

From: [David Levin](#)
To: [City Council](#)
Subject: Fw: 5/10/2022 Meeting; Agenda No. 6.1; 555 W Middlefield and Cypress Point Drive
Date: Tuesday, May 10, 2022 10:38:53 AM

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

I am the HOA Board president of Cypress Point Woods, a multi-family community of 88 voting households directly across the street from the proposed development.

Please do not make an already bad project worse by adopting developers recent Addendum and project revisions that would allow developer to remove 60+ parking spaces AND shift 30 parking spaces to Block C further taxing the narrow Cypress Point Drive cul-de-sac.

The purpose of the Addendum is to save three redwood trees in the middle of developer's property that are probably going to die as a result of the extensive underground construction planned for Block A. While the trees are wonderful, we have hundreds of redwood trees between the two HOA communities across the street, many as large as the three at issue in the Addendum.

I am much more concern about excusing developer from building the 60+ parking spaces and that developer is increasing the traffic impacts on Cypress Point Dr. by shifting 30 spaces to Block C. (When the two HOA presidents met recently with developer's representatives, they said that they made up some of the lost parking by increasing parking density in Block C because it saved them from having to update their EIS). The cost of less parking and more traffic impacts on Cypress Point Dr. is not worth the value of three trees in the middle of developer's property that will likely die in five years from the construction.

The City Council is preserving the wrong trees! Scores of my neighbors have spoken and written about the importance of the tree canopy along the Hwy 85 sound wall that developer will clear cut. We urge you to protect those trees, and have proposed several alternatives and mitigations. Please consider the interests of your constituents and protect the tree canopy that will be deforested by Block C.

It feels like the City Council is completely abdicating its planning and zoning responsibilities to patchwork developers buying up property along Moffett Boulevard. On the next block over on Central Ave., a developer is proposing 44 apartments with only 11 parking spaces. The strip mall across Moffett was sold and most of the storefronts are now empty. A large development and re-zoning request is likely in the works. It feels like the Oklahoma land rush in my neighborhood.

Yet the City Council sits on its hands while the Avalon Developer lumbers through with its mammoth Gatekeeper's project. It is not too late for the City Council to step up and create a master plan for the Moffett Boulevard corridor. It is not too late for the City Council to impose responsible planning limitations on this developer. My HOA Board has stated its support of the No Block C alternative from the EIS. The Board's statement is repeated below.

If the City Council does not support elimination of Block C, the Council could mitigate the density impact by limiting Block C to three stories, like every other new and old building on the property. There is no good planning justification for cramming the most density and tallest buildings at the end of a long, narrow and residential cul-de-sac like Cypress Point Dr. There is no good planning justification for building an extra fourth floor (50 units) on Block C. Those units should be spread over Block A and Block B. And if those Blocks cannot accommodate the density, then developer should only be allowed to increase its density to 700 units instead of the requested 725 units.

Despite repeated requests from neighbors to reduce the project's density, developer has only removed 6 units from the project which is less than one percent of total units. Despite offering almost zero compromise on density, developer asks its neighbors to bear increased traffic on Cypress Point Dr., the sacrifice of our urban tree canopy along Hwy 85 and 6 years of construction hardships. It is not too late for City Council to advocate for the interests of your constituents and your community and exercise better planning over this project.

Finally, Developer's current Addendum and request to reduce 60+ parking spaces and shift 30 spaces to Block C makes the project even worse, and City Council should reject the Addendum and project revisions.

David S. Levin

www.LevinLawFirm.com

T 650/858-8500 F 650/858-8508

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----- Forwarded Message -----

From: David Levin <david@levinlawfirm.com>

To: city.council@mountainview.gov <city.council@mountainview.gov>

Sent: Monday, February 7, 2022, 08:57:21 PM PST

Subject: 2/8/2022 Meeting; Agenda No. 6.1 555 W Middlefield and Cypress Point Drive

Statement of the Cypress Point Woods HOA Board of Directors

555 West Middlefield Project – “No Block C” Alternative

Adopted 09/14/2021

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 continues to be concerned about the negative impacts, including a five-year construction period and tree removal, regarding the 555 West Middlefield project. Although the project's address is Middlefield Road, the brunt of the project's negative impacts falls on households along the narrow Cypress Point Dr. cul-de-sac. Cypress Point Dr. cannot accommodate the increased density demanded by developer's 334 proposed new rental apartments. The increased density will be acutely felt where we live at the end of the Cypress Point Dr. cul-de-sac, directly across from proposed Block C.

