

Gutierrez, Jeannette

From: Donna Davies -
Sent: Thursday, February 18, 2021 10:13 AM
To: City.Council
Subject: 555 W. Middlefield Road

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

Hello Council Members,

Re: 555 W. Middlefield Rd., I am writing to urge you to swiftly approve of this project by Avalon Bay. I am most favorably impressed by their addition of a new city park, their new connecting pathway, the revised setbacks, the traditional architectural design revision to accommodate some concerns by the neighbors, and the anti-displacement consideration. I fully appreciate the underground parking, the new trees slated for planting, the abundant community outreach they performed, and the inclusion of 49 affordable units. This project is **most** welcome for our city.

Sincerely,
Donna Davies

Gutierrez, Jeannette

From: Kat Wortham
Sent: Thursday, February 18, 2021 10:17 AM
To: Matichak, Lisa; Abe-Koga, Margaret; Kamei, Ellen; Hicks, Alison; Ramirez, Lucas; sally.lieber@mountainview.ca.gov; Showalter, Pat; , City Manager; , City Clerk
Cc: Vince Rocha
Subject: SVLG Support Letter: 555 W. Middlefield
Attachments: 555 W. Middlefield - SVLG Support.pdf

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Dear Mayor Kamei, Vice Mayor Ramirez, and Honorable Councilmembers Abe-Koga, Hicks, Lieber, Matichak, and Showalter,

On behalf of the Silicon Valley Leadership Group I'd like to express our support for the 555 W. Middlefield proposal before you tomorrow evening. Please find attached our support letter.

Should you have any questions regarding our letter or position please do not hesitate to reach out to me or my colleague Vince Rocha, Senior Director of Housing and Community Development (copied). Thank you for your service to the City of Mountain View and to our region.

Regards,

Kat

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Kat Wortham

Director, Health & Housing Policy

O: 408.501.7854 | C: 209.323.0525

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SILICON VALLEY
LEADERSHIP GROUP

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Silicon Valley Leadership Group

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Sharon Ryan
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Tom Werner
SunPower

February 18, 2021

Honorable Mayor Kamei and Members of the City Council
City of Mountain View
500 Castro Street
Mountain View CA 94041

RE: Support for Development Proposal at 555 W. Middlefield Road, Mountain View, California 94043

Dear Mayor Kamei, Vice Mayor Ramirez, and Honorable Councilmembers Abe-Koga, Hicks, Lieber, Matchak, and Showalter,

On behalf of the Silicon Valley Leadership Group, we express our enthusiastic support for the preservation of the existing 402 units and addition of 329 new homes proposed by AvalonBay Communities, Inc. at the 555 West Middlefield Road site.

The Bay Area is in a dire housing crisis. Lack of housing poses a threat to our economy, our diversity and our quality of life. The solutions are clear: we need to produce more housing, while preserving existing housing, especially affordable housing. This development proposal does both. It protects the existing 402 units, while adding more housing including new affordable housing on-site.

Not only does the AvalonBay proposal accomplish two of the three "P's", production and preservation, it does it in the right place.

Building more housing, and preserving existing housing, within half a mile of Caltrain is better for the environment, better for workers and better for Mountain View. The resulting 731 total apartment units at this location will be another step towards a better quality of life not just for those who live there, but for all those in the region who will benefit from less traffic, less pollution and a calmer commute.

The Silicon Valley Leadership Group is driven by more than 330 CEOs/Senior Executives to proactively tackle issues to improve our communities including on issues like housing and transportation. Collectively, Leadership Group members provide nearly one out of every three private sector jobs in Silicon Valley. One of the top concerns of the members we represent in the Silicon Valley is a need for much more housing here in the Bay Area.

We recently led the effort to pass Measure RR, which will provide an estimated \$3 Billion for Caltrain over the next 30 years. Voters overwhelmingly supported the measure, even during a pandemic, during a recession, and at a time when traffic was of little immediate concern to most Bay Area residents. It is incumbent on leaders to help leverage that considerable public investment with prudent land use decisions that put housing – and therefore riders – near Caltrain, as this proposal does.

The Leadership Group is committed to increasing the housing supply in our Valley and Bay Area, to transit oriented development, and to protecting existing housing, especially affordable housing near transit. We proudly support proposed residential developments like the one before you.

Jason T. Baker

Jason Baker
Senior Vice President, Transportation, Housing, and Community Development
Silicon Valley Leadership Group

Gutierrez, Jeannette

From: Daniel Shane ·
Sent: Monday, February 22, 2021 11:13 PM
To: , City Clerk
Subject: Fwd: City Council Study Session for Avalon Bay's 555 W. Middlefield Road High-Density Housing Development on February 23, 2021
Attachments: Executive Summary for Letter to City Council_021521.docx; Letter to the City Council Study Session on 022321_Daniel Shane_021521_rev2.docx

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Greetings. Please see message to Diana Pancholi and the two attachments below for inclusion into the Agenda's Letters from the Public concerning the reasons for the Cypress Point Community Preservation Group (CPCPG) opposition to the proposed high-density housing development to be discussed at the City Council Study Session on Feb 23 at 7:00 pm. I will call you tomorrow. Thank You, Daniel Shane, Cypress Point Community Preservation Group and homeowner next to the proposed development.

Sent from my iPhone

Begin forwarded message:

From: Daniel Shane · >
Date: February 22, 2021 at 7:16:19 PM PST
To: Diana Pancholi <diana.pancholi@mountainview.gov>
Cc: Hala Alshahwany < >, Denley Rafferty < >, Tim Dooley < >, Kammy Lo < >, David Levin < >, Diane Gazzano < >
Subject: City Council Study Session for Avalon Bay's 555 W. Middlefield Road High-Density Housing Development on February 23, 2021

Hello Diana. I have reviewed the public comments from letters received on the City website. My letter and summary were emailed to all City Council and EPC Members. However, I did not see a copy of these in the attached letters from the public. These letters have the most recent information on the concerns and issues of the homeowners who are members of the Cypress Point Community Preservation Group and who are opposed to the proposed project. This is a request to include these letters in the record, the agenda, and City website as quickly as possible prior to the City Council Study Session on Feb 23 at 7:00 pm so they are available to all the public and stakeholders to read. Thank you, Daniel Shane.

Sent from my iPhone

Begin forwarded message:

From: Daniel Shane
Date: February 20, 2021 at 11:54:08 AM PST
To: Pat Showalter <pat.showalter@mountainview.gov>
Subject: City Council Study Session for Avalon Bay's 555 W. Middlefield Road High-Density Housing Development on February 23, 2021

Hello City Councilwoman Pat Showalter. Congratulations on your election victory for City Council. Please find attached the Cypress Point Community Preservation Group (CPCPG) briefing paper on our concerns and opposition to the proposed project. The reasons for our concerns and our opposition to the project are identified and summarized in a brief Executive Summary. The second attached document provides more detail, rationale, and supporting evidence on the reasons why we think the rezoning from R3 (medium density) to R4 (high density) for this particular project should not be approved by the City Council. We offer a scaled-down alternative option. The temporary effect of the pandemic on the urgency for housing development gives us time to more carefully consider a better alternative with less impacts to the community. I would like to set-up a brief one-on-one call with you to add clarity to CPCPG's opposition to the proposed high-density project, the reasons and rationale for our top concerns. Can we set-up the call prior to the Feb 23 study session on the proposed project in our neighborhood? I am a homeowner at 213 Cypress Point Drive and live very close to the project location. Thank you for your time. Daniel Shane.

If you have any questions please email me, or call me at

Respectfully submitted,

Daniel M. Shane

Homeowner at Cypress Point Drive, Mountain View

CPCPG Representative and Spokesperson

Sent from my iPhone

Begin forwarded message:

From: Daniel Shane >
Date: February 15, 2021 at 10:05:51 PM PST
To: Alison.Hicks@mountainview.gov, ellen.kamei@mountainview.gov, "Lucas Ramirez (lucas.ramirez@mountainview.gov)" <lucas.ramirez@mountainview.gov>, margaret.abe-koga@mountainview.gov, "Matichak, Lisa" <Lisa.Matichak@mountainview.gov>, pat.showalter@mountainview.gov, sally.lieber@mountainview.gov
Cc: Dan Shane
Subject: City Council Study Session for Avalon Bay's 555 W. Middlefield Road High-Density Housing Development on February 23, 2021

Please find attached the Cypress Point Community Preservation Group (CPCPG) briefing paper on our concerns and opposition to the proposed project. The reasons for our concerns and our opposition to the project are identified and summarized in a brief Executive Summary. The second attached document provides more detail, rationale, and supporting evidence on the reasons why we think the rezoning from R3 (medium density) to R4 (high density) for this proposed project should not be approved by the City Council.

If you have any questions please email me, or call me at

Respectfully submitted,

Daniel M. Shane
Homeowner Cypress Point Drive, Mountain View
CPCPG Representative and Spokesperson

EXECUTIVE SUMMARY

OPPOSITION TO THE PROPOSED 555 W. MIDDLEFIELD ROAD HOUSING DEVELOPMENT IN THE WILLOWGATE COMMUNITY OF THE CITY OF MOUNTAIN VIEW

CYPRESS POINT COMMUNITY PRESERVATION GROUP

February 15, 2021

This executive summary is a companion document to the eight-page letter sent to the City Council on the proposed Avalon Bay Community's high-density housing development on property located at 555 W. Middlefield Road. The purpose of this executive summary is to provide the key points concerning our opposition to the proposed project and to provide an alternative.

Avalon Bay will mostly impact homes on Cypress Point Drive.

- Avalon Bay's name for the project "555 W. Middlefield Road" implies the project will not impact the homes on Cypress Point Drive. This is misleading since most of the impacts of the project will be felt by the residents on Cypress Point Drive, and to some extent, residents on Central Avenue. Most of the 329-unit addition including the two large new apartment buildings, two large underground garages, and a 1.34-acre public park are proposed to be constructed on Cypress Point Drive. Only the new leasing office building and one underground garage will be constructed on the W. Middlefield Road portion of the property.

Two underground garages will outflow onto Cypress Point Drive.

- The two underground garages on Cypress Point Drive have a total of 602 parking spaces which will outflow onto Cypress Point Drive. Cypress Point Drive is a narrow, substandard, dead-end, cul-de-sac. This traffic will mix with vehicles from Cypress Point Woods (CP) Townhouses, Cypress Point Lakes (CPLakes) Condominiums, and the Adult School located at the intersection of Cypress Point Drive and Moffett Blvd. One underground garage on W. Middlefield Road has 363 parking spaces. This will cause pedestrian, bike, and driving safety concerns and backed-up traffic at the light.

Dangerous intersection at Moffett Blvd and Cypress Point Drive.

- If you have ever been caught in the traffic jam when the Adult School is getting out, you know what a dangerous situation this is. In a very tight space cars are going in three different directions. Cars backed up at the stop light trying to come down the street, cars turning left out of the school driveway, and cars heading toward Moffett Blvd. The Avalon Bay project will make the situation worse. They are pulling more cars into their first parking lot closer to the school's driveway and putting more cars on Cypress Point Drive.

Removal of 62 Heritage Trees and Loss of Barrier to Freeway Noise, Dust, and Pollution.

- The removal of 62 Heritage Trees will mainly impact those residents living on Cypress Point Drive. These mature canopy trees provide an important barrier bordering Highway 85 that absorb the noise, dust, and pollution from freeway traffic. The replacement trees will take years to mature to full growth and become an effective noise and pollution abatement barrier. There

is already a long low section of wall on the border of Highway 85 and CPW that was not constructed as a sound barrier back in 1976. This wall is ineffective in reducing noise levels below decibel safety standards. Loss of Heritage Trees will add to this loss of sound and dust barrier protection.

Existing number of tenants will more than double from 750 to 1600 people.

- Avalon Bay has not come forth with an answer to our question on the number of current tenants and the estimated increase in tenants for the apartment expansion which now includes many 1, 2, and 3-bedroom units. We estimate the number of new tenants will more than double the existing population from about 750 people to 1,600 people. This is primarily due to the increase in 1,2-and 3-bedroom units compared to the high number of studios that currently exist. The increased stress on traffic, street parking, trespassing, pedestrian, bike and driving safety, noise and pollution is directly attributable to the large increase in the number of people that will be living on Cypress Point Drive.

