on leaders to help leverage that considerable public investment with prudent land use decisions that put housing – and therefore riders – near Caltrain, as this proposal does.

The Leadership Group is committed to increasing the housing supply in our Valley and Bay Area, to transit oriented development, and to protecting existing housing, especially affordable housing near transit. We proudly support proposed residential developments like the one before you.



Jason Baker
 Senior Vice President, Transportation, Housing, and Community Development
 Silicon Valley Leadership Group

From: [Bill Moniz](#)
To: epc@mountainview.gov
Subject: 555 West Middlefield Road Meeting February 3, 2021
Date: Tuesday, February 2, 2021 9:36:01 PM

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Dear EPC commissioners, I am an owner of a condo unit in Cypress Point Lakes, across the street from the proposed Avalon Bay project. I and my wife have owned it for 40 + years and think it is one of the most beautiful developments in Mountain View. The common street between our community and Avalon Bay's is Cypress Point Drive, which as you know, is a dead end street with limited parking on both sides of the street. The addition of another 329 units is an unsound proposal as it will affect not only the residents currently in Avalon Bay's apartments, but us in Cypress Points Lakes. There is no justification to increase the road traffic in this quiet residential neighborhood. The planned development will add additional cars to the already crowded street, making it impossible for visitors and those residents on BOTH sides of the street to park the extra cars associated with couples living in this area and their visitors. The "generous" offer of Avalon to provide a 1.34 acre public park, with no additional place to put people coming from outside our community to park, will only increase the problem.

We know about the people from the various so called homeless and affordable housing groups that think building high rises and destroying the quiet enjoyment of people in our community will squak about how we need affordable housing at all costs and the people that live in the community be damned. The vast majority of people at the hearings promoting developments like this are not local residents, but outside agitators that want to destroy our collective way of life in order to appease their desire to see high rise buildings everywhere they can push them. Don't be fooled by the supposedly affordable units that are to be built, this is just a ruse for the developer to make a bigger profit on his investment, with no consideration for the people living in this area. How many of these new units are one bedroom? People are moving out of 1 bedroom units because they can get larger units for less money in other areas of the county and country. Do you know what the projected rents are supposed to be once this monstrosity is built out?

Do you realize how much noise, pollution, traffic this project will cause during the **FIVE years of continuous building?**

You have been appointed to your positions to help reflect the wishes of the citizens of Mountain View. The long term effects of this project are to ruin a currently peaceful and serene bit of Mountain View and make it look like part of a densely packed city. Don't be fooled into thinking that Mountain View must increase its housing stock at the expense of those that believe in enjoying peace and quiet and moved into these types of developments because they offer this environment.

Sincerely

William Moniz



Virus-free. www.avast.com

From: [Matt Fernald](mailto:Matt.Fernald@mountainview.gov)
To: epc@mountainview.gov
Subject: Comment: 555 W Middlefield housing construction proposal
Date: Wednesday, February 3, 2021 11:13:55 AM

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Hi,

My name is Matt Fernald and I live in Cypress Lakes Condominiums, directly across from the proposed 555 W Middlefield project.

I am writing to voice my earnest **support for the project**. The land in question is within easy walking distance of transit and shopping. If anything, we need much **more high-density housing** near the MV Transit Center.

Please minimize heritage tree removal; incorporate them into the design as much as possible. One of the great benefits of living in the Cypress Point Dr area is that the large, old trees muffle traffic sounds and give the sense of living in nature. **Connection to nature** has been shown in numerous studies to greatly improve mental health, physical health, and productivity.

I would like to voice support for Lenny Siegel's proposal regarding the Stevens Creek Trail: that a loop or path be constructed on the north side of Middlefield so bikers may more easily enter and exit the trail.

Given the expected increase of traffic on Cypress Point Dr, I would further like to support the erection of **speed bumps** on the street. Cars often top out at 35mph on the street, which is dangerous in its current state. With hundreds more vehicles, it will be even more so.

Thank you,
Matt

From: [Anderson, Eric - Planning](#)
To: [Pancholi, Diana](#); [Enos, Kelly](#)
Subject: FW: Questions for Avalon Bay
Date: Wednesday, February 3, 2021 4:27:45 PM

Commissioners,
Please see below for additional public comment regarding Item 5.2 tonight.
Thanks,
-Eric

-----Original Message-----

From: Daniel Shane [REDACTED]
Sent: Wednesday, February 3, 2021 3:24 PM
To: Anderson, Eric - Planning <Eric.Anderson2@mountainview.gov>
Subject: Questions for Avalon Bay

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1) What is the total maximum number of tenants currently allowed in the 402 studios, 1-BD, and 2-BD units.? What is the estimated total maximum number of tenants allowed in the proposed 329 studios, 1-BD, 2-BD, and 3-BD units? What will be the estimated total population for the 17 apartment buildings? What will be the estimated number of cars given the total estimated population? 2) Would a scaled down project that complies with the existing medium density zoning requirements be feasible? 3). Has any hydrogeologic study been performed to determine the depth to the shallow groundwater aquifer at the project site. Will sheet piling be installed with large impact hammers to wall-off the waters draining from the aquifer into the 30' excavations as well as loud generators and pumps? What threat would this pose to nearby building structures? Thanks, Daniel Shane, 650-269-7551