We are sensitive to the need to increase housing in Mountain View: we are a multi-family residential community of 88 homes. Had developer proposed to add additional units according to the medium density zoning under which it purchased the property in 2013, there would not be this opposition from our community.

The recent Environmental Impact Statement for the project contains an alternative that would alleviate our concerns about increased traffic, removal of mature and heritage trees, five-years of construction noise and having to face four-story buildings that are twice our height. The “No Block C” would eliminate the massive density that developer proposes to cram at the end of our shared cul-de-sac. All of the residents along Cypress Point Dr. would benefit if Block C was eliminated from the project. Therefore, the Board of Directors of the Cypress Point Woods HOA supports the “No Block C” alternative and urges the City of Mountain View to condition approval of the project on the elimination of Block C.

From: [Kelsey Banes](#)
To: [Kamei, Ellen](#); [Abe-Koga, Margaret](#); [Matichak, Lisa](#); [Ramirez, Lucas](#); [Hicks, Alison](#); [Lieber, Sally](#); [Showalter, Pat](#)
Cc: [City Council](#); [McCarthy, Kimbra](#); [Shrivastava, Aarti](#)
Subject: Agenda Item 6.1: Support for Residential Development at 555 West Middlefield Road
Date: Tuesday, May 10, 2022 11:19:17 AM
Attachments: [555 Middlefield.pdf](#)

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Dear Mayor Ramirez and Honorable Councilmembers,

On behalf of Mountain View YIMBY, I write in strong support of the proposal for new homes at 555 West Middlefield. Mountain View YIMBY is a pro-housing advocacy group dedicated to supporting more inclusive housing policies and a future of abundant housing in Mountain View.

Silicon Valley's housing shortage perpetuates inequities and worsens climate change. Working families are often forced to choose to endure long commutes, live in overcrowded or substandard housing, or be burdened by high housing costs. The proposed new homes on West Middlefield are in an excellent location in the heart of Silicon Valley with access to services, jobs, and transit. By building over 300 new homes close to downtown and thousands of jobs, we'll create opportunities for freeway commuters to become Mountain View neighbors.

Unlike several previous displacement projects in which rent-controlled homes were demolished to build new housing, this proposal would protect current renters and preserve rent-controlled homes. Retaining Mountain View's lower-cost, rent-controlled housing stock is important to both current and future working families of Mountain View. Preservation of

lower-rent housing options is a vital part of ensuring housing stability and preventing homelessness.

We appreciate the Council's efforts to ensure the safety of current residents as well as recent project revisions to reduce parking in order to retain trees. With these improvements, we hope you will support adding 323 new homes to one of Mountain View's most walkable neighborhoods. Thank you for your careful consideration of this matter and your service to the community.

Best regards,

Kelsey Banes



A Positive Vision for Housing in Mountain View.
mvyimby.com

Mountain View City Hall

500 Castro St.

Mountain View, CA 94041

May 10, 2022

Residential Development at 555 West Middlefield Road

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Best regards,

Kelsey Banes



Mountain View YIMBY Lead

kelseybanes@gmail.com



From: [Tahir Gokcen](#)
To: [City Council](#)
Subject: Please vote no on 555 Middlefield West Project
Date: Tuesday, May 10, 2022 11:36:07 AM

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Dear Mountain View Mayor and City Council Members,

My wife Aysen and I are long time Mountain View residents. We have been living at [REDACTED] complex for more than 22 years.

We understand that you are planning to make a decision on 555 Middlefield West Project today. We are concerned about this project because of several issues: proposed removal of many heritage trees, size and duration of the project, increased noise levels and traffic during the project development and afterwards.

Please vote no on this proposal. Thank you for your consideration and your service to our city.

