

**SPIEKER COMPANIES, INC.**

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October 20, 2016

Randy Tsuda
Community Development Director
City of Mountain View
500 Castro St.
Mountain View, CA 94039

RE: GATEKEEPER APPLICATION
1970 Latham Street (APN: 154-21-009 & 154-21-1017)
2290 California Street (APN: 148-33-002-008)
570 S. Rengstorff Avenue (APN: 148-36-033,034)

Properties Owners: Richard Tod Spieker, Catherine R. Spieker

Introduction

Please accept this letter on behalf of Richard Tod Spieker and Catherine R. Spieker, the owners of the above referenced properties, as a Gatekeeper application for review and consideration of a zoning modification, change in General Plan designation and project approval regarding the above referenced properties (See Attachment 1)

The Spiekers have been property owners in Mountain View since the early 1980's and own approximately 2,000 apartment units in the Mountain View/Sunnyvale area (See Attachment 2). Many of these units were built in the 1950's and 60's. While many of them have been upgraded, there are some units, specifically the subject properties, that have reached the end of their useful life and need to be replaced.

The Proposal

This Gatekeeper request is an opportunity to create new units and increase the FAR to help Mountain View create more housing and improve its jobs/housing balance. The proposed project consists of three residential rental apartment properties, totaling 312 existing units on approximately 11.87 acres. (See TABLE 1). The apartment buildings were built approximately 50 years ago. As mentioned above, the three properties have been owned by the Spiekers since the 1980's and they plan to continue to own these properties for many more years.

The Spiekers are proposing that the City Council consider all three properties as one project as part of the Gatekeeper. By considering the three properties together, as a community benefit, the Spiekers are prepared to transfer up to 1.98 acres of land at the 2290 California Street property to

the City. The California Street property was selected as the affordable housing site because of its size and its ability to efficiently accommodate both market rate and affordable housing. Additionally, it is in close proximity to the San Antonio Caltrain station, the San Antonio Center and other amenities such as grocery stores and retail services. The Spiekers would also consider an alternative to dedicating the land and would be willing to build approximately 140 affordable housing units, depending on the unit size, which would be interspersed within the three properties comprising the project. Residents' eligibility for the affordable units would be based on a average median income of 65% of the Area Median Income (AMI).

The three sites are located in the Rengstorff area of the City. Table 1 provides a summary of the existing conditions for the properties as well as the proposed project if the properties are redeveloped.

TABLE 1

EXISTING CONDITIONS						
GATE KEEPER PARCELS	ACRES	SF	CURRENT UNITS	DENSITY	ZONING UNIT MAX	ZONING DENSITY
2290 California Street	4.96	216,236 sf	162	33 du/a	160	32 du/a
570 S. Rengstorff Ave	3.729	162,435 sf	70	19 du/a	122	33 du/a
1970/1958 Latham Street	3.17	138,203 sf	80	25 du/a	117	37 du/a
TOTAL	11.87	516,874 sf	312	26 du/a	399	34 du/a
PROPOSED PROJECT						
GATE KEEPER PARCELS	ACRES	SF	UNITS*	DENSITY	FAR	
2290 California Street "A"	2.99	130,033 sf	210	70 du/a	1.85	Attachment 3.1-3.3
570 S. Rengstorff Ave	3.729	162,435 sf	265	71 du/a	1.85	Attachment 4.1-4.3
1970/1958 Latham Street	3.17	138,203 sf	225	71 du/a	1.85	Attachment 5.1-5.3
MARKET RATE TOTAL	9.89	430,671 sf	700	71 du/a	1.85	
AFFORDABLE (California St "B")	1.98	86,203 sf	140	71 du/a	1.85	
TOTAL	11.87	516,874 sf	840	71 du/a	1.85	
*Number of units are estimates and may vary due to changes in unit mix						

The California Street and Rengstorff properties are currently zoned R-3.125. The Latham property is zoned R-3.1. The Spiekers seek to pursue a Gatekeeper application to redevelop these properties at a higher density consistent with the City of Mountain View's goals of increasing housing stock in the area and improving the Jobs/Housing Balance. From a transit perspective the sites are within easy access to the San Antonio Caltrain Station (between 0.5 and 1.0 miles) and close to services and future Bus Rapid Transit (BRT) along El Camino Real.

