

Pancholi, Diana

From: Eric Stabell [REDACTED]
Sent: Tuesday, March 26, 2019 7:00 AM
To: Pancholi, Diana
Cc: robert.cox@intel.com; Matichak, Lisa; Abe-Koga, Margaret; Hicks, Alison; Kamei, Ellen; Clark, Chris; Ramirez, Lucas; McAlister, John
Subject: Terra Bella Vision EPC Meeting Feedback
Attachments: EPC 2019-02-20 Item 6.1 Staff Report Addendum.pdf; EPC Study Session Memo 2019-03-05.pdf; Terra Bella Addendum Figure 6-Alt 5.png

To: Diana Pancholi, Senior Planner
From: Eric Stabell, Mountain View Homeowner
Re: EPC Meeting - Terra Bella Visioning and Guiding Principles Plan

Hello Diana,

I'd like to give you some feedback from us homeowners in the neighborhoods surrounding Terra Bella regarding the recent Environmental Planning Commission meeting on Terra Bella Visioning. This includes many folks from both Stierlin Estates and the Morgan Street area. I was just reviewing your March 5 Study Session Memo "Terra Bella Visioning and Guiding Principles Plan - Land Use Alternatives", after you released the Addendum "Item 9.1 with Revised pages 11-13". It looks like corrections were made to the paragraph numbers, so they now match the numbers shown in Figure 6 /Alternative 5 Vision Map.

For anyone else reading this, I want to first quote your PURPOSE statement that the Study Session Memo starts out with... *"The purpose of this Study Session is to present revised land use alternatives for the Terra Bella Visioning and Guiding Principles Plan and summarize input from the February 20 Environmental Planning Commission meeting. Staff is seeking City Council input and policy direction on a preferred land use and next steps for the Terra Bella Visioning and Guiding Principles Plan."*

We want to state that, as a homeowners directly adjacent to the Terra Bella area, we felt that the EPC suggested many excellent visioning improvements for transitions to existing residential, but unfortunately many of the straw votes were deadlocked in a 3 to 3 tie.

If they had all passed the EPC vote, I believe all the homeowners surrounding Terra Bella would have been very relieved and pleased to see the vision turn into something much more reasonable for the neighborhood. Myself and my neighbors would greatly appreciate if Planning Staff and the City Council could together consider implementing every one of the EPC suggestions into a new improved Vision Plan.

Below is the list of the EPC's great suggestions, as copied directly from the Addendum of the March 5 Study Session Memo. I have underlined all the EPC suggestions that my neighbors and I are most in favor of. The accompanying Addendum Vision Figure 6/Alternative 5 map is included at the end.

EPC Input

At its February 2019 Study Session, the EPC did not reach a consensus on a preferred land alternative. The following summarizes the key topics where the EPC reached a 6 to 0 vote, as well as topics where they were evenly split.

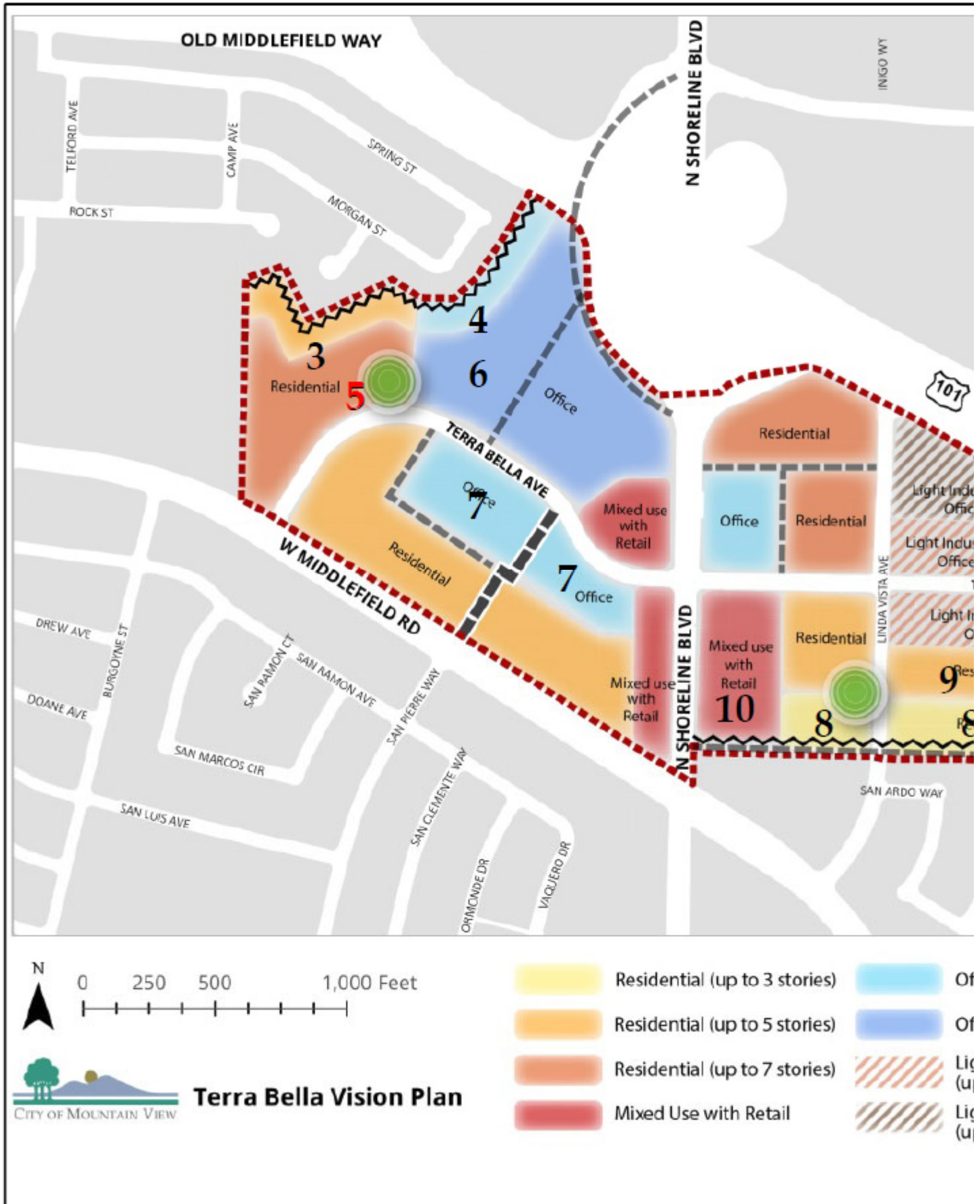
Topics with clear consensus:

