

From: Brian Wang
Sent: Sunday, October 17, 2021 4:15 PM
To: epc@mountainview.gov
Subject: Concerns about 282 Middlefield proposal

Dear EPC members,

Hope you are well and safe.

I'm writing to express my concerns about the 282 Middlefield proposal. Thanks for publishing your staff report, and as you pointed out, this proposal goes beyond what would be allowed under the state density bonus law. It will fundamentally change the nature of this community, introduce traffic ingestion and privacy issues.

I have serious concerns about this proposal and hope it doesn't pass.

Thanks,
Brian

From: nicky sherwood
Sent: Sunday, October 17, 2021 6:13 PM
To: epc@mountainview.gov
Subject: 282 E. Middlefield Proposed Development

To the Mountain View Environmental Planning Commission,

I am contacting you with my concerns regarding **the 282 E. Middlefield** project plan as proposed by DeNardi-Wang Homes.

I am in agreement with the Staff Report included in the Environmental Planning Commission Agenda for 10/20/2021, and with the Draft Resolution No. Series 2021, denying the 282 E. Middlefield project plan as submitted.

From a personal perspective

I live on the north side of Flynn Avenue, directly across the street from the proposed development. If a residence higher than two stories is built on the south side of Flynn and the heritage trees are removed, then I may lose a significant part of my privacy. The situation is significantly worse for my friends in the single story homes directly abutting the project border. Some will have a complete loss of privacy due to the placement of the five story section of the project only a few yards from their property.

I purchased my townhouse 27 years ago in large part because of the privacy provided by my fence and hedges, because no windows looked into my patio or home, and because of the lovely view of the tree canopy.

From a neighborhood-wide perspective

I am disturbed by the number of areas where the project plan exceeds the East Whisman Precise Plan requirements, as shown in the Project Data table of the DeNardi-Wang project plan. (Density, height and **particularly the limited resident parking.**)

I participated in the EWPP community input meetings some years ago and was quite pleased with the end result – particularly with “Guiding Principle #4, Respect North Whisman Area Neighborhood Character”, as well as with the establishment of the Village Center Character Area and with the Parking Buffer Zone. Clearly, the City Council intended to preserve the livability of the North Whisman neighborhood. This proposed development would certainly impact livability for surrounding residents.

I encourage the members of the Environmental Planning Commission to accept the recommendation of our very experienced Planning Staff, and to vote to deny this development as submitted.

Thank you,

Nicky Sherwood

From: Tamara Wilson

Sent: Monday, October 18, 2021 1:35 PM

To: epc@mountainview.gov

Subject: Support City Staff's recommendation AGAINST the DeNardi development proposal at 282 Middlefield Road

Dear Mountain View Environmental Planning Commission,

My name is Tamara Wilson, resident of the Wagon Wheel neighborhood and former MVWSD Board President and current MVEF Board member. I'm writing to you in staunch support of city staff's recommendation against the proposed 91-unit, 5-story apartment complex at 282 East Middlefield Road from DeNardi. As city staff point out and referencing the staff report by page number:

- The project exceeds the maximum density allowed for the project site. In addition, the applicant declined to make any revisions to its application prior to the public hearing (Pg. 5).
- The project exceeds the density of 1.0 FAR [Floor Area Ratio] allowed on the site under the General Plan and the EWPP [East Whisman Precise Plan]. The project proposes to develop at a density of 2.46 FAR, which is substantially larger than what would be allowed on the site even if the project qualified for the maximum density bonus (Pg. 6).
- The maximum density at the project site is set by the General Plan and the EWPP. Both plan documents limit the base density to 1.0 FAR (Pg. 6).
- Under State Density Bonus Law, a project is allowed bonus density, incentives/concessions, waivers, and reduced parking standards if they provide a minimum number of affordable units, which they do not (Pg. 7).
- The project is clearly inconsistent with the maximum density established in the General Plan and EWPP, even with the maximum density bonus available to them (50%) (Pg. 8).
- The table of waivers requested by the developer and the city show non-compliance (Pgs. 9-11).
- Staff is not supportive of the proposed rooftop deck as its design is incompatible with the adjacent neighborhood due to its location and scale. The rooftop amenity area is immediately adjacent to one-story single-family residential, its height exceeds the maximum allowed on Flynn Avenue (property entrance), and the design does not provide adequate screening of the amenity area. Removal of the rooftop amenity area will result in 6,094 square feet of common, usable open area and 16,813 square feet of common usable and private open area. Therefore, the project would not comply with the common usable open area and common usable open area plus private open area development standards (Pg. 11).
- The waiver requests are not supported by staff as the waivers do not physically preclude construction of the project at the allowable density because the requested density is far greater than what is permitted (Pg 13).

For these legal reasons, this project should not be allowed to proceed and I respectfully request the EPC reject the proposal. If this is approved, I believe it would set an untenuous precedent for

similar, high density development in low density residential neighborhoods throughout the City, which is not what the residents of Mountain View desire. There is plenty of development in the pipeline to meet the latest RHNA numbers for Mountain View in the next decade without approving projects which go against the General Plan and EWPP, as well as other legal requirements already established and supported by your community.

I thank you for your time and service to the residents of Mountain View as EPC members and for taking the time to read and understand my position and that of my neighbors.

In partnership,

Tamara Wilson