The cumulative impacts of proposed, under-construction, and completed will be excessive.

- We believe the cumulative impacts of the proposed, under-construction, and completed high-density housing developments, hotels, and commercial development projects on or near W. Middlefield Road, Moffett Blvd/101, and NASA Ames (NAS Moffett Field), within a few square miles of the Avalon Bay project site, will combine to seriously affect our community. There are at least 13 other projects totaling an estimated increase of 7,971 dwelling units without the proposed 329-unit addition at 555 W. Middlefield Road. This does not consider the 333 new hotel rooms, the 2,720 employees at NASA Ames Research Park and the new USGS campus, and 251,001 sq ft commercial office building space (three new office buildings) and their employees.

We have seen no study of Avalon Bay's BMR rental fees to compare with BMRs in the area.

- One of the attributes given for this project is the addition of affordable Below Market Rate (BMR) units. We have not received information from Avalon Bay on what the rental fees will be for the 1,2-, and 3-bedroom units so we can compare with BMR for this area.

The project area does not have a Precise Plan.

- This project area does not have a Precise Plan and is designated a Planned Community by the City. Almost all our neighborhoods on the north side of the railroad tracks have a Precise Plan, but ours. For example, the East Whisman Precise Plan has a detailed plan. We do not think that any of these properties should be developed piecemeal or that we should end up with a hodgepodge of developments. If we have a Precise Plan, like the East Whisman plan, we can have a livable community. We request a detailed Precise Plan for this property. Since there are many vacant apartments in Mountain View right now and Avalon Bay does not plan to start construction until 2023, there is time to develop a Precise Plan.

The proposed public park for the project site is unwanted and will mostly serve the apartments.

- The City will receive 1.3 acres of land from Avalon Bay to build a public park. The City will be responsible for the maintenance and upkeep. Who exactly is this public park supposed to serve? Within 2 city blocks there are two city parks—Jackson and Ecco. There will be zero

parking for the park, the homeowner associations on the block have their own swimming pools, tennis courts, and green areas. What Avalon Bay is doing is taking the green space out of their complex and saying to the citizens of Mountain View you pay for the development and upkeep of this space and we will use it to sell our apartments. There is a great need for community recreational space in our area. The City should not waste their money on a small park, but build a larger park where adults/kids can have pickup games of baseball, soccer, basketball, etc. and where there is parking so that it can be shared by several neighborhoods in the City.

Avalon Bay Communities Inc has a poor record for maintenance of their facilities.

- Visual observation and interviews with tenants have revealed a poor record of maintenance. Why would we expect a better performance for a larger facility? For example, the tennis court surfaces, tennis net, and lights are highly degraded and have been in disrepair for many years. From what some of our members have seen of their other properties in Mountain View they are not being well-maintained.

A continuous 5-years of heavy construction noise, dust and pollution is totally unacceptable.

- The increase in noise levels due to 5 years of heavy construction is unacceptable to the residents. The residents already must contend with excessive ambient noise levels from Caltrain, leaf blowers, and traffic on Highway 85. The CPW wall is not a sound wall that was designed to absorb or dampen freeway noise. The wall was built in 1977 as a perimeter wall around the townhouse complex.

Trespassing by people crossing our properties to access Stevens Creek Trailhead will worsen.

- The current problem of trespassing through private property at CPW and CPLakes will dramatically increase. We currently have dog walkers, joggers, bikers, and day and night walkers crossing our properties to access the Stevens Creek trailhead at the end of Central Avenue. Currently, there is a concern about wayward drivers getting lost and coming up our driveway thinking this Cypress Point Drive was a through street. We have drunk drivers having accidents and damaging property at CPW. The doubling of tenants, their guests, and all the vehicles at Avalon Bay apartments will exacerbate our concerns about safety. CPW has many families with young children who play in the private parking lot area.

There should be a study of the feasibility and profitability of scaled-down medium density project.

- The Cypress Point Community Preservation Group (CPCPG) would support an apartment expansion within the existing zoning requirements. However, we are unaware of any study that was done to study the feasibility and profitability of a scaled-down housing development. CPCPG would compromise and share in the solution to the apparent housing shortage problem in Mountain View and the Bay Area by supporting a scaled-down medium-density apartment expansion.

February 15, 2021

Rev. 2

To: Mountain View City Council

Lucas Ramirez, Mayor
Margaret Abe-Koga
Lisa Matichak
Allison Hicks
Ellen Kamei
Sally Lieber
Pat Showalter

From: Daniel Shane, Cypress Point Community Preservation Group

Re: The Proposed Avalon Bay Communities' High-Density Housing Development
555 W Middlefield Road Study Session on February 23, 2021

The purpose of this letter to the Mountain View City Council is to voice our opposition to the proposed Avalon Bay Communities' High-Density Housing Development located in our Willowgate community bordered by Middlefield Road, Cypress Point Drive, Moffett Blvd, and Highway 85. Our neighborhood is near the proposed project. The project site is within the P (Planned Community) district. I represent the Cypress Point Community Preservation Group (CPCPG) with 69 active members, who are mostly, homeowners in the area. I am a homeowner at Cypress Point Woods (CPW) Townhouse which is located adjacent to the project site.

We are concerned the City Council is not fully aware of the impacts from the project that will be felt by homeowners near, or adjacent to, Cypress Point Drive. These homeowners live at Cypress Point Woods (CPW) Townhouses and Cypress Point Lakes (CPLakes) Condominiums. Avalon Bay's name for the project "555 W. Middlefield Road" implies the project will not impact the homes on Cypress Point Drive. Even the City Courtesy Notices for Study Sessions and Meetings indicate the project is located on the south side of West Middlefield Road between Moffett Blvd and Highway 85, with no mention of Cypress Point Drive. This is misleading because most of the 329-unit addition including the two large new apartment buildings, two large underground garages, and a 1.34-acre public park are proposed to be constructed on Cypress Point Drive. Only the new leasing office building and one underground garage will be constructed on the W. Middlefield Road portion of the property.

Underground garages on Cypress Point Drive – 171 garage spaces in Block B and 431 garage spaces in Block C or a total of 602 underground garage spaces outflowing vehicles onto Cypress Point Drive, a narrow, substandard, dead-end, cul-de-sac. This traffic will mix with vehicles from CPW, CPLakes, and the Adult School located at the intersection of CPW and Moffett Blvd.

Underground garage on W. Middlefield Road – 363 garage spaces in Block A.

The removal of 62 Heritage Trees will mainly impact those residents living on Cypress Point Drive. these mature canopy trees provide an important barrier border along Highway 85 that absorb the noise, dust, and pollution from the freeway traffic. The replacement trees will take years to mature to full growth and become an effective noise and pollution abatement barrier.

On February 3, there was an EPC Study Session to discuss Avalon Bay's request for a General Plan Amendment, Zoning Map Amendment from P (Planned Community) to R4 (High-Density Residential), Planned Community Permit and a Development Review Permit. After 3 hours of presentations on the E. Whisman Village Master Plan by Google, EPC staff, and general discussion, the presentation began on 555 W Middlefield project. After a presentation by Avalon Bay and the EPC staff, it was late into the night and there were few residents remaining to speak to the concerns of the community. The EPC mostly heard from pro-development groups such as SFHAC and YIMBY who supported the project and any high-density housing development at any cost. The presentations by Avalon Bay were a sugar-coated version of the project with little discussion on the major concerns of the residents in the neighborhood which were presented to Avalon Bay in at least three community meetings hosted by Avalon Bay. The residents of Willowgate community felt silenced by the circumstances of a meeting that ran late into the evening. Everyone was tired and just wanted to go home. The pro-development groups are certainly supported and funded by developers and corporations. Their members do not really have a skin-in-the-game because they do not live in the neighborhood. They are special interest groups that would support high-density housing construction at any cost no matter the impacts on the neighborhood and its residents. Just build for the sake of building without any plan for an infrastructure and services to support this massive increase in population, traffic, street parking needs and more.

Because of these reasons, we felt the need to provide more clarity on what we perceive as fundamental flaws and impacts to our community. You have heard the sugar-coated version consisting of better architectural design, setbacks, and landscaping. Now it is time to discuss the difficult problems that may only be mitigated by downscaling the project. These problems are directly attributable to the increase in population density, total numbers of people, traffic on a narrow, dead-end cul-de-sac, competition for street parking, traffic and pedestrian safety issues, home security issues, and five continuous years of construction noise, dust, and pollution from trucks and heavy equipment. Will this project provide affordable housing? Avalon Bay has not provided information on the rental fees for 1-2-3-bedroom units. Avalon Bay has not come forth with an answer to our question on the number of current tenants and the increase in tenants for the apartment expansion which now includes many 1, 2, and 3-bedroom units. We estimate the number of tenants will increase from about 750 people to 1,600 people because of the increase in 1,2-and 3-bedroom units compared to the high number of studios that currently exist.

<u>Existing Unit Mix:</u>	<u>Proposed Unit Mix:</u>	<u>Total Unit Mix:</u>
Studios: 120	Studios: 17	Studios: 137
1-BDR: 201	1-BDR: 151	1-BDR: 352
2-BDR: 81	2-BDR: 135	2-BDR: 216
3-BDR: 0	3-BDR: 26	3-BDR: 26
 Total: 402 units	 Total: 329 units	 Grand Total: 731 units

There is new data after one year of the pandemic that there may not be a severe housing shortage crisis as there was before the pandemic. For example, there are no shortages of apartment rentals in the area. There are many empty buildings that could be converted to livable space and used to help solve the affordable housing crisis. It now appears we can slow down and not rush into building high-density housing developments in poor locations and without careful and considerate planning and input from the community. The decisions on approving this project at breakneck speed should be

shelved to allow a study on the feasibility of a medium density housing development project for 555 W. Middlefield Road. We understand the prime motives of a real estate investment trust corporation, such as Avalon Bay, is to make a profit for the shareholders and not so much to protect our well-being and safety. That is understandable. But it is the responsibility of our elected officials and the residents to protect the welfare of our retired seniors, families and their children from harm and disruption of their daily lives.

The proposed housing project was a Gatekeeper project. A Gatekeeper is non-compliant with the General Plan and existing zoning codes. The Gatekeeper concept was approved by the City Council in July 2015. It allowed developers to submit applications, but the projects required special consideration. On average, maybe 12-15 applications are submitted each year and only 3-5 applications are approved by City Council if there are enough staff to manage the projects. Avalon Bay passed the Gatekeeper threshold in 2016. Each Gatekeeper project requires authorization from the City Council and requires a legislative zoning change for higher densities than those designated in the General Plan. From the beginning, several City Council members had reservations about the construction of a high-density housing development in the neighborhood. At the April 18, 2017 meeting and study session, Avalon Bay presented their initial plans to the City Council. Several City Council members had serious reservations about the scale of the project, the project's bland, boxy design, the small setbacks, the significant impacts to traffic and parking on Cypress Point Drive. The cumulative impacts of multiple high-density housing projects in the area including a 711-unit project at 777 W. Middlefield Road and tentative plans to build 1,000 apartments at the Shenandoah Square site. Hotels, office buildings, and other commercial developments were planned for the north end of Moffett Blvd/101 and NAS Moffett Field.

It is important to understand the project's name is 555 W. Middlefield Road, but the lion's share of the project's impacts will occur along Cypress Point Drive where Avalon Bay will construct two large buildings, underground garages, and eventually a public park. Cypress Point Drive is a substandard street that dead ends in a cul-de-sac and the driveway to CPW. CPW abuts the Avalon Bay property on the southeast corner of the apartment complex. Secondly, it is important to understand the people who belong to organizations supporting this project, and high-density developments in general, and at any cost, such as SFHAC and YIMBY, do not live in our neighborhood. CPCPG represents many of our fellow homeowners living in the Willowgate neighborhood.