1. **Mixed Use Areas:** Future projects in the mixed-use area along Shoreline Boulevard should have a residential emphasis.
2. **Transition Areas:** EPC reaffirmed the importance of providing a sensitive transition between the Terra Bella area and existing single-family residential neighborhoods. Future projects in the plan area should be required to include those neighborhood transition strategies. Require future mixed-use proposal along Shoreline Boulevard to have a residential emphasis.

Other topics with no clear EPC consensus are listed below. These topics indicate proposed changes to land use Alternative 5 as discussed by EPC, and are enumerated 3 through 10 on Figure 6 below to more easily reference the geographic location that the mixed-consensus topics refer to (refer to Figure 6—Areas of EPC discussion).

3. **West of Shoreline Boulevard, North of Terra Bella Avenue:** Require a single story height limit adjacent to existing R1-zoned properties along the northwestern plan area boundary (3 to 3 vote); some discussions also suggested 1-up zoning along the northwestern plan area boundary.
4. **West of Shoreline Boulevard, North of Terra Bella Avenue:** Limit office to a two story height limit adjacent to existing R1-zoned properties along the northwestern plan area boundary (3-3 vote).
5. **West of Shoreline Boulevard, North of Terra Bella Avenue:** Change higher intensity residential (up to 7 stories) to lower-intensity residential (up to 3 stories) (3 to 3 vote).
6. **West of Shoreline Boulevard, North of Terra Bella Avenue:** Change the proposed office building height west of the bike/pedestrian pathway from up to 6 stories to up to 3 stories (3 to 3 vote).
7. **West of Shoreline Boulevard, South of Terra Bella Avenue:** Change the proposed office land use to lower-intensity residential (3 to 3 vote).
8. **East of Shoreline Boulevard, South of Terra Bella Avenue:** Limit the proposed residential land use building height up to 2 stories immediately adjacent to existing R1-zoned property along the southeastern plan area boundary (3 to 3 vote).
9. **East of Shoreline Boulevard, South of Terra Bella Avenue:** Change the proposed medium-intensity residential (up to 5 stories) to lower-intensity residential (up to 3 stories) south of Terra Bella Avenue between Linda Vista Avenue and San Leandro Avenue (4 to 2 vote).
10. **East Side of Shoreline Boulevard, South of Terra Bella Avenue:** Change the building height for mixed-use proposed east of Shoreline Boulevard and south of Terra Bella Avenue from up to 7 stories to up to 5 stories (4 to 2 vote). Change the proposed office land use between Terra Bella Avenue and Middlefield Road, west of Shoreline Boulevard, to lower-intensity residential (3 to 3 vote).

Figure 6: Areas of EPC Discussion Ba



Thank You,

Eric Stabell

Homeowner - Morgan Court



March 27, 2019

Mayor Matichak and City Councilmembers
City of Mountain View
500 Castro Street
Mountain View, CA 94039

RE: Terra Bella Vision Plan - City Council Study Session on April 2, 2019

Dear Mayor Matichak and City Councilmembers:

We are excited about the City's Vision for Terra Bella and see this area as a terrific opportunity to achieve the City's goals for a more intensive mix of commercial and residential land uses. Prometheus Real Estate Group owns 918-940 San Rafael Avenue, totaling approximately two acres (formerly El Camino Paving site) highlighted on the attached map. Our hope is to be able to add housing units to this area and offset the amount of jobs that already exist or that will be added nearby.

We support the City's vision to create safer paths of travel and promote connectivity in this area for all modes of transportation. However, we do not think that the current plan alternatives offer the best way to accomplish this due to the following reasons:

1. Alternative Path Locations - During the Community Workshops for the plan, the public supported shared travel lanes or buffered bike lanes along Terra Bella, San Rafael and Linda Vista Avenues (two slides from the Workshops are attached) - adding any additional paths would be duplicative for Terra Bella.
2. Compromised Site Plans - Vision alternatives provide for a bike and pedestrian path within private property, which compromises the site plan opportunities for narrow parcels.
3. Bike Path Safety - Bike paths through city blocks rather than around blocks create additional safety hazards for bikers and pedestrians because of reduced public visibility and added street crossings.
4. Increased Public Access - Public access across private property, as currently planned, brings public access adjacent to the backyards of the existing single family homes of Sterling Estates.

Thank you for the opportunity to participate in the plan discussion, and we look forward to the results.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jon Moss".