Consistent with Tier 1 developments in the San Antonio and El Camino Real Precise Plan area, Spiekers seek to redevelop the properties to a 1.85 FAR and at a density between 65-75 dwelling

units an acre. To develop at this density, Spieker is requesting modifications of the underlining zoning to allow for an additional story in height up to 45-50 feet, a reduction of required site coverage, reduction in the required parking, and reduction in private storage. This is not a complete list of required modifications, but, the project will conform to the requirements outlined in the San Antonio and El Camino Real Precise Plans.

Resident Relocation

One of the challenges of redeveloping existing units is resident relocation. **The Spiekers' have the unique ability to relocate current residents in the Subject properties into similar units owned by them in Mountain View and Sunnyvale.**

If this Gatekeeper application is approved, residents in the affected properties will be able to remain in their units for at least the next 24 -36 months while the project proceeds through the entitlement and construction process. The Spiekers will assist residents with relocation in the following manner:

1. Compliance with the City of Mountain View Tenant Relocation Assistance Ordinance (TRAO) in place at the time of the submittal of the formal development application.
2. All residents electing to be relocated to apartments owned by the Spiekers in either Mountain View or Sunnyvale, will be placed at the top of the waiting list at those apartments. The Spiekers have over 1,650 units (not including the units in the proposed project) in the Mountain View/Sunnyvale area and the turnover rate of these units is approximately 45% per year. Accordingly, they can accommodate those residents requesting to be relocated.

Tenant Notification

The Spiekers understand the sensitivity of keeping their residents informed of the future redevelopment of these properties. If this Gatekeeper application is approved, the Spiekers are committed to notifying residents of the proposed redevelopment and implementing a communications program to keep residents informed of the progress of the project and their relocation benefits.

Summary of Community Benefits

- Dedication of 1.98 Acres to the City to allow the construction of approximately 140 affordable housing units depending on the unit size, or interspersed within the three properties comprising the project, the construction of 140 affordable housing units for residents with an average median income of 65% of the AMI.
- Ability to relocate residents to other Spieker properties in Mountain View and Sunnyvale
- Creation of approximately 388 net new market rate rental housing units

Phasing

The Spiekers are prepared to phase relocation and the construction on each of the three properties starting with the 4.96 acre California Street property. The Spiekers would dedicate to the City the 1.98 acres of land for approximately 140 affordable housing units and build approximately 210 market rate units on the remaining 2.99 acres. Alternatively, the Spiekers would intersperse approximately 140 affordable units within the three properties comprising the project. During the construction of the California Street project, the Spiekers would begin the redevelopment process of each of the remaining two sites: 1970/1958 Latham Street and 570 S. Rengstorff Avenue.

Request

We respectfully request the City allocate staff time to formally consider this "Gatekeeper application. We strongly believe that three well designed apartment complexes and the dedication/development of land for affordable housing will provide much needed market rate and affordable housing for existing and future residents of Mountain View.

Thank you in advance for your positive consideration of our request. We look forward to continuing our long term relationship with the City of Mountain View.