Re-zoning the project area from medium density to high-density is a breaking point for the neighborhood residents who oppose this housing development. Once the area is re-zoned what is to stop the fundamentally flawed project from moving forward? The EIR becomes an after-the-fact attempt to mitigate whatever serious impacts are inherent in this development as envisioned by the community. Avalon Bay recently presented their new changes to the homeowners. They have improved the "look" by changes in architecture and setbacks. You have heard the old saying "you can't put lipstick on a pig". The development will nearly double the density, the numbers of tenants, the number of cars, the traffic on CPD, the loss of street parking spaces, threats to public safety and security. The 5 years of continuous construction will substantially increase the noise and pollution levels, traffic delays, stress, and disturbance to the daily lives of hundreds of long-time residents, homeowners, retirees, and seniors. The current problem of trespassing through private property at CPW and CPLakes will dramatically increase. We currently have dog walkers, joggers, bikers, and day and night walkers crossing our properties to access the Stevens Creek trailhead at the end of Central Avenue. Currently, there is a concern about wayward drivers getting lost and coming up our driveway

thinking this Cypress Point Drive was a through street. My garage was damaged by a DUI speeding vehicle that failed to make the complete turn-around the parking circle and lost control of his SUV and crashed into my garage. The doubling of tenants, their guests, and all the vehicles at Avalon Bay apartments will exasperate our concerns about safety. CPW has many families with young children who play in the private parking lot area.

One of the most important tools available to the people to make their concerns known is a showing of mass opposition to the proposed project at City meetings and hearings. The COVID pandemic has taken that away from us. How do we submit the petitions we have worked so hard to obtain by walking door-to-door? I have petitions opposing this high-density housing development signed by 200 nearby residents, mostly homeowners. We found most of the neighbors we spoke to were opposed to this development. For the most part, residents do not oppose (or will compromise on) an apartment expansion that complies with the existing medium density restrictions.

The City Council concerns date back to 2015 and 2017 and are still relevant today. We believe the cumulative impacts of all these high-density housing developments, hotels, and commercial developments on or near W. Middlefield Road, Moffett Blvd/101, and NASA Ames (NAS Moffett Field), within a few square miles of the Avalon Bay project site, will combine to seriously affect our community. There are more appropriate and desired locations for high-density housing developments, and several are already proposed, under construction, or completed in our Willowgate community. Avalon Bay's housing development is ill-conceived and is not compatible with our medium density neighborhood.

These are the proposed, under-construction, and completed high-density housing developments, motels, and commercial office buildings in our area north of the Caltrain railroad tracks. These projects are mostly located near major thoroughfares unlike 555 W Middlefield that outflows onto a small neighborhood dead-end street.

1. 555 W. Middlefield Road – Addition of 329 dwelling units to existing 402-unit apartment complex on 14.5 acres. No Precise Plan. Begins 2023.
2. E. Whisman Village Park by Google - New 1900-unit housing development. Begins 2025.
3. 777 W. Middlefield Road – 716 dwelling units.
4. 759 W Middlefield Road – 75 dwelling units.
5. 535 and 555 Walker Drive – 58-unit rowhouses.
6. 100 Moffett Blvd (Prometheus Apartments) – 190 dwelling units. A completed project.
7. Terra Bella Ave Visionary Plan – 1700 to 2000 dwelling units. This project is on hold.
8. Shenandoah Square Precise Plan – 1000 apartment units. The 17-acres of land is currently owned by the Federal government. There is a new White House Administration who may be more favorable to City acquisition.
9. 750 Moffett Blvd - A 255-room hotel and a 222,000 sq ft office building has been completed.
10. 870 Leong Drive – A 78-room hotel.
11. 1185 Terra Bella Ave – 9,700 sq ft commercial office buildings.
12. 1075 Terra Bella Ave – 19,301 sq ft commercial office buildings.
13. NASA Ames Research Park – 2,300 employees and a new USGS campus for 420 employees.
14. Future NASA Ames Housing Development and Retail Space – 2100 apartment units and 100,00 sq ft retail space.

The construction of high-density housing developments at any cost is not a judicious, fair, or well thought out urban planning strategy. If in fact the City and the residents want to build up Mountain

View with high-density housing developments irrespective of its impacts to the character of the neighborhood or the quality of life in the community, the General Plan should be rewritten to represent the wishes of the people. I have read the letters from SFHAC and YIMBY to the City Council. We believe the leadership of these organizations are very misguided individuals that support development of high-density housing at any cost. Their belief that high-density housing development will somehow force high quality public transit to the area that will get people out of their cars soon is naïve and backwards. First comes the public transit to be able to service higher numbers of people, then the consideration of more housing density can occur.

CPCPG members were not appeased by Avalon Bay's recent presentations at their hosted community meeting and the EPC Study Session. The prominent changes they made were to the building architectural design, frontage landscaping, and setbacks. We agreed that Avalon Bay did improve the beauty of the apartment building's façade and the visual perception of a setback from the street, but did not sufficiently (if at all) address the fundamental issues of the impacts caused by nearly doubling the density, the larger apartment complex population, the traffic and parking issues on a substandard street and cul-de-sac, traffic safety, trespassing onto private property security issues, 5-years of construction and heavy equipment noise, traffic and pollution, and the future addition of a public park with no parking provided. Additionally, Avalon Bay's reply to my questions about the possible environmental impacts of the excavation of a 30' deep hole for an underground garage that will intersect the shallow upper aquifer were completely side-stepped.

CPCPG is not a NIMBY organization as charged by the pro-development group. CPCPG is not opposed to an expansion that is within the medium density limitations now imposed by zoning and the General Plan. An exemption to a REIT corporation like this one is tantamount to uncontrolled, ill-conceived, and unwanted development. We have petitions opposing the high-density development signed by 200 residents in our neighborhood that would be highly impacted by this project. The project is fundamentally flawed, and we will live with this mistake permanently. Both underground garages will empty onto Cypress Point Drive which is a substandard street (only 36' wide) and a dead-end cul-de-sac. This project will nearly double the units, the number of 2–3-bedroom units, the number of people, and the number of vehicles on this small street. A substantial increase in the number of tenants is related to the increase in 2–3-bedroom units. Based on the proposed unit mix, we estimate the increase population to be about 850 people and many more cars. We estimate the current population to be about 750 people. The total number of tenants would increase from 750 people to 1,600 people. We have asked Avalon Bay repeatedly the maximum number of tenants that live in the apartment complex and will live in the proposed expansion. Avalon Bay has never complied with our requests for this information.

We believe a medium density development will greatly lessen the impact on the Willowgate community. The project would no longer be a 5-year continuous construction project. There would be less impact on the permanent residents and especially the people who have earned a tranquil and un-stressful retirement. This project is a substantial threat to our quality of life and the character of our community for the sake of more housing at any cost. We accept a compromise of a medium density project, but we do not accept a giant leap from medium density zoning to high-density zoning. This may violate the General Plan's assurance of a gradual transition in building densities to better integrate the different zoning intensities. If the City of Mountain View, and the residents they represent, desire a high-density housing community everywhere than they need to amend the General Plan. The General Plan is the tool for carefully, well-thought, fair, equitable, and environmentally sound urban planning. It is not an ad-hoc, piecemeal, and blunt tool for forcing communities to kneel before the corporate giants

who care about income and profit and not the public well-being and public safety. That is the job of our local elected public officials.

We do not think that the zoning of the project should be changed to R4 at this time. Avalon Bay is one of the largest REITs in the United States. We think that Avalon Bay's singular purpose is to churn out money for their shareholders which is why they have presented us with a brash and ill-conceived project plan. We do not think that this project should be acceptable to the City Council. The City Council should consider the following:

Precise Plan

This project area does not have a Precise Plan designation. Almost all our neighborhoods on the north side of the railroad tracks have a Precise Plan, but ours. For example, the East Whisman Precise Plan has a detailed plan. In many ways, the Avalon Bay project does not meet the minimum requirements set forth in the East Whisman plan. We do not think that any of these properties should be developed piecemeal or that we should end up with a hodgepodge of developments. If we have a Precise Plan, like the East Whisman plan, we can have a livable community. We request a detailed Precise Plan for this property. Since there are many vacant apartments in Mountain View right now and Avalon Bay does not plan to start construction until 2023, there is time to develop a Precise Plan.

Environment and Social Justice

Avalon Bay is proposing to remove 62 heritage trees. The City of Mountain View should be doing everything to preserve heritage trees as the density of properties increases. Many heritage trees will be removed along the 85 corridor and along Middlefield. Replacing them with Olive trees or other trees which will take 10 to 15 years to reach maturity will never replace the majestic heritage trees. The replacement trees will not be able to absorb the carbon pollution and noise created by the highways as the heritage trees do. The affordable "below market rate" apartments will likely be facing the Highway 85 corridor, be nearer to the noise and pollution. What kind of environmental justice is this?

One of our members was amazed to read recently in the newspaper that all the amenities at the 555 W Middlefield apartment complex would not be available to all residents. It appeared to be a segregation by class of apartment. We verified this in the Zoom meeting. In our opinion, this amounts to red-lining or having a gated community within one property. We question if this is the direction that the City of Mountain View wants to go in. Is this social justice? If this is the direction Avalon Bay takes, they are effectively dividing the property into two separate projects. I think that each project should then be assessed and approved separately. Maybe they can save the heritage trees by decreasing the density at the end of Cypress Point Drive.

CPW must contend with the high noise levels every day because the Highway 85 wall is not a sound wall that was designed to absorb or dampen freeway noise. The wall was built in 1977 as a perimeter wall around the townhouse complex. This substandard sound wall needs to be replaced by the City or Caltrans. The increase in noise levels due to 5 years of heavy construction is unacceptable to the residents.

Public Park

The City will receive 1.3 acres of land from Avalon Bay to build a public park. The City will be responsible for the maintenance and upkeep. Who exactly is this public park supposed to serve? Within 2 city blocks there are two city parks—Jackson and Ecco. There will be zero parking for the park, the homeowner associations on the block have their own swimming pools, tennis courts, and green areas. In the East Whisman plan it states there must be 3 acres of park per 1,000 residents and calls for green space within the complexes. What Avalon Bay is doing is taking the green space out of their complex and saying to the citizens of Mountain View you pay for the development and upkeep of this space and we will use it to sell our apartments.

Property Maintenance

I think that Avalon Bay has shown us how interested they are in maintaining the apartment complex and amenities on their property. Their record of maintenance is poor. For example, the tennis court surfaces, tennis net, and lights are highly degraded and have been in disrepair for many years. From what some of our members have seen of their other properties in Mountain View they are not being well-maintained. I think there is a great need for community recreational space in our area and the East Whisman. The City should not waste their money on this small park, but build a larger park where adults/kids can have pickup games of baseball, soccer, basketball, etc. and where there is parking so that it can be shared by several neighborhoods in the City.

Traffic Problem with the Adult School and the Eaves at Avalon Bay

If you have ever been caught in the traffic jam when the Adult School is getting out, you know what a dangerous situation this is. In a very tight space cars are going in three different directions. Cars backed up at the stop light trying to come down the street, cars turning left out of the school driveway, and cars heading toward Moffett Blvd. The Avalon Bay project will make the situation worse. They are pulling more cars into their first parking lot closer to the school's driveway and putting more cars on Cypress Point Drive.

Problem with Piecemeal Urban Planning

Urban planners and corporate developers are so focused on the minutiae of a development project they slowly phase into wearing total blinders to the living human ecosystem. It is known as atomistic planning. It is characterized by disconnected, ad-hoc, informal growth. It is not holistic planning characterized by careful, considerate, and preplanned spatially laid-out housing developments integrated with parkland, traffic conveyance systems, schools, commercial and industrial developments, and more.

The 555 W. Middlefield project is an example of atomistic planning and is not in the general interest of the surrounding community. This is not a temporary nuisance, it is permanent. We ask the City Council to be careful in their assessment of Avalon Bay's high-density housing development. The CPCPG had some success in the changes made to Avalon Bay's architecture and setback issues. This is a result of our hard work. But Avalon Bay did not address the key issues of nearly doubling the population density, the sheer number of people, the street traffic, parking space problems, safety and security, damage to the mature tree noise and pollution barrier system along highway 85, trespassing through

private property as a short-cut to Stevens Creek Trail, and the additional impacts of a future public park on Cypress Point Drive cul-de-sac. Requiring Avalon Bay to comply with the existing medium density zoning as designated in the "holistic" General Plan, the total impacts of this development on the neighborhood would likely be 50% less. A Precise Plan could provide even more detailed planning.