Jon Moss
Executive Vice President, Partner
Prometheus Real Estate Group

CC: Diana Pancholi, Senior Planner, City of Mountain View
Adam McMichael, Development Manager, Prometheus Real Estate Group

Prometheus Project Map





CITY OF MOUNTAIN VIEW

960 Feet

Legend

- | | |
|----------------------------------|---|
| Building Footprints | Project Boundary |
| Existing/Proposed Transit | Existing/Proposed Bike and Pedestrian Facilities |
| VTA routes/stops | Class I Path |
| Mountain View Go | Class II Bike Lane |
| Future BRT line/stops | Class III Route |
| | Class IV Protected Bike Lane |

Future Tran



Terra Bella Avenue – Proposed

- Buffered bike lanes
(Class II bikeway)
- On-street parking and/or flexible curbside zone for loading and pick-up/drop-off of passengers



San Rafael and Linda Vista Avenues – Proposed

- Shared travel lane (Class III bikeway)
- On-street parking and/or flexible curbside area on **BOTH** sides of the street for loading and pick-up/drop-off of passengers



EMBARCADERO
REALTY SERVICES

March 27, 2019

Mayor Matichak and City Councilmembers
City of Mountain View
500 Castro Street
Mountain View, CA 94039

RE: Terra Bella Vision Plan – Addition of Bike/ Pedestrian Path

Dear Mayor Matichak and City Councilmembers:

ECI Four San Rafael LLC owns the office building located at 909 San Rafael Ave. We are concerned because the location of the future bicycle/pedestrian path as depicted on the Draft Vision Plans looks like it encroaches on our private property resulting in the reduction of our lot size and property value. Also, due to public accessibility, it would create both security and maintenance issues for us.

While we support the City's Vision to create safer paths of travel and promote connectivity in the Terra Bella Area, we think the City should provide bike paths within the existing public right of ways such as Middlefield Road, Terra Bella Ave and Linda Vista Ave, rather than through private property. We will not support any such public pathways which would encroach on our property.

Thank you for the opportunity to voice our feedback to the Vision Plan and we look forward to more discussions.

Sincerely,

OWNER: ECI Four San Rafael LLC

By: **EMBARCADERO REALTY SERVICES LP,**
Its Managing Agent

By: Shanna Murtagh
Name: Shanna Murtagh
Title: Regional Operations Manager

Pancholi, Diana

From: Albert Jeans <[REDACTED]>
Sent: Wednesday, March 20, 2019 5:07 PM
To: Pancholi, Diana
Subject: Terra Bella housing capacity
Attachments: Residential Analysis.doc

Follow Up Flag: Follow up
Flag Status: Flagged

Hello Diana,

With the extra time caused by the delay in the City Council Study Session, I've been working on trying to understand how much building is possible in the Terra Bella area. With the help of a CAD program, I'm able to show that using typical apartment buildings, even 5 story buildings covering the residential zones designated in the options would have a hard time housing even the scaled back population in Option 6. There simply isn't enough room with the open space requirements and existing long term owners. These buildings include 1 level of podium parking since underground parking is not feasible in the area. I believe the number of residents needs to be significantly scaled back if the Vision Plan is to come anywhere close to reality. I'm attaching a report of my findings.

Sincerely,
Albert Jeans

Estimating the Residential Capacity of the Terra Bella Area
 by
Albert Jeans
 March 20, 2019

Up until now, we've been dealing with the Terra Bella area in a somewhat abstract sense: a colored map with projected numbers of residents.



The areas (in thousands of square feet, ksf) were calculated by entering the map into a CAD program. But in fact, how much building does the area permit, and how many people could live there? The floating green dots representing open space also need to be dealt with. The de facto standard seems to be 3 acres per 1000 people. If 3000 people are housed in the area, that comes out to 9 acres or 392 ksf, a significant portion of the area available. Besides land that needs to be reserved for open space, some areas have long-term occupants (the Korean Baptist Church (153 ksf) and the Church of Scientology) which are unlikely to move, and the block at 1001 N. Shoreline Blvd. is already committed to an existing project, Shoreline Gateway (341 ksf including the Church of Scientology). What's left comes out to 1466 ksf as shown below in yellow.



We can get a rough idea of the residential capacity by simply taking known apartment buildings and trying to arrange them on the map. I did this by entering the plans for the apartment complex under construction at 500 Ferguson Dr. into the same CAD program. One possible arrangement is shown below. Note that these buildings are 5 stories tall: 1 story of podium parking and 4 floors of apartments or condos. The actual buildings use underground parking, but this is not feasible in Terra Bella due to a high water table and soil contamination.



Here I've placed 3½ 2-building complexes in the larger residential areas and also put in 305 ksf of open space (bright green) which is still short of the 374 ksf needed by the 2867 residents (including 498 in Shoreline Gateway) in this configuration, but some of the "leftover" yellow areas could also serve as open space. In estimating the number of occupants, I assumed one person per bedroom except in the case of 1 bedroom

apartments where I used an average of 1.5 persons. Of course these buildings were not designed to fit these lots; nevertheless they do a reasonably good job of filling the area. Despite this density of 5-story buildings, this configuration only slight exceeds the minimum number of people in Option 6 of 2700. Implementing acceptable transitions to the single-story homes in the neighboring communities would certainly significantly reduce the number of people that could be housed.

A more detailed analysis taking into account the interdependency of open space, residents, and building area is given in Appendix 1. The result is slightly fewer people, 2737, 3.3 apartment complexes, and 358 ksf (8.2 acres) of open space.

A portion of the land adjacent to Shoreline Blvd. has been designated as "mixed use" and there have been recommendations to include residential there. Perhaps the equivalent of one more building (half a complex) could be put there, increasing the resident count to around 3050, but again, without transitions. Transitioning, especially around Morgan St., would make meeting the 2800 person goal of Option 6 challenging at best, if not impossible.

The question we have to ask ourselves is, do we even want a dense mass of 5-story buildings in the Terra Bella area? Will the infrastructure even support it? If not, then the projected populations for the area need to be drastically scaled back. I hope this report will give the reader a better feeling for what kind of development is realistically possible in the Terra Bella area.