Sent from my iPhone

From: [Gutierrez, Jeannette](#)
To: [Councilmembers](#); [McCarthy, Kimbra](#); [Chopra, Krishan](#); [Ramberg, Audrey Seymour](#); [Wright, Lenka](#); [Anderson, Eric - Planning](#);
Cc: [Vonderlinden, Silvia](#); [Pancholi, Diana](#) FYI -
Subject: 555 Middlefield Project Wednesday,
Date: February 3, 2021 8:59:32 AM [2021-02-03](#)
Attachments:

From: Diane Gazzano
Sent: Tuesday, February 2, 2021 6:02 PM
To: Pancholi, Diana
Cc: Williams, Stephanie ; City.Council <
Subject: Re: 555 Middlefield Project

CAUTION: EXTERNAL EMAIL - Ensure you trust this email before clicking on any links or attachments.

Diana,

Thank you for the e-mail. I COULD NOT access the agenda. Also how can the public access the meeting when the links on the City Web Site do not work. I am using the browser Edge and have had no luck with any of the links.

Sincerely,

Diane

On Monday, February 1, 2021, 08:26:03 PM PST, Pancholi, Diana wrote:

Diane,

Thank you for your inquiry. All the items related to this agenda item can be found [here](#). I have also attached the agenda for your reference here. All the items (staff reports and exhibits) can be found under item 5.2 of the agenda. Feel free to send me any comments you might have for the project or on this item.

Please Let me know immediately if you were not able to access it.

Also, For providing public comment on this item you would have to register as a speaker. Please click on the link below to sign up.

Register in advance to access the meeting via Zoom Webinar:

https://mountainview.gov/epc_speakers

You will be asked to enter an email address and a name. Your email address will not be disclosed to the public. After registering, you will receive an email with instructions on how to connect to the meeting.

When the Chair announces the item on which you wish to speak, click the “raise hand” feature in Zoom. Speakers will be notified of their turn shortly before they are called on to speak.

By phone:

Dial: (669) 900-9128 and enter Webinar ID: 910 7071 5009 When the Chair announces the item on which you wish to speak, dial *9. Phone participants will be called on by the last two digits of their phone number.

Sincerely,

Diana

From: Diane Gazzano
Sent: Monday, February 1, 2021 6:55 PM
To: Pancholi, Diana **Cc:** City.Council **Subject:** Re: 555 Middlefield Project

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Diana,

As you instructed in your previous e-mail (to find the EPC report for 555 Middlefield) I went to the City Web Site. Also, the post card that you sent to my home notifying me of the February 3, 7:00 p.m. meeting stated:....

"Meeting agenda, staff reports, and associated documents with additional information regarding public participation will be available Friday before the meeting at <https://mountainview.legistar.com/>. I have tried that site and the City Web page many times and there is no information pertaining to the 555 Middlefield Report

I feel that the citizens of the Willowgate Community are being overlooked. As you know, many of us have major concerns with this project and without adequate time to review the documentation feel that we can not adequately participate in the meeting. What consideration is going to be made because of the lack of timely documentation?

Sincerely,

Diane Gazzano

Willowgate Neighborhood Resident.

On Wednesday, January 27, 2021, 09:44:13 AM PST, Pancholi, Diana wrote:

As you know

Diane,

Sorry for the inconvenience. You can find the project plans on the project [webpage](#). Also, the EPC report will be available on Friday. Information about the same is also on the same project webpage.

Diana

From: Diane Gazzano <
Sent: Tuesday, January 26, 2021 7:17 PM
To: Pancholi, Diana **Subject:** Re: 555 Middlefield Project

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Diana,

Thank you for your quick response. I was not able to download the file. It is asking for an e-mail address and password and telling me my credentials are not recognized.

Also, will you be able give us access to the EPC report on its completion. It would be extremely helpful in enabling us to more fully participate in the February 3 meeting.

Sincerely,

Diane

On Tuesday, January 26, 2021, 04:50:56 PM PST, Pancholi, Diana wrote:

Diane,

Thank you for your interest in the project and the input. The EPC staff report and other associated material is being prepared as we speak. The project webpage will be shortly updated with the latest plan set. In the meantime please see below a link to download the project plan set. Please let me know if you unable to download it form the link below. The project plans are too big in file size and we are trying to upload it.

Sincerely,

Diana



Diana Pancholi

Senior Planner | City of Mountain View

(650)903-6306 | 500 Castro Street, Mountain View,

CA- 94039



1 FILE(S)
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address. Please treat sensitive or confidential information with due care.

From: Diane Gazzano
Sent: Tuesday, January 26, 2021 12:55 PM
To: Pancholi, Diana **Cc:**
Subject: 555 Middlefield Project

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Ms. Pancholi,

We would like to know if it would be possible for us to obtain a draft of the Environmental Planning Commission (EPC) Study Session report for 555 Middlefield which will be presented on Wednesday, February 3. As our homes are on Cypress Point Drive we are very interested in this report and would like to participate in the Study Session as informed citizens of Mountain View.

Also, we are no longer able to find the project plan for 555 Middlefield on the City of Mountain View's web site. Could you please tell us how to find the plan or when it will be placed on-line again.

Thank you for your help in these matters.

Sincerely,

Diane Gazzano