Sincerely,

Richard Tod Spieker

Cc Terry Blount, Assistant Community Development Director/Planning Manager

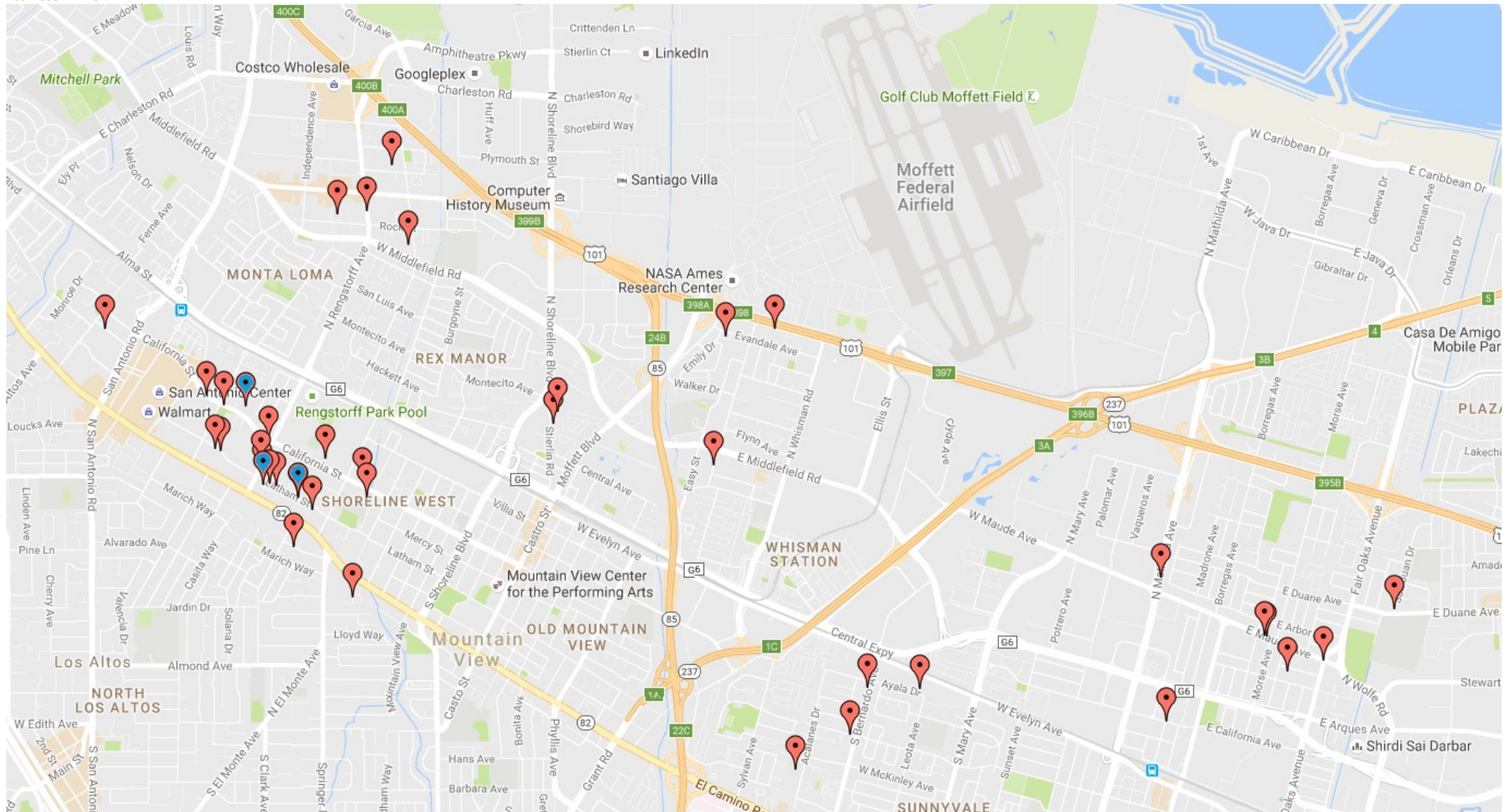
EXHIBITS:

- Attachment 1 – Project Location Map**
- Attachment 2 – Map of Spieker Properties' Apartment Holdings**
- Attachment 3.1 – 2290 California Street – Existing Conditions**
- Attachment 3.2 – 2290 California Street – Conceptual Site Plan**
- Attachment 3.3 – 2290 California Street – Conceptual Massing Diagram**
- Attachment 4.1 – 570 S. Rengstorff Ave – Existing Conditions**
- Attachment 4.2 – 570 S. Rengstorff Ave – Conceptual Massing Diagram**
- Attachment 4.3 – 570 S. Rengstorff Ave – Proposed Project Axo**
- Attachment 5.1 – 1970 Latham Street – Existing Conditions**
- Attachment 5.2 – 1970 Latham Street – Conceptual Site Plan**
- Attachment 5.3 – 1970 Latham Street – Conceptual Massing Diagram**



MV-SPIEKER GATEKEEPER | PROJECT LOCATION MAP

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Subject Redevelopment Projects



Existing Projects (Relocate Residents)

MV-SPIEKER GATEKEEPER | MAP OF SPIEKER APARTMENT HOLDINGS

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3.1 - 2290 California Street EXISTING CONDITION

Site: 4.96 Acres,
Existing: 162 units, 32.2 du/a
Floor Area: ~150,000sf, 108,000 sf
(net rent) – 0.7 FAR
Parking: 191 spaces/50 garages

R-3.125 Zoning:
1.05 FAR, 160 Units

General Plan:
Medium-High Density Residential:
26-35 du/a, Up to 3 stories

Proposed Project:
Spieker Parcel A: 130,033 sf (2.99 acres)
Affordable Parcel B: 86,203 sf (1.98 acres)



3.2 - 2290 California Street CONCEPTUAL SITE PLAN

SPIEKER Site: 2.99 Acres – 1.85 FAR
Approx. 210 Units, Mix of 1br's, 2br's
4 stories over ½ subgrade parking podium.

AFFORDABLE Site: 1.98 Acres – 1.85 FAR
Approx. 140 Units, Mix of 1br's, 2br's + 3br's
4 stories over ½ subgrade parking podium.



3.3 - 2290 California Street
CONCEPTUAL MASSING DIAGRAM



MV-SPIEKER GATEKEEPER | **2290 California Street**
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**VAN METER
WILLIAMS
POLLACK**

4.1 - 570 S. RENGSTORFF AVE EXISTING CONDITION

Site: 3.729 Acres,
Existing: 70 units, 82 parking spaces, 18.8 du/a
Floor Area: 52,480 sf – 0.32 FAR

R-3.125 Zoning:
1.05 FAR, 122 Units

General Plan:
Medium-High Density Residential: 26-35 du/a,
Up to 3 stories



MV-SPIEKER GATEKEEPER | 570 S. RENGSTORFF AVE

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4.2 - 570 S. RENGSTORFF AVE CONCEPTUAL SITE PLAN

Site: 3.729 Acres – 1.85 FAR
Approx. 265 Units, Mix of 1br's and 2br's
Parking: 1 space per bedroom,
approximately 1.4:1 ratio
4 stories over ½ subgrade parking podium.