With regards,
Aysen and Tahir Gokcen

From: [Sayo Nomura](#)
To: [City Council](#)
Cc: [Daniel Shane](#)
Subject: Re: 555 MIDDLEFIELD ROAD RESIDENTIAL PROJECT - 5/10 City Council Meeting File #: 201911 Agenda #6.1
Date: Tuesday, May 10, 2022 11:44:10 AM

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Hello MV City Council Members,

By reading the news from MV-Voice, I would like to emphasize my concern. We do not want high density at the end of the street for safety reasons as well. How do police cars and fire cars handle the narrow street? If it happens on CPD, they will occupy and block the street trapping the residence.

Please do not take residents safety away.

<https://www.mv-voice.com/news/2022/05/05/one-dead-following-apartment-fire-on-escuela-avenue-in-mountain-view>

>Multiple fire agencies responded to the two-alarm fire, including the Palo Alto and San Jose fire departments, in order to control the blaze and search for people in the complex. One of the five people treated for their injuries was transported to a nearby hospital and later succumbed to their injuries, according to the statement.

Thank you for your attention to this matter.
Sayo Nomura

On Mon, May 9, 2022 at 11:57 AM Sayo Nomura [REDACTED] wrote:

Dear City Council Members

I am very concerned about the residents' health and safety.
We have to face the issues below once it's approved.

1. [The Loss of Tree Buffer including Heritage trees](#)
2. [Exceeding PM2.5 Threshold](#)
3. [Traffic/Parking at End of CPD](#)

Above problems can be solved by the following:

[Relocate or eliminate 24 units from Block C as Gita from Sierra Club suggested to AvalonBay.](#)

[Relocate 80 parking spaces from Block C to Block B.](#)

The city of Mountain View says as below on its Home Page.

Mountain View prides itself on providing excellent public services and facilities that meet the needs of a caring and diverse community in a financially responsible manner. While leading the region in innovation and ideas, **the City remains committed to the traditional values of strong neighborhoods and citizen involvement. Mountain View boasts strong safety** and public education records and is considered one of the best places to live in the Bay Area.

<https://www.mountainview.gov/about/default.asp>

The residents are very stressed!!

I hope the city of Mountain View keeps what it says.

Please, please, please protect residents' health and safety!!

Thank you for your attention.

Sayo Nomura



From: [Hala Alshahwany](#)
To: [City Manager](#); [City Council](#); [Planning Division](#)
Subject: Response to Council Report on 555 Middlefield Project
Date: Tuesday, May 10, 2022 12:36:22 PM

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Hello Council Members and City Staff,

Here's my final input after reading "Council Report" attachment in today's meeting agenda for 555 Middlefield project:

-Pg. 2, mentions that 69 members of public spoke at the last meeting (Feb. 8th), but the first bullet point thereafter eludes to the support of the project and it's positive contributions. **The fact is that majority (more than half) of the public did NOT support this project as was presented.** The majority did support the affordable housing aspect of the project BUT strongly asked for design modifications to save the tree buffer by Hwy 85, to save additional trees/Redwoods elsewhere on sight, and to reduce parking spaces as needed.

- Pg. 2, second bullet point states "Concern about the tree removal..." without mentioning **that it is the tree removals by Hwy 85.** It is very critical to state the position of these trees because the freeway impacts is what the community is concerned about.

- Pg. 5, #1 "Offer to relocate..."**only covers a portion of the tenants and not ALL, as it should.** Exceeding PM2.5 threshold will affect everyone on project site and most likely residents living across the street, because Cypress Point Dr. (CPD) is a narrow substandard dead-end street.

- Pg. 6, #3 "Offer tenants an audit of all windows..."**does NOT require to replace existing windows with double pane,** which is the mitigation needed to prevent polluted air seepage.

- Pg. 6, #4 "Offer tenants... \$350 to purchase... air filters"**is not sufficient to protect residents for 7 yrs of construction period.** Stronger mitigations like double pane windows and prevention of door leaks is needed for residents to stay safely in in-fill project.

- Avalon's voluntary retention of the heritage Redwood trees in Block A is appreciated by the community, **but relocating parking spaces to Block C will mean more congestion from traffic and parking of 400+ cars at end of CPD, a narrow dead-end street.** This solution is not viable for the residents' health and safety.