Appendix 1

Symbols

A = area of all apartment complexes

A_1 = area of one apartment complex (2 buildings)

A_T = total available area = 1466 *ksf* (Churches & 1001 N. Shoreline subtracted)

A_O = open space area

P = number of people housed in apartment complexes

P_1 = number of people in one apartment complex = 679

P_T = total number of people

P_S = number of people in 1001 N. Shoreline = 498

n = number of apartment complexes

$$\alpha = \text{open space ratio} = \frac{3 \text{ acres}}{1000 \text{ people}} = 0.1307 \frac{\text{ksf}}{\text{person}}$$

To calculate the number of apartment complexes that can be built, one need only divide the available area by the area of one apartment complex. However, the available area is reduced by the open space requirement, which in turn depends on the number of people to be housed plus those in 1001 N. Shoreline. Since the number of people to be housed depends on the number of apartment complexes, we have a system of simultaneous equations.

Then,

$$A_T = A + A_O$$

$$P_T = P + P_S$$

$$A_O = \alpha P_T$$

$$P = nP_1$$

$$n = \frac{A}{A_1}$$

We can combine the first and third equations to eliminate A_O and the last two equations to eliminate n :

$$A_T = A + \alpha P_T$$

$$P = \frac{A}{A_1} P_1$$

$$P_T = P + P_S$$

Combine to eliminate A and P_T and solve for P :

$$A_T = \frac{PA_1}{P_1} + \alpha(P + P_S)$$

$$A_T - \alpha P_S = P \left(\frac{A_1}{P_1} + \alpha \right)$$

$$P = \frac{A_T - \alpha P_S}{\left(\frac{A_1}{P_1} + \alpha \right)} = 2239 \text{ people}$$

Then

$$P_T = P + P_S = 2737 \text{ people}$$

$$A_O = \alpha P_T = 358 \text{ ksf}$$

$$n = \frac{P}{P_1} = 3.3 \text{ complexes}$$

These calculations are easily implemented in a spreadsheet.

November 7, 2018

Mayor Siegel and Councilmembers
City of Mountain View
500 Castro Street
Mountain View, CA 94039

SUBJECT: Terra Bella Visioning Study Session on November 13, 2018

Honorable Mayor Siegel and Councilmembers:

SummerHill Housing Group appreciates the City's effort to establish a vision and land uses for the Terra Bella area. To help alleviate the housing crisis, SummerHill advocates for a housing-focused approach that delivers a variety of housing types, densities and price points, along with neighborhood serving retail, parks and recreational amenity space.

SummerHill controls approximately four acres of land in the Terra Bella area (highlighted in green on the map on next page) and we have participated in the City's two workshops. To effectively inform the gatekeeper process, the Guiding Principles should be clear. Given its proximity to jobs, transportation and open space, the Terra Bella area offers the potential for significant housing. Allowing higher density will help the City address its challenging housing goals - including more affordable housing - and meet the need for additional housing to balance the City's recent and continuing employment growth. As such, we suggest the Council consider combining the ideas from the east half of Option 3 and the west half of Option 1 in order to envision a clear residential focus that helps the City meet its housing goals.

Encouraging a greater residential focus in the Terra Bella area will help the City achieve its housing goals by taking the pressure off other planned residential areas, since the City must make up for any shortfall in residential production on sites already designated for housing in the Housing Element. Striving for a greater residential density also helps the City generate more affordable housing opportunities. In addition, permitting more flexibility in height, such as allowing seven (7) stories in select areas, while providing two-to three-story maximum heights in buffer zones to protect existing residential neighborhoods, helps projects produce more open space areas, better address contextual issues, and accommodate desired circulation improvements such as bikeways and other urban design features such as wider sidewalks and parks. Finally, establishing a focused vision for a higher density neighborhood in the Terra Bella area is consistent with the City's adopted Housing Element and Land Use policies.

Thank you for the opportunity to comment on the draft Terra Bella Vision Plan and we look forward to your discussion and guidance.

Sincerely,



Katia Kamangar
Executive Vice President, Managing Director

Cc: Diana Pancholi, Senior Planner / City Clerk





PROJECT SUMMARY

SITE AREA	168,206 SF (3.86 AC)
TOTAL UNITS	274 DU
DENSITY	71.0 DU/AC
GROSS FLOOR AREA	397,406 SF
FLOOR AREA RATIO	2.36 FAR

YARDS (SETBACKS) PROPOSED

FRONT (NORTH)	9'
STREET SIDE (EAST)	15'
STREET SIDE (WEST)	9'
INTERIOR SIDE	5' TO 20'
REAR (SOUTH)	33'

APARTMENTS SUMMARY:

SITE AREA	130,863 SF (3.00 Acre)
UNITS	265 DU
DENSITY	88.3 DU/AC
OFFICE/INCUBATOR SPACE	19,000 SF
GROSS FLOOR AREA	375,000 SF
FLOOR AREA RATIO	2.86 FAR
BUILDING HEIGHT	5 STORIES (4 OVER 1 PODIUM)

UNIT MIX:

Type	Beds	Baths	Area	Units	Mix
Plan 1A	1	1	700	112	
Plan 1B	1	1	710	56	
Plan L1	1	1	700	7	
One Bedroom Subtotal				175	66%
Plan 2A	2	2	1,020	86	
Plan 2B	2	2	1,095	4	
Two Bedroom Subtotal				90	34%
Total				215,160	265