It is our view the City Planners and the developers are not looking at the big picture of the neighborhood, like the traffic from the new hotels, office buildings, or the new apartment units at 777 Middlefield Road. The overriding purpose of a General Plan is to look at the forest from the trees. In reality what is important is the cumulative impacts from growth, especially residential housing. We believe a General Plan is an urban planning tool that helps eliminate uncontrolled growth backed by special interests and not the interests of the community. It does not only look at the impacts from a single development but also how it adds impacts to all the other impacts from the existing, proposed, and future developments. It allows you to look at the big picture. The General Plan also guides development in terms of integrating and phasing developments so that the character of a community is preserved (i.e., low->medium->medium high->high densities). The General Plan looks at the surrounding area to determine if resources and services can support the development.

Having two underground garages and many additional cars will generate high and unsafe levels of traffic onto a substandard, dead-end residential street. Vehicles parked along the sidewalk already block the view of oncoming traffic from the driveways and the streets. This is a fundamental flaw which cannot be corrected unless the street is widened, and more parking spaces eliminated. This is probably not feasible.

We believe it is not right or acceptable to sidestep the General Plan and build no matter what the impacts for the sake of more housing or the mandates from the State government. We understand the pressure from Sacramento on the City to build more affordable housing. But development at all cost is simply unacceptable. The State has no business affecting decisions by local jurisdictions regarding urban planning. Sacramento does not live in our community and should not be calling the shots in terms of how best to plan developments in our neighborhoods. Sacramento does not understand our local issues, needs, and concerns. The City should not be kowtowing to the State's mandate to build all high-density to satisfy housing shortages. The State does not have the right to override carefully planned zoning and density requirements for our City. This is what they are doing when they apply the pressure to change, hell or high water. They force cities into high-density developments without the resources and services needed to support these developments.

The proposed 555 W Middlefield Road Housing Development is a perfect example of the need for a compromise. Avalon Bay can build new housing but must limit the building to existing medium-density requirements. Avalon Bay may take in less income and have a lower profit margin, but the character of the community and quality of life will be preserved. We ask the City Council not to approve the rezoning of this property to R4 (high-density) currently.

Gutierrez, Jeannette

From: Susan Russell
Sent: Thursday, February 18, 2021 11:34 AM
To: Donna Davies
Cc: City.Council
Subject: Re: 555 W. Middlefield Road

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Looks good to me.

On Thu, Feb 18, 2021 at 10:13 AM Donna Davies <[redacted]> wrote:
Hello Council Members,

Re: 555 W. Middlefield Rd., I am writing to urge you to swiftly approve of this project by Avalon Bay. I am most favorably impressed by their addition of a new city park, their new connecting pathway, the revised setbacks, the traditional architectural design revision to accommodate some concerns by the neighbors, and the anti-displacement consideration. I fully appreciate the underground parking, the new trees slated for planting, the abundant community outreach they performed, and the inclusion of 49 affordable units. This project is **most** welcome for our city.

Sincerely,
Donna Davies

Gutierrez, Jeannette

From: Claudia Wu
Sent: Friday, February 19, 2021 12:06 PM
To: City.Council
Subject: Support for 555 W. Middlefield

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I'm writing to support the expansion of the Eaves complex on 555 W. Middlefield. This offers an amazing opportunity to preserve rent-controlled apartments, while adding additional units *and* not displacing renters due to demolishing.

Please continue to support this plan. We so dearly need more housing!

Best,

Claudia Wu
Resident of Old Mountain View

Gutierrez, Jeannette

From: Diane Gazzano < >
Sent: Friday, February 19, 2021 12:10 PM
To: City.Council
Subject: Agenda Item 3.1. February 23 Meeting

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Commissioner Cranston & City Council Members

Thank you for the opportunity to send you my thoughts on the very large 555 Middlefield (555) project and for suggesting I send a copy to City Council. It is unfortunate that the discussion of 555 at the EPC meeting did not start until 10:00 pm. While the Developer was given all the time he needed to give his sales speech and to show his colorful pictures, there was not much time left for a discussion on the density of 555 and how it fits into the Willowgate community and the surrounding areas.

I could not agree more with the Commissioner who said that the EPC had more work to do on the Avalon project. I think that Mountain View has grown so much in the past couple of years that the Planning Department needs to look at how an extraordinary large project, with a footprint on a very long dead-end street, fits into the community and the surrounding neighborhoods. If this data was given to the EPC it would help you in determining the benefit of the proposed project to the City and the Willowgate Community. This information was lacking at the meeting. Below are some of the factors that should be considered.

Removal of 62 Heritage Trees

The City of Mountain View's Web site proclaims the Community Tree Master Plan which sets forth ambitious canopy goals for the environmental benefit of the entire community.

The intersection where Highway 85 goes under Middlefield is one of the loudest traffic noise places in Mountain View. If you have ever walked to the end of Cypress Point Drive and the Avalon property you would agree.

Removing heritage trees along the Middlefield and 85 corridor would be determinantal to the surrounding community, the City, and most of the future approximately 500 Avalon apartment dwellers living in 600-1000 sq. ft. apartments right on the side of 85 and Middlefield. Replacing these majestic redwood trees with olive trees and street light high trees that take 10-15 years to mature is disastrous to the environment. If Mountain View prides itself on being a green city, the City would not champion 500 some residents and the surrounding community be exposed to the horrendous noise and air pollution of two major highways, You have only to drive down Middlefield and look up at amazing redwood trees, take a drive down Cypress Point Drive and experience how the canopy of large street trees contribute to the livability of the community, or continue down the very, very long dead-end street and heard the roar from the traffic to realize the folly of removing 62 heritage trees and the environmental injustice of the removal of these trees..

City Park

Is the park being proposed on the Avalon property for the residents of Mountain View or is it a park for the Avalon apartment dwellers? Avalon is asking the City to pay to develop and maintain this park. There is no dedicated parking for this park on the Avalon plan. There will be no parking on the street with the 1.3 parking per apartment allocated in the plan. There are 2 City parks within 2 blocks of the proposed park, (Jackson and Ecco). If you look at the Condominiums complexes which surround this property, they have greens belts contained with their own properties, swimming pools, and tennis courts. City money reserved for a park for the future development of the Shenandoah property would be a better expenditure of taxpayer's money. If a City high school is built there, the City's money could be used to build a combined city/public school park like the City is doing for the elementary school in the San Antonio area. This will give the Willowgate and surrounding communities a much nicer and useful park. If the City is insisting that there be a Park on the Avalon property wouldn't it be better to put the park at the end of the street, thus saving the heritage trees and moving the apartments back from being right on top of the freeway.

If there is a park on CPD would the City be putting in a crosswalk in front of the park with stop lights, and how would that effect the flow of traffic on the long dead-end street.?

Parking/Bike Paths

Avalon is proposing to build 329 new units on the 555 property. Presently the units at 555 are mainly studios and one bedrooms. Their parking is moving to a Middlefield entrance. The new units will mainly be one-, two-, and three-bedroom apartments. Their parking will be on Cypress Point Drive. This would mean that there could be over 650 people vying for 502 parking spaces (1.3 per apartment) with little or no visitor parking.

Right now, there are no bicyclist using Cypress Point Drive. I think I have seen only a handful of bicyclists in 45 years I have lived on this street. Bicycles do use Central Ave as this is the entry/exit point to the Stevens Creek trail. Since the parking is going to be greatly reduce per resident on the Avalon property, it is nice to create a bicycle path through the Avalon property, to have 502 storages places for bicycles, but there has been no planning as to where bicyclist can ride their bikes safely, once they leave the property.

CPD is a very narrow street, often with trucks doubled park (moving trucks, delivery trucks, etc.). As it stands now there is no place for bicyclist to ride except down the middle of the street. Is the City planning to have bicycle lanes on both sides of the street? Will this mean there will be no parking on Cypress Point Drive? Will this mean that bicyclist cut across parking and walking lanes of the condos across the street to get the Central Avenue.? Will this mean that the condo associations across the street on Cypress Point Drive have to put up gates to protect themselves from liability?

Also, there is currently a bad traffic situation at the corner of Moffett and Middlefield when the adult school is letting out and cars are exiting the parking lot. This problem should be solved before added more cars and bikes to the mix.

Moffett Blvd is also badly in need of bicycle lanes. With cars parked along Moffett Blvd there is no place for bicyclist to go except down the car lane closets to the sidewalk (I have followed behind many bicyclist as they make their way down Middlefield.) Residents of the Mobile Home Park use parking on the street because they do not have enough parking in their complex. The business along Moffett use parking for their customers. Will all these cars, along with the overflow parking from 555 move into the inside streets of the Willowgate Community?

Moffett/Middlefield Corridor

Has a study been undertaken as to what will happen at the Moffett/Middlefield intersection as the 777 Middlefield high density apartment project is completed, the Goggle Ellis complex with 1900 apartments,

retail, and offices are developed, and 101 Middlefield and Bayshore with its large development comes on line We know also, that there is talk of the development of the Mobile home park, the shopping center across the street from 555 on Moffett, and the Shenandoah property.

I know from personal experience that during the commute hours the intersection of Shoreline and Moffett is blocked. Is this the future of Moffett and Middlefield?

Below Market Rate Apartments

The City currently requires that 15% of apartments be reserved for below market rates when a change in zoning is requested. Avalon is proposing 49 units for below market rate housing. Yet they are proposing a total of 731 apartments on the rezoned property which should mean 109 below market rate apartments if the City adheres to its policies. Mountain View is certainly in need of below market rate apartments. Since a change in zoning to R4 would exponentially increase the value of the Avalon property, the City should insist that the total number of apartments be used for the basis of the 15% and not just the new apartments being built if the R4 zoning is approved. The Google plan is giving the City 20% for below market rate.

Unfortunately, blue collar service couples who need their cars to carry tools, work split shifts, work in the evenings, etc. who need two cars will be precluded from living here because of the lack of parking.

Precise Plan/Other

The Willowgate Community needs a precise plan which would give direction to developers who wish to build in the community while preserving the livability of the community and the integration of the Willowgate Community into the surrounding communities.

At the Environmental Planning Commission meeting the developer stated that the City asked Avalon to build the apartments in Block B so that they could be converted to condominiums. They are calling these apartments townhomes on their plan. Why didn't the City ask Avalon to build block C so that they could be converted to condominiums? What would keep Avalon from selling off Block B and then flipping the remaining property for maximum profit once they obtain a R4 zoning.

A five-year building cycle is too long of a building cycle to ask the Willowgate Community to endure. Can you imagine building occurring on your street for five years as the residents of Cypress Point Drive will?

If the zoning was not changed to R 4 and the City did not accept 1.3 acres for a park , then the footprint of 555 could be reconfigured. By distributing the 1.3 park acreage within the complex the street trees and environmental efficient redwood trees along Middlefield and 85 could be save. Living in a 600-1000 sq ft apartment that abuts highway 85 will not be a pleasant situation and more open green space and protective trees could make this situation better. Will the housing goals of Mountain View not be meet if 555 limited their new construction to 3 stories, thus preserving the livability and environment of the Willowgate Community . There are other properties in Mountain View that are better suited for higher density. Mountain View can do better.

Thank you for the time your contribute to the City of Mountain View and working to keep it a livable City.

Sincerely,

Diane Gazzano

Resident of the Willowgate Community

Gutierrez, Jeannette

From: Rick Gosalvez <
Sent: Friday, February 19, 2021 4:47 PM
To: Kamei, Ellen; Ramirez, Lucas; Hicks, Alison; Abe-Koga, Margaret; Matichak, Lisa; Lieber, Sally; Showalter, Pat
Cc: City.Council; David Meyer
Subject: SV@Home Comment RE: 2021-02-23 - Item 3.1 Residential Development Project at 555 West Middlefield Road
Attachments: 555 W. Middlefield Support Letter - CC - SV@Home.pdf[92].pdf

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Dear Mayor Kamei, Vice Mayor Ramirez, and Councilmembers Hicks, Lieber, Showalter, Abe-Koga, and Matichak,

Re: 555 W. Middlefield Road Residential Project

On behalf of SV@Home and our members, we write today in support of AvalonBay Communities' proposed residential development at 555 W Middlefield Road.