Add Density with Alternative Sustainable SOLUTIONS:

I - Preserve the tree buffer between Hwy 85 and project site, by slightly reducing the number of units in Block C.

II - Require stronger mitigations (leak preventions) to protect residents from air toxins.

III - Reduce or relocate parking spaces from Block C to B to keep all CPD residents safe from excessive traffic.

Thank you all for putting yourselves in our place and advocating for the community's

health, environment and housing needs in a sustainable approach.

Hala Alshahwany
Hopeful MV Residents

From: [Kristine Keller](#)
To: [City Council](#)
Cc: [Hala Alshahwany](#); [Leona Chu](#); [Diane Gazzano](#); [SayoN](#); [Kayla Hardie](#); [Elsa Lau](#); [Christopher Peri](#)
Subject: Input on Council Report for TODAY's agenda item: 555 W MIDDLEFIELD Rd. (Item 6.1)
Date: Tuesday, May 10, 2022 1:13:07 PM

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Good afternoon City Council Members,

I just read Hala Alshahwany's excellent and important email you received today, 5/10/22, regarding her "final input after reading "Council Report" attachment in today's meeting agenda for 555 Middlefield project."

I'm writing to say I FULLY SUPPORT & SECOND the excellent points Hala outlined in this important email. PLEASE READ HER MESSAGE CAREFULLY & make these essential changes.

Hope you can have a good early dinner and lots of hydration and environmental comforts to help you in your dedicated service during tonight's meeting.

Thank you,
Kristine

From: [REDACTED] on behalf of [Elsa Lau](#)
To: [City Council](#)
Subject: 555 MIDDLEFIELD ROAD RESIDENTIAL PROJECT - 5/10 City Council Meeting File #: 201911 Agenda #6.1
Date: Tuesday, May 10, 2022 1:48:46 PM

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Dear City Council,

My name is Elsa Lau and I'm a resident of 555 West Middlefield Road. I'm very grateful that you held Avalon accountable to preserving heritage redwoods, and that trees #178-182 will live on. They are magnificent, and I cannot begin to convey the grief that many of us would experience if they were destroyed. **I believe that housing is important, but because of multiple health, safety, and climate concerns that remain unaddressed by the developer, I am now strongly in opposition to the 555 infill project.**

My biggest disappointment is that, in practice, Avalon demonstrates very little interest in climate issues and community engagement. At this juncture, City council appears pressured to acquiesce to Avalon who has been designing this project for years. This lengthy process is in part due to Avalon's unwillingness to address the multiple valid concerns presented by residents and city council members over time. **I, along with many of my neighbors, feel strongly that Avalon is unable to execute this project in a safe, responsible, and equitable manner due to a history of bad practices, for example:**

- Making tenants sign liability waivers so Avalon could lock tenants in their units during day long hallway renovations that involved asbestos (unbeknownst to residents) which was not only unsafe but also violated fire code. Only with constant resident communication with city council, did council intervene and have Avalon halt these practices (Avalon is waiting to resume after the May 10 vote, presumably in hopes that tenants will be less worried and more quiet about the proposed project this round).
- Conducting electrical work (and likely other work) without permits, risking workers and tenant safety.
- Overcharging rents above rent control limits. How will they handle managing 700+ additional tenants, especially lower income tenants?

Avalon has made some changes in their new proposal, but significant issues remain in their current design:

1. LOSS OF HERITAGE REDWOODS: preserving the large redwoods #202-204 would be of great benefit to the MV community. The installation of pool showers is unnecessary, especially when saving redwoods is the more climate-resilient choice. **Local conservation efforts are essential in a time where every tree counts.**
2. LOSS OF TREE BUFFER on Hwy 85: Avalon will remove the tree buffer (including heritage trees) and put new units right against Hwy 85, causing increased exposure to toxic airborne highway pollutants and increased noise pollution for the entire community (an already existing problem).
3. UNHEALTHY CONCENTRATIONS of PM2.5 in dust emissions from demolition and construction for the next 7+ years. **Pat, Lucas, and Sally:** if MV's air is bad at baseline, that does not make it ok to say "oh well, we'll just have to go ahead and make the air worse". **We need you, our representatives, to be invested in creative solutions that build for a better future - if not you, who will?** Many residents will suffer the consequences of your choices for years to come, whether it's the elderly and/or those with pre-existing health conditions, or youth that do not even have a say

on this issue.