INDOOR AMENITIES / COMMON AREAS PROVIDED

FITNESS/CLUB ROOM	3,400 SF
LEASING LOBBY	2,500 SF
COURTYARDS @ PODIUM	30,000 SF
TOTAL PROVIDED	35,900 SF @ 135 SF/UNIT

PARKING RATIO SPECIFIED (SUBJECT TO CHANGE PER PRECISE PLAN)

OFFICE PARKING @ 1/250 SF	76 SPACES
RES. PARKING @ 1.2/DU	318 SPACES
TOTAL PARKING REQUIRED	394 SPACES

PARKING PROVIDED

GROUND LEVEL	36 RESIDENT SPACES
	35 GUEST SPACES (10% OF RES. PKG.)
	77 OFFICE SPACES
TOTAL PARKING PROVIDED	269 RESIDENT SPACES (22 TANDEM)

BIKE PARKING PROVIDED

LONG-TERM	268 SPACES PROVIDED (2-TIERED RACKS)
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FREE-SIMPLE TOWNHOMES SUMMARY:

SITE AREA	37,343 SF (0.86 Acre)
UNITS	9 DU
DENSITY	10.5 DU/AC
GROSS FLOOR AREA	22,406 SF (EXCL. 200 SF/UNIT FOR GARAGE)
FLOOR AREA RATIO	0.60 FAR (0.60 FAR MAX PER TOWNHOUSE)
BUILDING HEIGHT	2 STORIES, 35' MAX

UNIT MIX:

Type	Beds	Baths	Area	Units
2-Sbr	3	2.5	1850	9

OPEN AREA PER TOWNHOUSE GUIDELINES

REQUIRED MINIMUM	16,804 SF @ 45%
PROVIDED	16,821 SF @ 45%

BUILDING COVERAGE PER TOWNHOUSE GUIDELINES

REQUIRED MAXIMUM	13,070 SF @ 35%
PROVIDED	11,700 SF @ 31%

PAVEMENT AREA PER TOWNHOUSE GUIDELINES

REQUIRED MAXIMUM	9,336 SF @ 25%
PROVIDED	8,822 SF @ 24%

PARKING REQUIRED PER TOWNHOUSE GUIDELINES

2.6 SPACES / UNIT X 9 = 23 SPACES REQUIRED

PARKING PROVIDED

PRIVATE GARAGES	18 SPACES
OPEN GUEST PARKING	5 SPACES
TOTAL PARKING	23 SPACES PROVIDED



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12555 West Jefferson Blvd.
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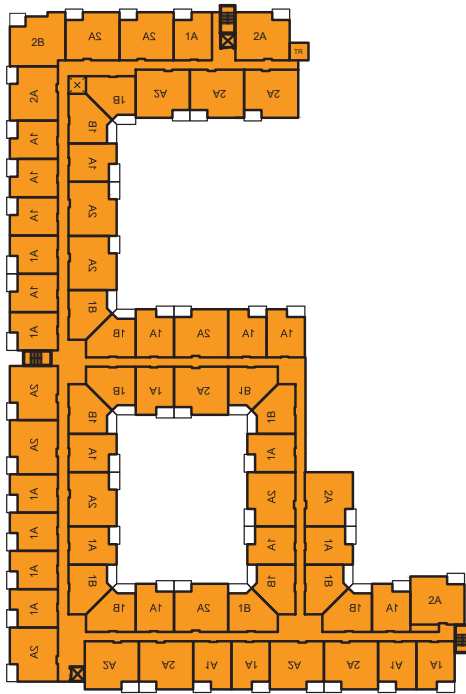


TERRA BELLA
MOUNTAIN VIEW, CA # 171077

DENSITY STUDY
DECEMBER 17, 2018

CONCEPTUAL SITE PLAN
SITE CONFIGURATION 2

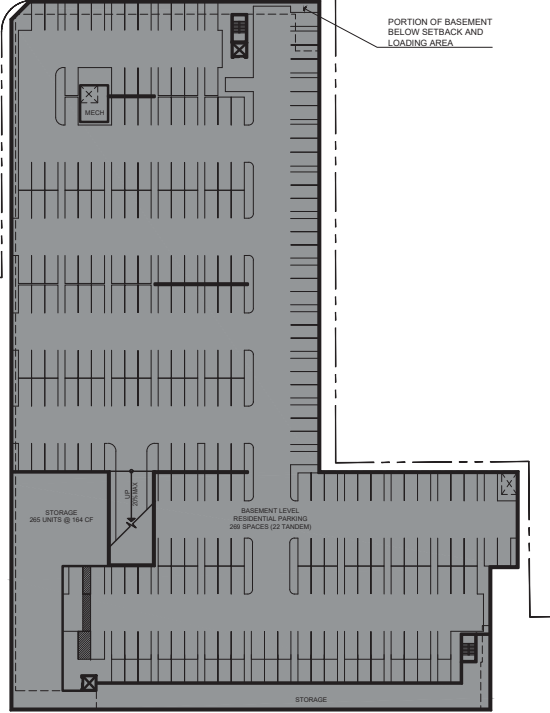
SP.1



LEVELS 3 THROUGH 5



PODIUM LEVEL



BASEMENT LEVEL



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ktgy.com



TERRA BELLA
MOUNTAIN VIEW, CA # 171077

DENSITY STUDY
DECEMBER 17, 2018



PODIUM FLOOR PLANS
SITE CONFIGURATION 2

SP.2

Pancholi, Diana

From: Patrick Neschleba <[REDACTED]>
Sent: Saturday, February 09, 2019 3:43 PM
To: Pancholi, Diana
Subject: Terra Bella Visioning

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Red Category

Diana,

We live on Morgan Street, near the Terra Bella visioning plan area, and like many of our neighbors we are a dual-income working family with kids and have not had the free time to attend the workshop sessions that have been held. I wanted to send commentary ahead of the next round of reviews, after reviewing the latest proposals.

