

From: [Shrivastava, Aarti](#)
To: [Kevin DeNardi](#)
Subject: RE: 282 E Middlefield Rd
Date: Friday, October 15, 2021 3:57:49 PM

Hi Kevin,

I am responding to your request per your email below. As I confirmed with you in our conversation yesterday:

- Your project application is not consistent with the City's General Plan, East Whisman Precise Plan and State Density Bonus law. Staff provided you with this determination in our response letters and requested that you either: (i) resubmit with project plans that comply with the applicable regulations or (ii) submit a gatekeeper application per the City's timeline.
- You did not amend your application and asked that staff continue processing the project.
- Your application was determined to be complete on August 19, 2021 and the City completed the consistency review on September 17, 2021. The City is obligated to timely process the project application and take it forward for approval or denial within an established timeline under Permit Streamlining Act. As you are aware, EPC and Council public hearings have been scheduled for October 20, 2021 and November 16, 2021 respectively.
- A continuance would not be sufficient to address the scope of project revisions needed to bring the project into conformance with applicable regulations. Given the scale of nonconformance, if the project is modified to comply with City regulations, it would require a change of over 20% which would be treated as a new project under SB 330.
- If you do not wish the City to move forward with the scheduled hearings on the current project application, you may request to withdraw your application prior to the hearing. You may then:
 - o Submit a new application for a development that is compliant with the applicable regulations that will be processed consistent with SB 330 and PSA as a new project.

OR

- o Submit a gatekeeper application requesting amendments to the General Plan and Precise Plan. Applications will be taken in when the City Council determines that they are ready to accept them. At this time, the scheduled time for Council review is Fall 2023.

I look forward to hearing from you.

Regards,

Aarti Shrivastava
Asst. City Manager/Community Development Director
City of Mountain View
Ph: 650.903.6306

From: Kevin DeNardi <kdenardi@denardiwang.com>

Sent: Thursday, October 14, 2021 6:01 PM

To: Shrivastava, Aarti <Aarti.Shrivastava@mountainview.gov>

Subject: 282 E Middlefield Rd

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Hi Aarti,

Following up from discussion, we are revising our plan set to address staff and the communities concerns regarding our project located at 282 E Middlefield Rd.

We request a continuance from our tentatively scheduled EPC and City Council date to a future date once we have time to work details out with staff.

Thanks,

Kevin DeNardi

Principal

DeNardi Wang Homes

4962 El Camino Real, Suite 223

Los Altos, CA 94022

408-439-8325

From: Courtney Behm

Sent: Wednesday, October 13, 2021 11:00 PM

To: epc@mountainview.gov

Subject: Denardi-Wang High Density Development at 282 E. Middlefield

I'm writing to express my concern regarding the current proposal by Denardi-Wang for a high-density residential structure at 282 East Middlefield Road.

I live 2 blocks away from the proposed development, on Sherland Avenue, and I admit that I like the fact that there are no towering buildings near my townhouse. Surprisingly, however, I am actually in favor of providing higher density housing, as I know how difficult it is to find good places to live in Mountain View. Higher density done right can add a great deal of value.

That being said, I find the current proposal to be outrageously inappropriate, not only to the character of the neighborhood, but in its complete disregard for people's need for more than one automobile. I'm baffled at how this proposal has even made it this far through the approval process, when the developer makes insufficient allowances for parking, and floats highly unrealistic reasons for doing so. It's like buying shoes 2 sizes too small and then wondering why they don't fit.

The assumption that people will only have one car is an assumption based on zero facts and zero common sense. Unless all of these units are intended for single people, there will be two cars in every lot. OK, so light rail is close, but not many people use it. Even if they car pool, or light rail, or walk to work doesn't mean there isn't a car waiting for them when they get home to take them to the mall. And those cars will all need parking spaces.

Since I live in the neighborhood, I can speak to how little street parking there is available within the vicinity of 282 E Middlefield. If there are 91 extra cars at 282 East Middlefield, they will have to be parked somewhere. Imagine a new resident of 282 coming home after a long day at work, it's raining, their partner is occupying the one guaranteed parking spot for their unit and they have to hunt for a spot, carry a briefcase and a shopping bag and an umbrella and ruin their good shoes walking home. On top of that, the problem will cascade to existing residents of the adjacent streets if their parking spaces in front of where they live are consumed by people at 282 E Middlefield, forcing them to hunt for a parking place somewhere else. I don't know for sure that we would run out of spaces, but it seems like a good bet that we would. And that would make living in this neighborhood a lot less desirable.

91 units is a lot of people in a small area that doesn't make allowances for homeowner cars, or visitor cars – 91 units can produce a lot of social automobile density. But if the developer lowered the number of units to allow 2 parking spaces for every unit, then perhaps instead of a 5 story building, it would be a 3 or 4 story building. There would be at least enough parking for resident cars, though visitors might still have trouble finding a spot. It seems that this would be a reasonable compromise. It would also be to the developer's advantage, as I expect the value of

the property would take a hit as soon as people find out they only have one space and limited street parking.

We live here because we can park our cars. It's a benefit. The existing proposal would threaten not just an idea of what the neighborhood is, but the fact of what the neighborhood is. It's comfortable, human scale, and there's plenty of parking. A residential structure at 282 E Middlefield that balanced the number of units with sufficient parking for 2 cars would still provide higher density for the amount of land, but would not unnecessarily burden existing or new residents in the neighborhood. It would be a welcome addition.

Best regards,

Courtney Behm

From: Diane Heckman
Sent: Wednesday, October 13, 2021 5:40 PM
To: epc@mountainview.gov
Subject: 282e Middlefield

I am writing in support of the proposed development. We need more housing. The NIMBYs are self serving.

Diane Heckman