4. **TRAFFIC HAZARD and DENSITY** on a dead end street as a result of building 435 underground parking spots and 225 apartments at the end of Cypress Point Dr: this unnecessarily increases risk of accidents, injuries, and possible deaths.

Gita Dev, chair of Sierra Club Sustainable Land Use Committee (and architect), proposed a new design that would save the highway 85 tree buffer and reduce the density at the end of cypress point drive by:

- **Relocating 24 units facing the freeway in block C to block B, and moving some of the associated parking units from block C to block B.** Avalon's current design for block C has units on the front and back of the building (a "double loaded corridor"). Gita is recommending changing block C to a single corridor by moving the 24 units facing the highway to block B. This preserves the tree buffer and reduces parking/density at the end of a dead end street. Placing greater density near Moffett drive is solid solution, as it is a larger street with easier access.
- **Gita and other community members have already approached Avalon with this design - why is it not being seriously considered?** Residents of 555 West Middlefield Road and Cypress Point Drive have been advocating to save the tree buffer and reduce the density at the end of cypress point drive for years. Avalon has been uncollaborative and we want to explicitly know why Gita's plan is not feasible. **Please consider Gita's design. It would protect our community from more pollution exposure, traffic hazards, and health risks. Housing at all costs, does not build a better future.**

Lastly, I want to highlight that MV's system of governance is flawed, as Lucas affirmed with a defeatist tone during our meeting with him. It deeply saddened me to see the circumstances as they are, and the multiple barriers City Council is grappling with. The issue of low income housing needs to be addressed outside of a pro-development silo, and contextualized by larger systemic perspective. **Research has confirmed that climate issues hit communities with lower income, and often intersectional identities, the hardest.** I understand that lobbyists and developers have money and time to push for housing at all costs. This leaves the moral burden to local grassroots efforts/scientists/residents to ask important questions, which ineffectively counter the tidal wave that is a well-resourced monolithic corporate power.

This standard of operation must change, and we need greater dialogue and transparency. Whether it is now, or in a treeless future where climate catastrophes are the norm, or in a world where large developers have suppressed any possibility for collaborative local solutions and equitable development. It takes saying NO now, and hard stops, and raising the bar on standards that developers must uphold. We must build for a better future. **Be our voice, will you save our trees, protect our right to clean air, and set a precedent that demands greater climate resilience and environmental stewardship for all developers in Mountain View?**

With deep concern yet unwavering hope in our City Council to do what's hard, but right. Please vote no at this time.

Elsa Lau, PhD

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Elsa Lau Ph.D.

[Department of Clinical Psychology](#)

Teachers College, Columbia University

Pronouns: She/Her/Hers ([What's This?](#))

From: [Twila Loft](#)
To: [City Council](#)
Subject: Fwd: 555 West Middlefield Project
Date: Tuesday, May 10, 2022 2:35:59 PM

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Sent from my iPad

Begin forwarded message:

From: Twila Loft [REDACTED]
Date: May 10, 2022 at 2:13:37 PM PDT
To: city.council@mountainview.org
Subject: Fwd: 555 West Middlefield Project

Sent from my iPad

Begin forwarded message:

From: Twila Loft [REDACTED]
Date: May 10, 2022 at 1:46:06 PM PDT
To: city.council@mountainview.org
Subject: 555 West Middlefield Project

City Council members,

My name is Twila Loft
I live at [REDACTED]

I'm a senior and I am very concerned that the 555 West Middlefield Project will have a very negative effect on my health and welfare.

Removal of the tree buffer on Hwy. 85 that filters out the toxic airborne pollutants and noise from highway 85.

Unhealthy emissions from demolition and construction for the next 7 years.

I am also concerned with the volume of traffic on Cypress Point

Drive. The street has no bike lanes for the proposed bicycle use in lieu of car use by residents of 555. Is Cypress Point the only exit from this large complex? Is this street wide enough to accommodate this use?

Please vote NO on this very bad proposal.
Protect us, please!

Sincerely,
Twila Loft

Sent from my iPad