We've notice that plans are calling for immediate transition from single-family-home zoning to 7-story residential immediately adjacent to our neighborhood, which we've learned is not something that's been done in any other project like this. While we are not opposed to the conversion of light commercial zoning over to multi-story residential, this abrupt transition seems rather extreme and will significantly impact the character of our neighborhood. Three-story residential seems like a more reasonable limit that will still add a considerable amount of housing in a needed area.

We recently remodeled our home to add a second story, and had a few learnings from that process which I wanted to make sure we shared with you. First, we were a borderline case with the EPA with regards to subfloor ventilation requirements due to our proximity to the groundwater plumes; the Terra Bella area is right on top of these and so there may be restrictions on residential building. Second, we learned through soil studies that the water table is already very high in our area, and the ground is at risk of liquefaction in an earthquake. For a two-story home, this required significant additions to our foundations in order to mitigate the risks, and limited our ability to dig. For dense multi-story construction, I can only imagine how much more would need to be done, and wonder if it is even possible to build dense residential of ~7 stories (including what I'd expect to be underground parking for buildings of that size) with the local geology being what it is. It would be good to get these questions answered with a detailed study before too many conclusions are drawn regarding the size and height of buildings in the Terra Bella area.

As frequent users of the Shoreline athletic facilities, we've also noticed the extreme traffic during the evening commute. As part of the development plans, I'd love to see both widening of the Shoreline Boulevard highway crossing, as well as addition of public transit from Terra Bella to the Shoreline office parks, in order to help ensure easy movement of traffic in and out of that area. The Terra Bella area will be highly desirable for tech workers to live there, and the current set of overpasses over 101 are really undersized for the amount of people that need to get in and out of that area every work day.

Thanks for considering this input and we look forward to hearing more about the development plans. If the City has an e-mail interest list forming for the visioning plan, I'd be happy to be added.

Thanks,
Patrick Neschleba



Pancholi, Diana

From: Linda Thomas [REDACTED]
Sent: Saturday, February 09, 2019 5:46 PM
To: Pancholi, Diana
Subject: Terra Bella Visioning - Input from Impacted Residents

Follow Up Flag: Follow up
Flag Status: Flagged

We have recently been made aware of the plan for the redevelopment of the Terra Bella, Middlefield, Shoreline area. We have also become aware that only those areas whose residents speak up the loudest are being accommodated. Those of us who trusted the City to plan according to what is fair and right for the entire neighborhood are being ignored. Clearly our trust in the City has been misplaced. So here are our voices:

WE VEHEMENTLY PROTEST THIS PLAN! 6 TO 7 STORY BUILDINGS TOWERING OVER OUR 1 STORY NEIGHBORHOOD WOULD SIGNIFICANTLY IMPACT OUR QUALITY OF LIFE AND IS ABSOLUTELY UNACCEPTABLE!

Linda and Michael Thomas

[REDACTED]

[REDACTED]

Pancholi, Diana

From: Eric Stabell [REDACTED]
Sent: Tuesday, January 29, 2019 3:16 PM
To: Pancholi, Diana
Cc: Debbi Beauchesne; Chris Beauchesne; Sue Stabell; Sue Stabell-Work.Desk
Subject: Terra Bella Vision - Morgan/Spring St. Residents

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Diana,

Thank you for taking the time to speak to us last night about the Terra Bella Vision Plan. It was good to hear about the plan first-hand from you. My Morgan Court neighbors and I felt we missed a good opportunity to add our input at last year's Vision Plan workshops, but we plan to be more vocal in the future.

Anyway, in reviewing some of the information about the plan, I wanted to share some of my own thoughts with you. Hopefully better late than never...

I counted about twenty Stierlin Estates 1-story single-family residences, along San Pablo Drive area, bordering the Terra Bella Vision zone. It sounded like that neighborhood was well represented at the previous Vision Plan Workshops.

Unfortunately, my Morgan/Spring St neighborhood, was virtually unrepresented, partly because we have nothing resembling a homeowners association. We too have about twenty 1-story single-family residences directly bordering the Terra Bella Vision zone. I would hope that we would get equal consideration, just as the more organized Stierlin Estates homeowners did, when it comes to being mindful of the transition zones between our older 1-story residences and the new construction.

I personally feel that with the Terra Bella zone adjacent to so much residential, that 5-7 story buildings seem excessively high for most of the area. As I'm sure you've already been hearing from the Stierlin Estates residents, we in the Morgan/Spring St area also would like to see a thoughtful transition from our 1-story homes to taller buildings. I'm thinking nothing more than 2-3 stories high adjacent to our residential properties would be acceptable, combined with a generous buffer space and perhaps a landscape screen or other consideration. Noise from our new neighbors should seriously be taken into consideration also.

With that said, when I look at the proposal options, my thought would be to consider having the tallest buildings right along noisy/high traffic Shoreline Blvd, and perhaps along the freeways (they would make great sound walls!), all the while keeping them fairly far away from the existing single-family residences in the neighborhood. Taller buildings on Shoreline might make for a nice gateway into central Google, which could complement (or even copy) the beautiful new 4-story Google building at the corner of Terra Bella & Shoreline. (Did I mention it's only 4-stories?). I really think it would be best for us neighborhood residents to have the tallest buildings a minimum 1-2 blocks away from all the existing 1-story residential.

Thanks for listening and we look forward to hearing about future meetings on the topic. Please keep us posted with any developments and City Council dates on the matter.