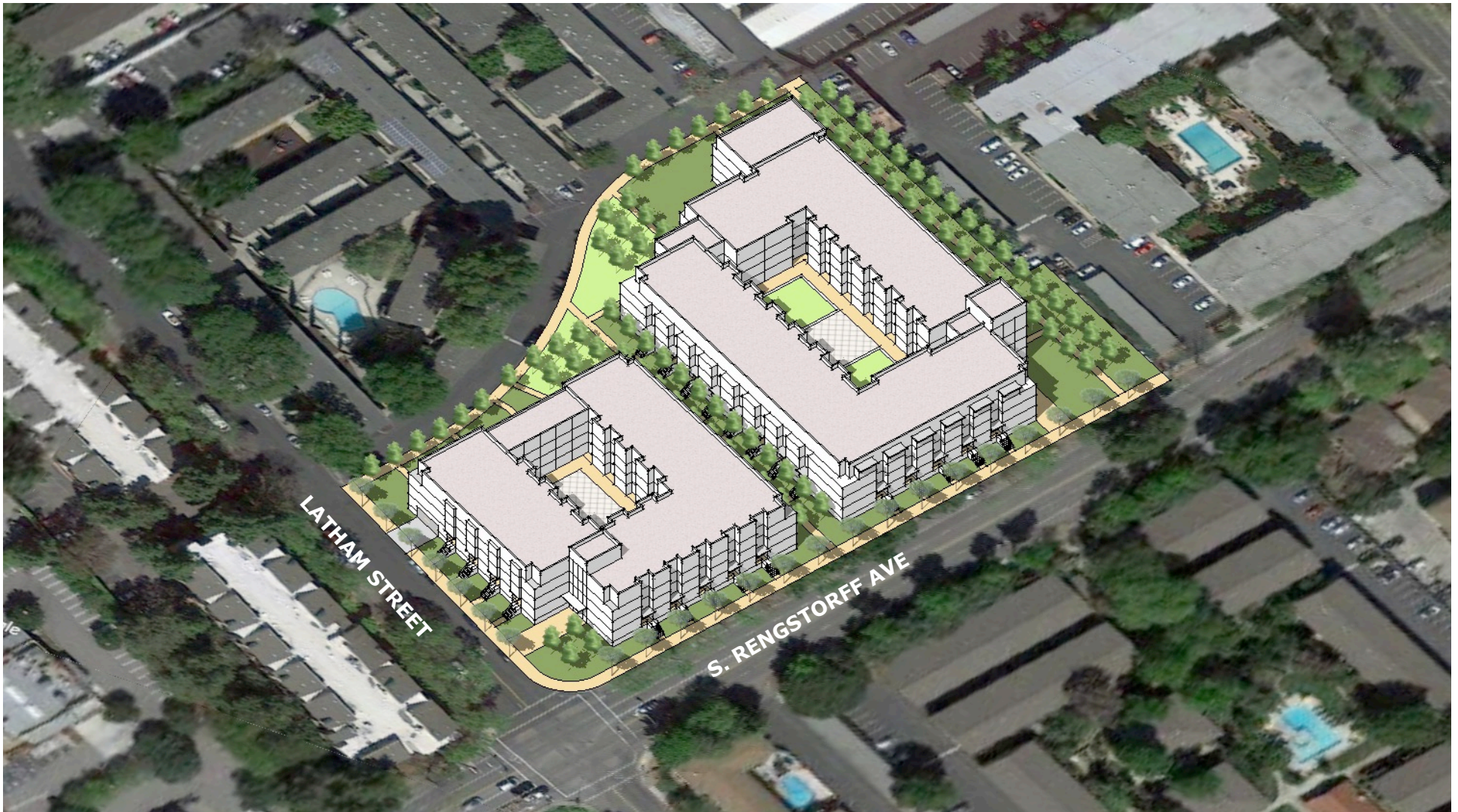


MV-SPIEKER GATEKEEPER | **570 S. RENGSTORFF AVE**

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4.3 - 570 S. RENGSTORFF AVE
CONCEPTUAL MASSING DIAGRAM



MV-SPIEKER GATEKEEPER | 570 S. RENGSTORFF AVE
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5.1 - 1970 LATHAM STREET EXISTING CONDITION

Site: 2.79 Acres,
Existing: 80 units, 28.8 du/a
Floor Area: ~150,000 sf - 0.7 FAR

R-3.1 Zoning:
1.05 FAR, 111 Units

General Plan:
Medium-High Density Residential:
26-35 du/a, Up to 3 stories



5.2 - 1970 LATHAM STREET CONCEPTUAL SITE PLAN

Site: 3.17 Acres – 1.85 FAR
Approx. 225 Units, Mix of 1br's and 2br's
Parking: 1 space per bedroom,
approximately 1.4:1 ratio
4 stories over ½ subgrade parking podium.



MV-SPIEKER GATEKEEPER | **1970 LATHAM STREET**

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5.3 - 1970 LATHAM STREET
CONCEPTUAL MASSING DIAGRAM