AvalonBay Communities' 329-unit development would provide 49 new deed-restricted affordable homes for very low-, low-, and moderate-income residents in perpetuity. The planned mix of 50%, 65%, and 80% AMI on-site units located throughout the project means these homes will help families at a wide range of income levels continue to make Mountain View their home.

We urge Council to move forward with the proposed General Plan land use designation of 36 to 80 du/ac based on past EPC and Council direction. The project is consistent with past direction from EPC and Council and has nearly completed a draft EIR that will be publicly circulated in the spring and scheduled for public hearings in fall 2021.

The project will bring affordability to the City and soften the City's jobs-housing imbalance without displacing current residents by offering new residents a mix of studios, one-, two- and three-bedroom affordable units. Further, AvalonBay has actively engaged the community by participating in more than 14 community outreach programs to work with residents and incorporate feedback into the project.

Mountain View continues to be a leader on addressing our shared affordable housing challenges through housing-centered land use planning, prioritization of public land for affordable developments, and other successful policies to incentivize affordable housing, including inclusionary zoning requirements. **This project is an example of those initiatives at work.**

We encourage Council to move this project forward to help bring needed homes to the city.

Regards,
Rick Gosalvez
c/o Leslye Corsiglia

Rick Gosalvez | 408.840.3169
Housing Development Senior Assoc.
350 W Julian St. #5, San Jose, CA 95110

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TRANSMITTED VIA EMAIL

February 19, 2021

Honorable Mayor Kamei and Members of the City Council
City of Mountain View
500 Castro St, Mountain View, CA 94041

Dear Mayor Kamei, Vice Mayor Ramirez, and Councilmembers Hicks, Lieber, Showalter, Abe-Koga, and Matichak,

Re: 555 W. Middlefield Road Residential Project

On behalf of SV@Home and our members, we write today in support of AvalonBay Communities' proposed residential development at 555 W Middlefield Road.

AvalonBay Communities' 329-unit development would provide 49 new deed-restricted affordable homes for very low-, low-, and moderate-income residents in perpetuity. The planned mix of 50%, 65%, and 80% AMI on-site units located throughout the project means these homes will help families at a wide range of income levels continue to make Mountain View their home.

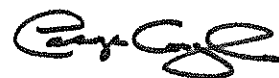
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We urge Council to move this project forward to help bring needed homes to the city.

Sincerely,



Leslye Corsiglia
Executive Director

Ron Gonzales, Chair
*Hispanic Foundation
of Silicon Valley*

Janice Jensen, Vice Chair
*Habitat for Humanity
East Bay/Silicon Valley*

Kevin Zwick, Treasurer
Housing Trust Silicon Valley

Kathy Thibodeaux, Secretary
KM Thibodeaux Consulting LLC

Shiloh Ballard
Silicon Valley Bicycle Coalition

Bob Brownstein
Working Partnerships USA

Gina Dalma
*Silicon Valley Community
Foundation*

Katie Ferrick
LinkedIn

Amie Fishman
*Non-Profit Housing Association of
Northern California*

Javier Gonzalez
Google

Poncho Guevara
Sacred Heart Community Service

Nathan Ho
Silicon Valley Leadership Group

Janikke Klem
Technology Credit Union

Jan Lindenthal
MidPen Housing

Jennifer Loving
Destination: Home

Mary Murtagh
EAH Housing

Chris Neale
The Core Companies

Andrea Osgood
Eden Housing

Kelly Snider
Kelly Snider Consulting

Jennifer Van Every
The Van Every Group

Staff

Leslye Corsiglia
Executive Director

Gutierrez, Jeannette

From: Shari Santos <
Sent: Friday, February 19, 2021 5:11 PM
To: City.Council
Cc: , City Manager; Shrivastava, Aarti; , Planning Division; Pancholi, Diana; Chopra, Krishan; , City Clerk; Nadia Costa; cynthia@cnjames.com; joe_kirchofer@avalonbay.com; Katherine Qiu
Subject: AvalonBay's Proposed Project at 555 West Middlefield Road; Agenda Item No. 3.1 (February 23, 2021) [IWOV-iManage.FID730033]
Attachments: 2021-02-19 Letter to City re Density Bonus.pdf

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*This email is sent on behalf of Nadia Costa.
Replies may be directed to Ms. Costa at nadia.costa@msrlegal.com. Thank you.*

Shari Santos | Miller Starr Regalia

Legal Assistant to Nadia Costa

1331 North California Boulevard, Fifth Floor, Walnut Creek, CA 94596

t: 925.935.9400 | d: 925.941.3276 | f: 925.933.4126 | shari.santos@msrlegal.com | www.msrlegal.com



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February 19, 2021

VIA E-MAIL

City Council
City of Mountain View
500 Castro Street
Mountain View, CA 94041
E-Mail: city.council@mountainview.gov

Re: AvalonBay's Proposed Project at 555 West Middlefield Road; Agenda Item
No. 3.1 (February 23, 2021)

Dear Mayor Kamei, Vice Mayor Ramirez and Honorable Members of the City
Council:

We write this letter on behalf of AvalonBay Communities, Inc. ("AvalonBay"), the applicant for the pending housing development project at 555 West Middlefield Road ("Project"), to address an issue raised during the recent Environmental Planning Commission ("EPC") study session and in the staff report for the above-referenced upcoming Council item. Specifically — despite significant general support for the overall Project design and objectives as refined through the planning review process (including multiple public hearings, neighborhood meetings and study sessions) — a concern has recently been raised about a potential theoretical risk that AvalonBay may be requesting legislative approvals now for the Project only to later change course and seek a density bonus that would result in a significant increase in overall unit count.

For the reasons explained below, we can confirm this is a non-issue. AvalonBay's only desire is to construct and operate the Project it has considered, evaluated, planned, designed, and processed for the last five and a half years.¹ Over that time, our client has spent thousands of hours and over \$5 million in processing the Project as proposed. We are confident that the Project supports the City's and the State's tremendously important housing goals and is respectful of the broader community from a design perspective, while providing numerous public benefits. AvalonBay therefore has no (and has never had any) intention — and no incentive — to seek to further densify the Project after the requested legislative approvals are granted. The issue is purely speculative and belied by our consistent pursuit of the Project as it now stands. Accordingly, the "densification" concern exists only in

¹ Initial gatekeeper approval was made in July of 2015.

theory and does not provide any basis for derailing or modifying the current process that has been underway for years.

However, AvalonBay wants to be mindful of the City's concern in this regard and desires to remain a cooperative partner in pursuing the Project approvals. Accordingly, we have set forth several options below, all of which are independently lawful, address the concern, and would allow the Project to proceed through its process without further unnecessary delay and cost.

A. Project Background

The Project as proposed entails the construction and operation of an infill housing project involving redevelopment of an approximately 14.5-acre site located between Moffett Boulevard and State Route 85. The Project site is within easy walking distance (approx. 0.5 miles) of the Mountain View Caltrain and Valley Transportation Authority (VTA) Light Rail stations at the Mountain View Transit Center, which is also served by numerous bus lines.

The Project site is currently occupied by 402 multi-family residential rental units and related improvements. The Project involves a General Plan Amendment and rezoning to allow the retention of the 402 existing units (which would ensure no tenant displacement), while also allowing for the development of up to 329 new multi-family residential units (49 of which would be affordable to very low/low/moderate income households) along with related improvements and amenities.

Thus, the Project would meaningfully augment the City's housing supply with 329 new units (with a 15 percent affordable component) in an existing residential area of the City near transit and major employment centers through the innovative and efficient redevelopment of an infill site, while avoiding any displacement of existing residents. In doing so, this helps to facilitate achieving the City's goal and obligation to produce housing for all economic segments of the community.

B. The Project Represents an Opportunity for the City to Address Housing Concerns and Respond to State Housing Mandates

As the Council is aware, there is a massive and critical decades-long housing shortage in the City, region, and State. This has occurred for many reasons, and is due in part to governmental constraints imposed on the process that make it difficult to obtain the necessary local land use approvals. The Legislature has recognized this issue many times in statutes such as the Housing Accountability Act, which provides that "[t]he excessive cost of the state's housing supply is partially caused by activities and policies of many local governments that limit the approval of housing, increase the cost of land for housing, and require that high fees and exactions be paid by producers of housing." (Gov. Code § 65589.5(a)(1)(B)).

As mentioned above, the Project has been in the approval process for more than five years at this point, at substantial cost to AvalonBay. In recent years, because of the perception that local government is a primary roadblock to new residential development, the State has substantially escalated its efforts to remove or restrict the discretion of localities in approving housing developments.

Thus, the Project as proposed is an excellent opportunity to demonstrate that such development can be approved and implemented at the local level. However, an outcome that would layer on additional months and perhaps years of time — along with further significant uncertainty, complexity and costs — to an already lengthy and expensive process is contrary to State mandates and the City's own stated commitment to housing production.

C. The Concern that the City is Trying to Guard Against is Speculative

As a preliminary matter, it is important to note that it is very difficult in many circumstances to make denser projects “pencil” economically because densification necessarily entails potentially greater impacts under CEQA; requires substantial below-market-rate units; involves different construction materials and regulatory standards; and can attract a greater degree of local scrutiny and opposition. This is why, despite having the density bonus laws on the books for many years, such projects remain relatively rare.

Moreover, as explained further below, even if such a project were to be theoretically viable from an economic standpoint, AvalonBay would still have to go through the City's discretionary entitlement process again — an option that would be difficult, costly, and very time-consuming.

Our client has been processing the current application in good faith for more than five years and spent over \$5 million in doing so. This process has been particularly lengthy and expensive, in part, because the applicant is not just seeking a General Plan Amendment and rezoning but also approval of a detailed site plan/design review and tentative parcel map. These detailed development applications required a full site plan and design to be prepared, vetted and repeatedly refined as a result of extensive input from the City and the public.

To date, AvalonBay has made four formal Project submittals to the City, had three Development Review Committee hearings, two EPC study sessions, and one City Council study session. A second City Council study session will be held on February 23, 2021. In addition, AvalonBay has held three formal community meetings, as well as more than ten informal meetings with current residents, adjacent Cypress Point Drive neighbors and other community stakeholders. The Project submittals have been revised multiple times to accommodate concerns raised during this process, and the City's CEQA consultant has prepared an Administrative Draft Environmental Impact Report (“ADEIR”) and numerous

technical appendices, with an anticipated release of the Draft EIR for public review and comment in the next month or so.

Any change to the Project with a newly-added density bonus component would mean that after Project approval, the applicant would, in essence, be entirely discarding the current approvals in favor of pursuing a denser project. This would involve: (1) a full re-design of the Project; (2) comprehensive amendments to the map and site plan/design review approvals; and (3) environmental review that would involve significant new CEQA work given the anticipated substantial increase in unit count. All of this would be tremendously time-consuming, expensive, and risky, particularly in today's economic climate and uncertain times. *Our client wishes to assure the Council that it has no desire to embark on such a path.*

D. There are Several Ways to Address the Stated Concern that Would Not Thwart the Current Process

For the reasons set forth above, we believe this density bonus question is a non-issue. That said, AvalonBay wants to be mindful of the City's concern in this regard and desires to remain a cooperative partner in obtaining the Project approvals. Therefore, if the City requires that the density bonus issue be addressed at this late date, there are several ways this could be effectively and lawfully achieved, while ensuring that the Project is not placed in peril through further delay and review.

To that end, for the Council's consideration, we have listed these potential options below. In addition, for clarity, we have summarized the options listed in the staff report as well AvalonBay's responses thereto.