Sincerely,

Eric Stabell

████████████████████
████████████████
████████████████████
████████████████

Sent from my iPhone

March 11, 2019

Mayor Siegel and Councilmembers
City of Mountain View
500 Castro Street
Mountain View, CA 94039

RE: Terra Bella Vision Plan

Dear Mayor Siegel and City Councilmembers:

This letter is a response to the latest Vision Plan which depicts the location of a future bicycle/pedestrian path through the edge of my property at 915 Linda Vista.

While I am excited to support Mountain View's growth, safer travel paths, and community connectivity – I am worried that this proposed path will reduce my privacy, security, and property value. The reduction of my lot size in favor of this path could potentially increase noise, theft, and need for maintenance.

Please reconsider main thoroughfares such as Terra Bella or Middlefield Road, which have the size to accommodate a new and efficient bike path. I encourage the city council to consider using existing public right of ways, rather than private property.

Thank you for your time and consideration.

Sincerely,



Harry Cheung



Pancholi, Diana

From: Patti Schrottenboer [REDACTED]
Sent: Wednesday, November 14, 2018 8:06 PM
To: City.Council
Cc: , City Manager; Pancholi, Diana; Tim Schrottenboer
Subject: Terra Bella Visioning

To Mayor Siegel, Vice Mayor Matichak, and Councilmembers,

Thank you for taking the time to discuss the Terra Bella area yesterday evening at the council meeting. It was clear that the council and staff have spent many hours working toward a plan for this area that considers the needs of the larger community as it grows and changes, as well as taking the time to consider the existing residents in the area, for which I personally am very grateful.

I wanted to take a minute of your time to request again that this plan be moved forward through the Precise Plan process. As I mentioned in my statement yesterday, the Precise Plan process was what we were told would be used when we attended the first vision planning meeting this past June, and I believe it is the only responsible way to allow development in this area that is outside of the current zoning and general plan allowances.

I understand that this area is not one of those identified as a change area within the General Plan; however, it has become clear that this is an area of interest for developers. I credit the council for recognizing that when multiple projects started coming in for this area, a broader, more holistic approach was needed, and starting the visioning process.

As the developer interest in this area has continued, and even increased, I ask that council continue to build on the work that staff has already started, and incorporate the environmental studies that accompany a Precise Plan, including traffic impact reports, to help inform the density thresholds that make sense for this area as a whole. While all of the vision is good, and I have been encouraged by the plan as it has morphed and changed over the past months, we don't yet have a clear picture of what the impacts of the type and scale of the envisioned development would have on the area.

Beyond not having that clear picture, an additional concern with moving forward without a Precise Plan is that we end up with infrastructure that is not unified. As projects come through the gatekeeper process, the frontage improvements, building setbacks, utility sizes, etc. are all considered for that project individually. A precise plan allows for not only the vision of the what the area could be, but the studies to show that the vision will function well once constructed, and the requirements to actually construct it that way. This is helpful to both neighboring residents and to developers, as they know exactly what will be required when a project is constructed.

Another major concern is the community benefits item, and how that is incorporated into the area. As a number of council members mentioned, having a "floating" park may mean that the park gets pushed onto a piece of land that doesn't make sense for the area, or worse yet, not included at all. I am concerned about how the community benefit approach will be put into practice without the "teeth" of the requirements that generally come from a Precise Plan. A Precise Plan can also include phasing, which would ensure that the community benefits are constructed in tandem with the developments, and not pushed to the end.

As a public sector employee myself, I am acutely aware that staff resources must be considered here. My request is to recognize that this area is a priority for development, and to direct the resources to develop it properly through the creation of a Precise Plan. Alternatively (and this is not my personal preferred alternative), only allow projects to move forward that meet with the current General Plan and zoning for the area. Each project that comes in under the gatekeeper process requires a certain amount of staff resources. If the amount of staff time and resources spent on

each gatekeeper project could be combined and focused up-front on a Precise Plan, we would end up with an area more likely to benefit all community members.

Thank you again for your time, your service to our community, and your attention to this area.

Sincerely,
Patti Schrotenboer

Pancholi, Diana

From: Edith Hugo <[REDACTED]>
Sent: Tuesday, March 26, 2019 5:45 PM
To: Pancholi, Diana
Subject: Terra Bella Visioning meeting April 2, 2019

Follow Up Flag: Follow up
Flag Status: Flagged

Diana

Please include this email in the packette which will go to the City Council for the April 2, 2019 Study Session

To the Mountain View City Council:
From: Mountain View Industrial Associates LLC
owner/manager Edith Hugo
Property location: 922 San Leandro Avenue

This correspondence is to comment on the proposed Bike Path through properties connecting San Leandro Avenue and San Pablo Avenue with possible extensions. It appears from the site drawings that this Bike Path will go along the property line of 922 San Leandro Avenue and perhaps impact the property negatively by going into the property, past the property line, and using the area which is now permitted parking spaces. As the owners of this property have no desire to change the useage or sell this property, changing the property line and removing parking areas will not only reduce the value of the property, but limit it's useage. The property now falls within the desired usage of the proposed Vision Plan by providing small office and R and D space for people wishing to live and work in the Terra Bella Vision Area. Many of the tenants of this building now bike to work from their residences within the area and use the provided roadways to do so. Thus falling within the Vision Plan. As we fall within the Vision Plan, we would like to keep our property lines in tack.

I propose that the City incorporate into the Vision, Bike Lanes within the now existing streets, which are already being used as "bike paths" to and from residences and the building. The proposed Bike Path between San Leandro and San Pablo is extraneous. There is also an advantage to having a bike lane in the existing streets as that is a preventative to habitationl vehicles parking along the curbs and lining the street, causing issues of vagrancy and vandalism in the area. Having owned said property since 1982 I can attest to the fact that vandalism, crime and vagrancies have become a major problem in the area in the recent two years. To the point that I am now installing a fence and electronic gate to prevent negative impact on the property. A bike path as proposed would increase unwanted access to the property and encourage the same problems we are now encountering. I am therefore requesting the reconsideration of the placement of the proposed bike path. I proposed the Bike Path be placed as a lane on the existing City streets.