Options 1 through 4 Set Forth in Staff Report

In response to the EPC's concern, staff identified four options, as follows:

1. *Move forward with the proposed General Plan land use designation of 36 to 80 du/ac based on past EPC and Council direction. AvalonBay concurs with staff's characterization of the current status of the Project and staff's position that the Project is consistent with past direction from EPC and Council. AvalonBay respectfully requests that the Council select this Option 1.*
2. *Develop a new General Plan land use designation and keep the existing P zoning designation. AvalonBay concurs with staff's position that creating a new General Plan land use designation — to the extent it would involve a comprehensive analysis of the entire range of the General Plan residential land use categories and the underlying residential zoning designations — would be a major work item and thus is not advised for the Project. AvalonBay agrees, since pursuing this option would place the Project in peril given the additional significant delay, cost and uncertainty that would necessarily result.*

3. *Wait for the completion of the R3 Ordinance update.* Similar to Option 2, AvalonBay concurs with staff's position that placing the Project on hold until the R3 Ordinance update occurs should not be pursued because of the further substantial delay, cost and uncertainty that would happen.

4. *Maintain the current General Plan Land use designation of Medium-Density Residential (13 to 25 du/ac) and P zoning designation and have the project pursue a State Density Bonus project for density above the existing base density.* AvalonBay concurs with staff's position here as well. This option would significantly reduce the amount of housing that would occur; would not be economically feasible; and would trigger substantial additional expense, time and environmental review as a result of application changes.

Additional Options Proposed By the Applicant (In Order of Preference):

5. *The applicant would be willing to accept an express condition imposed on the Project* stating that if it sought to modify Project approvals to include a density bonus component, the applicant expressly acknowledges that this would constitute a major modification that triggers full discretionary review on the City's part and additional CEQA review.

6. *The applicant would be willing to modify its existing General Plan Amendment proposal to include a minor General Plan text amendment that would expressly restrict the Project's overall unit count to a total of 731 units.*² Unlike Option 2 above (that would involve a comprehensive re-evaluation), Option 6 would be a straightforward, site-specific text amendment, which would avoid the need to create a "custom" General Plan land use designation.³

7. *The applicant would be willing to enter into a narrowly tailored development agreement to address the issue of total unit count/density only,* wherein it would make a binding commitment not to pursue any development approvals for the Project site beyond the total of 731 units; this commitment would then be made in exchange for a vested right to proceed with the Project as proposed.⁴

² A similar minor text amendment could be made to the City's Zoning Code.

³ While this "customized" approach is often pursued in other jurisdictions with great success, we understand this is not typical for the City. It is, however, perfectly legal. Furthermore, the option of including a minor text amendment would avoid having to "wait" until the City adopts its General Plan update, which would be understandably unacceptable from the applicant's perspective given the timing, vagaries, and contingencies inherent to that process.

⁴ This would be a single issue development agreement to provide assurance around the issue of site density/total unit count. It would not trigger any other requirements, would not necessitate any elevated levels of community benefits due to the presence of this limited development agreement, nor would the City or applicant use this mechanism for other any purposes.

E. Conclusion

For the reasons stated above, the density bonus concern is purely speculative. We respectfully request that the City Council provide staff with direction to proceed with the Project approvals as already proposed and processed (Option 1). If the City still somehow believes that it must address this issue, we respectfully request that this occur via one of the methods we proposed above (Options 5-7). The notion of waiting, delaying, deferring, adding more layers of process, cost, and uncertainty would only serve to diminish the City's ability to meet the state-mandated housing obligations and to meet its own community's needs for more high-quality housing near transit.

We very much appreciate your attention to this matter. Should you have any questions or concerns, please do not hesitate to contact me to discuss further.

Very truly yours,

MILLER STARR REGALIA

Nadia L. Costa

Nadia L. Costa

NLC:sis

cc: Kimbra McCarthy, City Manager (city.mgr@mountainview.gov)
Aarti Shrivastava, Assistant City Manager/Community Development Director
(aarti.shrivastava@mountainview.gov)
Stephanie Williams, Planning Manager/Zoning Administrator
(planning.division@mountainview.gov)
Diana Pancholi, Senior Planner (diana.pancholi@mountainview.gov)
Krishan Chopra, City Attorney (krishan.chopra@mountainview.gov)
Silvia Vonderlinden, Interim City Clerk (city.clerk@mountainview.gov)

Gutierrez, Jeannette

From: Michael Kahan
Sent: Sunday, February 21, 2021 11:05 AM
To: City.Council
Subject: Plans for 555 W. Middlefield Road

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

Dear Members of City Council,

I am a Mountain View resident, homeowner, and voter. I am also very concerned with the lack of affordable housing in our community, which has left so many city residents facing eviction and potential homelessness.

I write to support the plan to add 329 apartments at 555 W. Middlefield Road. This proposal will add to the housing stock in the city, without displacing existing residents. The city is in dire need of this housing, and ought to support the owners in pursuing this strategy.

Thank you for your attention to this matter.

Yours,

Michael Kahan
1273 Bonita Ave, Mountain View, CA 94040

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Michael B. Kahan, Ph.D.
Co-Director, Program on Urban Studies
Senior Lecturer, Sociology
Stanford University
450 Jane Stanford Way
Building 120, room 224
Stanford CA 94305-2048

mkahan@stanford.edu
he, him, his pronouns

Gutierrez, Jeannette

From: Lisa McLain
Sent: Sunday, February 21, 2021 6:29 PM
To: Kamei, Ellen; Ramirez, Lucas; Hicks, Alison; Matichak, Lisa; Abe-Koga, Margaret; Showalter, Pat; Lieber, Sally
Cc: City.Council; McCarthy, Kimbra; Shrivastava, Aarti; Chen, Wayne; Williams, Stephanie; Pancholi, Diana
Subject: Re: Study Session, February 23, Agenda Item 3.1 – 555 W. Middlefield Road
Attachments: LWV comments to Council re 555 W Middlefield Road.pdf

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Mayor Kamei and Members of the City Council,

The League of Women Voters Los Altos-Mountain View would like to comment on Agenda Item 3.1 – 555 W. Middlefield Road, please see the attached .pdf or the text included below.

Lisa McLain, President
Donna Yobs Co-Chair, Housing Committee
League of Women Voters Los Altos-Mountain View
president@lwvlamv.org |
lwvlamv.org | votersedge.org/ca | easyvoterguide.org
Empowering Voters. Defending Democracy.

Included text _____

Dear Mayor Kamei and Members of the City Council:

As we wrote earlier to the EPC the LWV enthusiastically supports the proposed development at 555 W. Middlefield. We are excited to see 329 new rental units as these will create much-needed new housing and help alleviate the jobs/housing imbalance in Mountain View. The site is well-located near downtown, Caltrain, a grocery store and the Stevens Creek trail.

We congratulate the developer for being able to build these new units without any displacement of existing tenants. We are also pleased to see that the developer changed its below-market rate (BMR) component from 10% to 15% to be consistent with the City's current BMR requirements. We also appreciate the developer's plans to renovate the existing, older apartments as tenants vacate them, again without any displacement.

We commend the developer for considering community feedback and making adjustments to minimize the impact to privacy of neighbors. The 1.34 acres of land dedication for a new park is a welcome addition, as actual parkland is preferable to paying park in-lieu fees. We urge the Council to approve this project.

We understand that rezoning the parcel to R4 does allow for up to 80 units/acre. However, we believe that delaying approval until a new land use designation which is tailored more to the 51 units/acre that this developer is proposing is unwise considering the enormous need for new housing and especially affordable housing. It also seems somewhat unfair because, as the staff report points out, the developer's proposal is consistent with EPC and Council direction over the past several years.

Thank you for considering our input. (Please send any comments about this letter to Donna Yobs at dmyobs@yahoo.com).

Lisa McLain, President
Donna Yobs Co-Chair, Housing Committee
League of Women Voters Los Altos-Mountain View

cc: Wayne Chen
Kimbra McCarthy Stephanie Williams
Aarti Shrivastava Diana Pacholi



LEAGUE OF WOMEN VOTERS
of the Los Altos-Mountain View Area

February 21, 2021

Mayor Kamei and Members of the City Council
City of Mountain View
500 Castro Street
Mountain View 94041

Re: Study Session, February 23, Agenda Item 3.1 – 555 W. Middlefield Road

Dear Mayor Kamei and Members of the City Council:

As we wrote earlier to the EPC the LWV enthusiastically supports the proposed development at 555 W. Middlefield. We are excited to see 329 new rental units as these will create much-needed new housing and help alleviate the jobs/housing imbalance in Mountain View. The site is well-located near downtown, Caltrain, a grocery store and the Stevens Creek trail.

We congratulate the developer for being able to build these new units without any displacement of existing tenants. We are also pleased to see that the developer changed its below-market rate (BMR) component from 10% to 15% to be consistent with the City's current BMR requirements. We also appreciate the developer's plans to renovate the existing, older apartments as tenants vacate them, again without any displacement.

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Thank you for considering our input. (Please send any comments about this letter to Donna Yobs at

Lisa McLain, President
Donna Yobs Co-Chair, Housing Committee
League of Women Voters Los Altos-Mountain View

cc: Wayne Chen Kimbra McCarthy Stephanie Williams Aarti Shrivastava
Diana Pacholi

Gutierrez, Jeannette

From: Joan MacDonald < >
Sent: Monday, February 22, 2021 5:26 PM
To: , City Clerk
Subject: Study Session re 555 W Middlefield

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Honorable Mayor and City Council Members, and City Manager,

I am writing on behalf of Advocates for Affordable Housing (AAH) without regarding the redevelopment of 555W Middlefield. We find there is a lot to like about this project and hope you agree. That many additional housing units will be built is only one plus. That the developer has a plan to do construction of the new units first while avoiding displacement of current residents as another important one. Additionally, landscaping to grant more privacy to backyard neighbors is laudable.

While we agree with the EPC that this is a worthwhile project we do not agree with their concern about the needed upzoning. Upzoning of this sort would not establish a precedent. Indeed, 777 Middlefield and several other developments have gotten upzoned without negative results

AAH urges you to weigh in positively for this redevelopment.

We appreciate the opportunity to weigh in about this matter.

Sincerely,
Joan MacDonald
for AAH

Gutierrez, Jeannette

From: Matt Fernald <
Sent: Monday, February 22, 2021 8:33 PM
To: City.Council
Subject: I live in Cypress Lakes and I support AvalonBay project at 555 W Middlefield

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Hi City Council,

Thank you for your service to our city. I live in Cypress Lakes Condominiums and wholeheartedly support the housing project proposal at 555 W Middlefield. I feel that, with its proximity to Moffett (a not-very-busy street) and the Transit Center, it's the perfect place to increase housing density.

Thank you,
Matt Fernald

Gutierrez, Jeannette

From: David Levin
Sent: Monday, February 22, 2021 11:12 PM
To: City.Council
Subject: 2/23/2021 Study Session Public Comment- 555 West Middlefield Road
Attachments: 555 W. Middlefield Board Statement.docx

Please accept the attached public comment from the Board of Directors of the Cypress Point Woods Home Owners Association in opposition to the project's change zoning to R4 high-density.

David S. Levin

www.LevinLawFirm.com

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

This email contains communication from an attorney and may be privileged or confidential. It is intended for the sole use of the named recipient(s). If you are not the intended recipient, please contact the sender and delete all copies of the communication and any attachment(s). Thank you.

Statement of the Cypress Point Woods HOA Board of Directors

Adopted by resolution on 9/8/2020

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 is concerned about the environmental, social, cultural and economic impacts posed by Avalon Bay's redevelopment of its 555 West Middlefield property. Although the project's address is Middlefield Road, the brunt of the project's negative impacts falls on households along the narrow Cypress Point Drive cul-de-sac. Cypress Point Drive simply cannot accommodate the density spike created by developer's 334 proposed new apartments without destroying many of the qualities we love about our neighborhood.

We are sensitive to the need to increase housing in Mountain View: we are a multi-family residential community of 88 homes. But the existing medium density zoning accommodates reasonable additional growth. Medium density zoning still allows developer to add another 145 units to its 402 existing units. Medium density will also preserve the existing three-story height limits and prevent new construction from towering over our two-story homes.

Avalon Bay is a new-comer to our neighborhood after it purchased the former Oakwood complex in 2013. Avalon Bay purchased land zoned for medium density. Developer's financial ambition to flip the complex to high density should not come at the expense of existing residents. Therefore, we urge the City of Mountain View to preserve our community's quality of life and to reject Avalon Bay's attempt change the zoning to high density.

Gutierrez, Jeannette

From: Steve Peters ·
Sent: Monday, February 22, 2021 11:49 PM
To: City.Council
Subject: Public comment on item #3.1 for Feb 23, 2021 meeting

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Dear members of the Mountain View City Council,

This is a public comment in support of the 555 Middlefield project, which is item #3.1 on the agenda for the February 23, 2021 City Council meeting.

Our family has lived in Mountain View since 2012, and last March we moved to a townhome in Cypress Point Woods at the end of the street. While our HOA has submitted a statement in opposition to the 555 Middlefield project, we disagree with the statement and spoke against it at the HOA meeting when it was adopted by a non-unanimous vote. The statement included a laundry list of concerns about traffic, parking, noise, and privacy impacts. The only one of these that seems concerning to us is parking, because our complex has very little guest parking, so we depend on overflow parking onto the street for guests. We observed the recent Environmental Planning Commission study session about this project, and the underground parking garages seem like a reasonable response to this concern.

We think Mountain View needs more housing and are impressed with the design of the project; it looks like it could be a nice place to live. We have had so many friends and neighbors leave Mountain View due to unaffordability; we are hopeful that this will help people stay.

Another matter of concern for the residents of 555 is access to the Stevens Creek Trail. There's no easy answer for providing access to the Central Avenue entrance to the trail from Cypress Point. The Middlefield Bridge is a nightmare for eastbound pedestrians and cyclists, so I couldn't recommend that as an alternative in the short term. We encourage the city to improve bicycle and pedestrian safety on the Middlefield Bridge over 85.

Steve and Teresa Peters
Cypress Point Dr

Gutierrez, Jeannette

From: Pam Baird ·
Sent: Tuesday, February 23, 2021 8:16 AM
To: City.Council
Subject: 555 West Middlefield

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Dear Council Members-

The City Council will be conducting a study session regarding 555 West Middlefield Road today.

As a resident who supports adding more housing to Mountain View I urge the Council to support the following-

-Support the proposed project changes as shown in the current plans. The applicant has done a good job of addressing the concerns of the EPC, Council and residents.

-Support the applicants proposed community benefits

-Move forward on the General Plan as noted in option 1 of the staff report. A delay or reduction in the project can put the entire project at risk.

The City staff and the applicant have addressed the previous concerns of design, tree removal, traffic and height. There is no displacement of residents, something that has occurred in other projects in Mountain View. The production of new housing is still a critical need in Mountain View.

Please support this project.

Respectfully submitted-

Pamela Baird

Resident of Mountain View

Gutierrez, Jeannette

From: Serge Bonte
Sent: Monday, February 22, 2021 8:05 AM
To: Kamei, Ellen; Hicks, Alison; Ramirez, Lucas; Abe-Koga, Margaret; Matichak, Lisa; Showalter, Pat; Lieber, Sally
Cc: , City Clerk
Subject: re: 2/23/21 Meeting - Agenda Item 4.3 - Silicon Shores Rent Modification Due to COVID-19 vs. LiveNation Rent Adjustment

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Honorable Mayor and Council Members:

I am glad to see a small business like Silicon Shores get a break on their rent due to COVID-19.

However, while the rent structures are different, that break seems far less generous than the rent abatement and deferment offered to Live Nation in December (50% abatement -about 1M dollars- and openness to deferments through the pandemic).

It's perplexing given the fact that Live Nation is far better equipped to sustain the pandemic financial impact:

- Back in May 2020, Live Nation raised \$1.2B to weather the pandemic which raised its liquidity to \$3B
see: <https://www.billboard.com/articles/business/touring/9378313/live-nation-1-billion-debt-coronavirus-shut-down>
- As of today, Live Nation has a market cap of 19.54B USD

Small businesses are key to our community and I hope the City will be as generous with them than it has been for a Wall Street sized business like Live Nation.

Serge Bonte
Mountain View

Gutierrez, Jeannette

From: Serge Bonte
Sent: Monday, February 22, 2021 2:00 PM
To: Kamei, Ellen; Abe-Koga, Margaret; Hicks, Alison; Ramirez, Lucas; Matichak, Lisa; Showalter, Pat; Lieber, Sally
Cc: , City Clerk; McCarthy, Kimbra
Subject: re: 2/23/21 Meeting - Agenda Item 6.1 - 1600 Amphitheatre Parkway and 2000 North Shoreline Boulevard-Project Modifications

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Honorable Mayor and Council Members:

It's ironic that not one but two of your agenda items are about fencing.

As stated in the Staff report, it's hard to argue with the legitimacy of Google's need for safety and for fencing its properties. I hope the City will show a similar deference to the Mountain View Whisman School District in deciding how best to protect its teachers and students.

The modifications proposed by Google provide for a fair trade off; replacing fenced in space with more unfenced and improved public space.

However, I do have two concerns:

1. As you know both properties are right across the street from the Shoreline Regional Park. Will fencing affect Wildlife? And if so, are there materials or designs that should be used to minimize that impact?
2. I don't see any plans to provide public parking for the Charleston public park. If I recall correctly, existing public parking was removed to make way for the new bidirectional bike path and bus stops, and these public parking spots were replaced by public parking in the GooglePlex Charleston parking lot adjacent to the park. Should that portion of the parking be replaced by a greenway, where will the Charleston Park visitors park?

Sincerely,

Serge Bonte

Gutierrez, Jeannette

From: leslie zeisler
Sent: Saturday, January 30, 2021 2:24 PM
To: City.Council; trustees@mvwsd.org
Subject: Monta Loma fencing

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

Hello MV City Council elected officials and MVWSD elected officials,

First, I'd like to thank you all for your care and concern for our City and our Schools. I realize you put a lot of time and energy into making Mountain View a highly desirable City to live in. I appreciate your time on the recent Zoom as well.

Our home is on Laura Ln. next to the walkway to Monta Loma Park and School. We have a grandson in 4th grade at ML Elementary and a granddaughter who graduated last Spring from ML Elementary and is now at Crittenden. They both started in Kindergarten at Monta Loma.

It seems to me that there is a very simple solution to the fencing issue: Fence the entire school facility and all the blacktop area where kids play, then continue the fence alongside the kindergarten pathway (Next to the trees) out to the bus area. This keeps people out of the school and away from classroom doors and windows. The large field and baseball field are left open for school and community use.

I have observed the school use of the fields since I live so close. I have noticed that at lunch time and recess there are only a handful of kids on either field. (I think there might be rules about how far they can go onto the fields.) Some grass near the kindergarten play area could be incorporated in the fencing idea I am suggesting. The greatest field use seems to be at PE. At this time there are 2 classes and 2 PE teachers on a field(as far as I can tell) and this is not every day of the week. Sometimes there is a teacher or Aide supervising as well. The baseball field can easily be used for this. I have also noticed fields being used during fire drills with maximum supervision. In this type of emergency, either field could be used and parents could get to kids if necessary.

Two concerns I have heard that fencing would help are: strangers entering the school grounds from the back or sides and run-away kids. The fence I have proposed would take care of these issues as well as any fence would. It's also interesting to note that my grandson was one of the kids who ran from school when overly upset - several times! Once the principal told him that she would have to call the police if he left the campus again, he stopped. She told him there would be a safe place for him in the office, it worked.

So many people in Monta Loma have supported the school over the years both financially and by volunteering. I hope you do not thwart this with an unnecessary fence. Lets keep up the Monta Loma community spirit. We want to remain supportive and helpful in educating our students and caring for teachers and staff.

Thank you for your time,
Leslie Zeisler
Laura Ln.

Gutierrez, Jeannette

From: Gutierrez, Jeannette
Sent: Monday, February 1, 2021 10:21 AM
To: Councilmembers; McCarthy, Kimbra; Chopra, Krishan; Ramberg, Audrey Seymour; Wright, Lenka
Cc: Vonderlinden, Silvia
Subject: FYI- CALL FOR SUBMISSION: Monta Loma Neighborhood Association March Newsletter
Attachments: MontalomaNewsletter_111920_DIGITAL.pdf

From: Heather Schöll
Sent: Friday, January 29, 2021 10:48 PM
To: trustees <trustees@mvwsd.org>; Ayinde Rudolph <arudolph@mvwsd.org>; Rebecca Westover <rwestover@mvwsd.org>; City.Council <City.Council@mountainview.gov>; prc@mountainview.gov; Marchant, John <john.marchant@mountainview.gov>
Cc: Board <board@montaloma.org>; , City Manager <city.mgr@mountainview.gov>
Subject: CALL FOR SUBMISSION: Monta Loma Neighborhood Association March Newsletter

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Hi,

As editor of the Monta Loma Neighborhood Association Newsletter, I'm planning for our next issue, and I decided it would be most useful to all of us, if I planned the date of issue to be AFTER the school working group at the end of Feb, so that we can include an update from that session in our newsletter.

This publication hits ALL DOORSTEPS IN MONTA LOMA NEIGHBORHOOD, ~1000 residences bounded by Rengstorff, Central, San Antonio and Middlefield.

I am offering each of:

City Council

School Board

Parks Department

200 words to report the latest update on the fencing proposals and general park space concerns as they relate to Monta Loma Neighborhood.

Photos, drawings, diagrams also welcome.

Given the Feb 25 meeting date, I will accept a submission of the article as soon as possible after the meeting, ideally before the weekend (EOD on the 26th.) so that we can go to print Monday March 1. If that is not possible, please advise the earliest possible date on which you can deliver the article.

I'm optimistic that a 200 word summary of the working session shouldn't be too hard to complete, and that the City Council and Parks Dept. will be able to deliver their article earlier in the week.

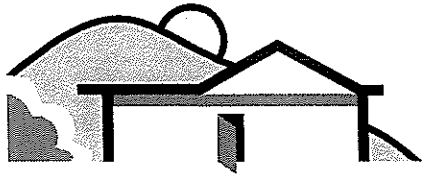
Thank you for taking the time to keep our neighbors informed.

Attached here is the last newsletter so you can see how the fence issue has been covered so far.

Thanks,
Heather

Heather Landers Schoell

Monta Loma Neighborhood Association
Newsletter Editor
MontaLoma.org



MONTA LOMA NEIGHBORHOOD NEWS

MONTA LOMA HOLIDAYS

Gratitude chalk walk, food donations, Ernie's trains, and a scavenger hunt all planned to keep our spirits high.

See inside for more details on holiday events for a festive season in the neighborhood.

Fencing Monta Loma Park: A Work in Progress as Neighbors, School, City Seek Solutions

By Heather Schoell, Editor

In mid-September, the neighborhood became aware of a plan by the Mountain View Whisman School District to use Measure T funds to fence off Monta Loma park from the public during school hours (7:30 am - 3:30 p.m.).

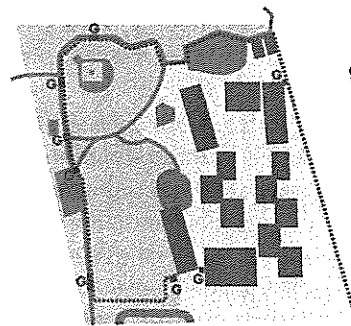
The reasons for the fence as presented by the school district are to prevent unauthorized visitors from entering the school, allow for monitored entrances to comply with COVID guidelines when school re-opens, keep pets and non-school affiliated visitors off fields during school hours, and keep children prone to wandering in a safe and contained area during outdoor school activities.

Two plans for the fencing are under consideration, both are a combination of chain-link fence and decorative fencing, 6' high. Plan 1 connects existing fences and adds more along the walkway past the rest rooms and connecting to the front of the school. This plan allows for public access to the city-installed playground, picnic tables, and rest rooms during school hours. Plan 2 closes the entire park during school hours. This second plan eliminates the fence from interfering with broader uses of the park, but cuts off community pass-through during school hours. All gates are to have remote, timed, auto-lock and unlock functionality so they will open at the appropriate hours.