Should you have any questions I will be present at the April 2nd meeting.

Thank you,

Edith G Hugo
[REDACTED]

ZAPPETTINI

EST. 1921

VIA Electronic Mail

March 5, 2019

The Honorable Lisa Matichak
Mayor
City of Mountain View
500 Castro Street
Mountain View, CA 94043

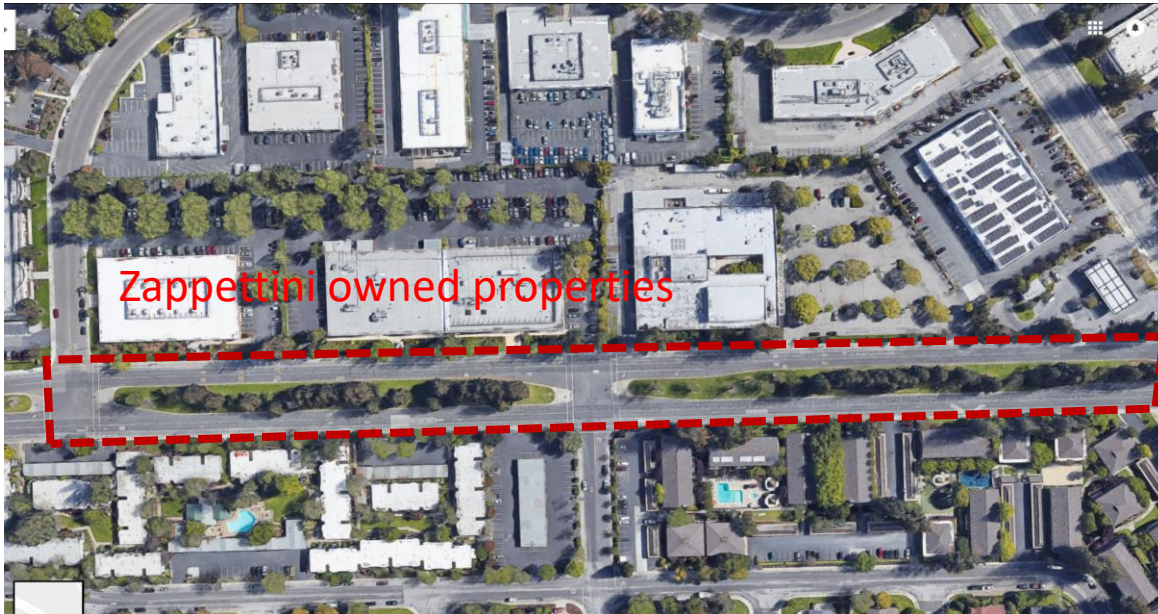
RE: Agenda Item 9.1—Terra Bella Visioning

Dear Mayor Matichak and Council Members:

Zappettini Investment Company (ZIC) owned and managed by the Zappettini Family is a longtime member of the Mountain View business community, with particularly deep roots in the Terra Bella neighborhood. We have enjoyed working with the City on the Terra Bella Visioning and look forward to our ongoing partnership throughout the process. The following are a few points for your consideration tonight.

As you know, the Zappettini family is the majority stakeholder of property in the Terra Bella area on the west side of Shoreline Boulevard and first developed the properties in the 1970's. Our longtime holdings in this area provide us with the unique opportunity to deliver the City's ultimate vision for the western Terra Bella area—a complete ecosystem of residential, office, mixed-use, commercial, bicycle and pedestrian-friendly streets, open space, public spaces, and infrastructure—all knit together in a comprehensive way with appropriate densities that are sensitive to the neighboring conditions.

First, as we have pointed out, we are sensitive to the transitional concerns expressed by single-family homeowners; therefore, we strongly believe that it makes sense to allow for higher, densities along W. Middlefield Road. As shown in the aerial below, W. Middlefield Road is at least 125 feet wide with a significant street median with mature tall redwood trees which serve as a buffer and transition that separates the two sides of the road from multi-family uses across the street (i.e. not single-family). Consequently, density along W. Middlefield Road not only makes sense in the Terra Bella Visioning context, but we believe it is where the density belongs, especially in light of the transition sensitivities.



125 feet wide
median + mature tall
redwood trees which
are a buffer and a
transition

Second, we would like to express our support for Alternative 5 as presented to the Environmental Planning Commission, with the optionality for higher densities of residential along West Middlefield and the potential for a hotel in the Mixed-Use with Retail location at the corner of Shoreline Boulevard and Terra Bella Avenue. As the City continues this visioning for the area, we believe it is critical to provide maximum flexibility for future uses while being sensitive to the edge conditions. These edge conditions can be treated through the various transition strategies emphasized in staff's Study Session Memo.

Third, we understand that the City Council will consider whether to add a new Terra Bella Precise Plan as a priority project for Fiscal Year 2019-20 as a next step to the Visioning Plan adoption. Regardless of the City Council's decision on this point, The Zappettini family is prepared to put forth a comprehensive proposal for a gatekeeper to be a catalyst to redevelop a major portion of the west side of Terra Bella with a fully integrated, mixed-use community of which the city of Mountain View and its residents can be proud.

Thank you for your consideration of our comments. We appreciate the City's thoughtful deliberation on the future of the Terra Bella area.

Sincerely,

John Zappettini

Thomas S. deRegt

Kate Jorgensen

cc: Martin Alkire
Diana Pancholi
Aarti Shrivastava