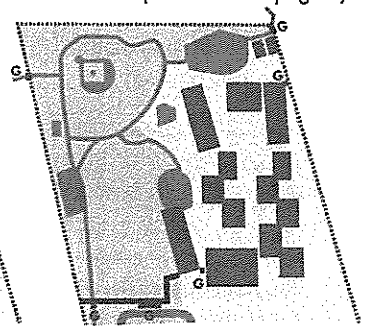
The response from the neighborhood has been mostly opposed to the plans yet understanding of the district's desires to keep the children and teachers safe and allow for a school re-opening.

As soon as the MLNA board became aware of the plans in September, Tricia DelGaudio, MLNA Board President, initiated communications with Dr. Rebecca Westover, MVWSD Chief Business Officer who is in charge of the fencing project, as well as other city and school board leaders, to ensure that the neighborhood had a role in the process. Neighbors have voiced their concerns at a number of meetings over the past few months; school board, city council, and parks and recreation.

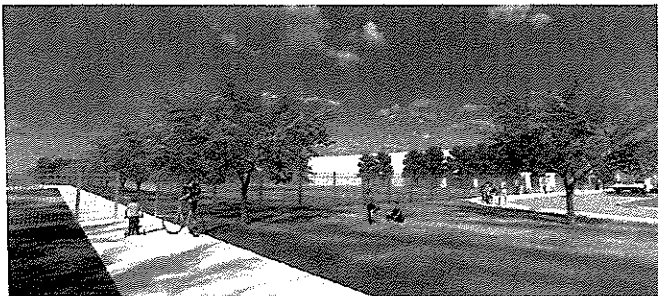
(Continued on page 3)



Fence Plan 1 (along walkways)



Fence Plan 2 (gates at entrances)



Fence Plan 2 rendering. Source: MVWSD

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If interested in contributing, please e-mail the editor for content ideas. Submissions for relevant cartoons also welcome.

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Gratitude Chalk Walk in Monta Loma Park

Friday, November 27, 10 a.m.-3 p.m. – Take a walk to the park and express in chalk on the walkways what you're grateful for in this challenging year. We've seen so much beautiful sidewalk art that we'd like to bring some of that joy into our shared space in the middle of the neighborhood. Chalk will be available for all to use. We will be following the 6' social distance guideline and all are asked to wear masks while participating in the activity.

We're looking for volunteers to be "greeters" throughout the day. Sign up for a time slot (tinyurl.com/ML-ChalkWalk) to say hi to neighbors and help them find some chalk and a spot to share their words or pictures. All ages are welcome! (Rain cancels.)

Second Harvest Holiday Fundraiser, the Tradition Continues

Every year during the holidays, the Monta Loma Neighborhood Association raises funds for the Second Harvest Food Bank. Any amount is welcome and your generosity much appreciated. Each dollar donated provides enough for two meals. Please check whether your company offers matching donations.

This fundraiser will be open until December 20th.

Link for online donations: impact.shfb.org/team/328691

Ernie's Trains, an Annual Favorite, Keeps Chugging

John Bianco, Ernie's son, will continue the tradition of running his model trains from Thanksgiving through Christmas Day. Weather permitting, trains will run Wednesday through Sunday on Adele Ave. from 6:30 to about 9:00.

Due to COVID-19 restrictions, trains will run on the indoor tracks only. The engines and cars change daily. Generations of families have visited the train display and John looks forward to continuing the experience this year.

Ernie also began the Christmas Eve tradition of curbside luminaria (candles in paper bags). Over the years, neighbors added their own, so a row of the softly glowing lights lines Adele.

*Our family loves the holiday trains and walked to them several nights a week last year. We also love walking around the neighborhood and admiring the neighbors' lights and decorations.
 – Christen on Craig Ct.*

Holiday Scavenger Hunt, Holiday Fun for All

Karla Valente is planning a neighborhood scavenger hunt for local kids to enjoy. All you need is a stuffed animal with some festive attire. The Holiday Scavenger Hunt will take place between December 10th and 25th.

Neighbors will try to find everything by walking through the neighborhood. They will write down the home number of each clue that they find. On December 27th Karla will send participants an email with the number of items they should have seen. This activity gets us outside and gives us something to do other than staring at a screen all day. To participate, send an email to klvalente@yahoo.com.

And lastly, let's decorate our homes so we can share the joy as we walk around. If you have decorations you do not use, consider offering them to a neighbor. Let's make the end of 2020 colorful and cheerful to bring good energy for 2021.

Neighbors React to School Board Plan to Fence ML Park

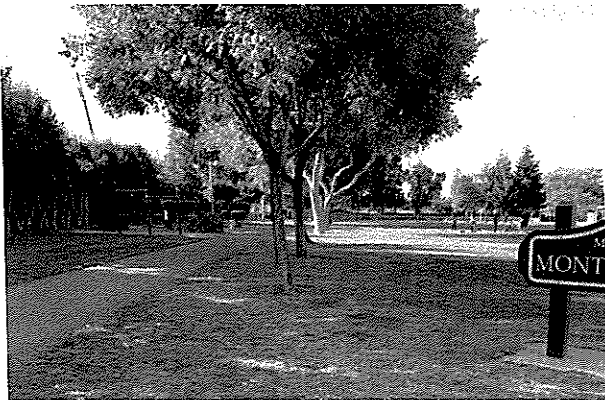
(From page 1) Some neighbors have joined an email discussion group to coordinate plans to attend meetings and share responses to letters. A group of Laura Ln. neighbors have been also active in reaching out to city and school board leadership in an effort to keep the conversation open and not allow the school board to move too quickly without evaluating the needs and perspectives of all community stakeholders.

In addition to working with the school board, many neighbors are also pressuring the City of Mountain View to convert more space north of Central Expressway into park space to make up for lost park space if Monta Loma Park is fully fenced. At press time, the plans were still in the works, with no specific next steps to share. When asked for comment, the following was received: From Rebecca Westover, Chief Business Officer, MVWSD:

The District will be holding work group sessions with the community and will announce the specifics in the coming weeks.

From Alison Hicks, MV City Council Member:

I am very concerned about the threat to green space and park access in our city and the Monta Loma area in particular. I believe that urban open space plays a critical role in building health, well being and community and that every Mountain View neighborhood deserves ample green space. California law recognizes that right through the Quimby Act which states cities must provide three acres of parkland for every thousand residents. I think our city needs to follow that law in both fact and spirit by making sure our parkland is accessible and distributed throughout our neighborhoods. I also think our parkland needs to go beyond ball fields and playgrounds, important as those features are. Our parks must include features that meet the needs of people of all ages and abilities, including walking and running paths, shaded and attractive picnic areas, dog walking areas and more. I encourage residents to contact me with concerns regarding parkland, green space and access.



Current entrance to Monta Loma Park from Thomson, which would be fenced in according to current plans under discussion. Adding fencing around the park will change the fabric of the neighborhood.

Photo: Jim Cochran

Speak Up Now! Share Your Thoughts on the Fence Plans

Read more about the plans from the school district:

www.mvwsd.org/district_business/facilities/school_construction/monta_loma_elementary_construction

Contacts

Rebecca Westover, Project leader for School Dist.: rwestover@mvwsd.org

Ayindé Rudolph, Superintendent: arudolph@mvwsd.org

MVWSD Board: trustees@mvwsd.org

Mountain View City Council: city.council@mountainview.gov

Mountain View Parks & Rec: prc@mountainview.gov

Email discussion group: groups.google.com/g/fencing-monta-loma

Neighborhood Resources

Community Emergency Response Team (CERT)

Tim Slattery, (650) 964-6389
CERT@montaloma.org

Neighborhood Watch Coordinator

Tom Purcell, (650) 224-5110
MontalomaNBC@gmail.com

Traffic/Parking Liaison

John Canata, (650) 269-5646
traffici liaison@montaloma.org

MLN Neighborhood E-mail List

To subscribe, send a message with subject 'help' to mln-request@lists.montaloma.org
Contact moderator:
mln-owner@lists.montaloma.org

MLNA Websites

www.montaloma.org
Referrals: localwiki.org/montaloma
Webmaster: Hien Do
webmaster@montaloma.org



Thanks to those who delivered the last newsletter: Susan Jee, Silke Gurlich, Dave McCleary, Vania Mendonca, John Thomas, Harry Gordon, Raymond White, John Canata, Maria Harnof, Dianne McCleary, Dave Erskine, Paul Kostka, Ivy Lu, Shelly Ostman, Chuck and Cookie Henderson, Herb and Victoria Perry, Martha Elderon, Grant & Birgit Grundler, Isabella Hill, Leane Reelfs

We welcome more volunteers, even those who can help only occasionally. It's a good way to get to know your neighborhood and get an hour's exercise. Contact the editor to learn more.

Prevent Holiday Thefts

By Tom Purcell, Montaloma Neighborhood Watch Captain

With the holidays approaching, we can expect a spike in package thefts. Take steps to avoid having deliveries loiter unattended on your doorstep. If you can, have packages delivered to your work, or utilize delivery lockers that some retailers offer. Many package deliveries offer detailed tracking information and delivery preference options so that you can make sure you or a trusted neighbor can secure a package soon after it's delivered.

For a tip sheet on preventing package theft as well as other helpful safety tips, visit the Neighborhood Watch page on montaloma.org.

Take care to avoid leaving signs that you're not home, such as empty trash bins at the curb. If you leave before your bins are emptied, ask a neighbor to roll them off the street. If you have home security cameras, include in the coverage area where you expect packages to be left.

Thefts from vehicles continue, so avoid leaving valuables in yours, and always lock it. The police urge you to call whenever you see anything that seems suspicious. For emergencies and in-progress incidents, call 911. For other matters, suspicious circumstances, or crimes that have already occurred, call the non-emergency number (650) 903-6395.

Annual Financial Report

By Andre Valente, MLNA Treasurer

Despite the pandemic and not being able to hold our signature Ice Cream Social and as many neighborhood block parties, we have had a good year. We invested more in our newsletter, now in color and with a much improved layout.

Below is a condensed financial statement for the 2019-2020 fiscal year, audited by the Board. Feel free to contact me if you need more detail. Please patronize our newsletter advertisers; they provide significant financial support to the association.

	Withdrawals	Deposits
Beginning balance (7/1/2019)		\$6,587.77
City Grant	\$0.00	\$2,000.00
Ice Cream Social	\$241.83	\$0.00
Block Parties	\$679.36	\$0.00
CERT	\$40.00	\$0.00
Newsletter	\$2,415.23	\$3,703.43
T-shirts	\$0.00	\$0.00
Fees	\$20.00	\$0.00
Internet Hosting	\$190.80	\$0.00
Branded logo items	\$377.52	\$507.00
Supplies	\$122.50	\$0.00
Total	\$4,267.24	\$6,210.43
Ending balance (6/30/2020)		\$8,530.96



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CERT is Staying Ready for Action and is Open to New Members

By Tim Slattery, CERT Leader

CERT continues to have meetings held by Zoom, but Covid health concerns restrict most of our activities. We are adapting to the new rules, finding ways to maintain our equipment and overall readiness for the kind of emergencies we have trained for. Many of our members are helping in other ways outside the CERT organization, and doing what we can to help our community.

At this time the City has suspended all CERT classes and all in-person meetings for 2020. Refresher classes have been canceled until the county health recommendations change.

Monta Loma CERT is always looking to welcome new members. It is not necessary to take the training before joining. At this time we would invite new members to our Zoom meetings and include them on the mailing list. If you would like to join us contact Tim Slattery at CERT@montaloma.org

Produce Donations Welcome All Year

Do you have extra produce growing in your yard that you would like to donate to families in need? Each week on Sunday mornings, Monta Loma resident Caroline Chan delivers extra produce from our neighborhood to the school district she works for as part of an ongoing effort to help families struggling with food insecurity. If you have any excess produce that you would like to donate, please drop off what you have in the shade in front of Caroline's garage (2531 Mardell Way) by 10 a.m. on Sundays. Non-perishable food as well as toiletries are also welcome. This is an ongoing effort, so if you don't have any extra produce, non-perishables or toiletries to donate on a given week, you can always donate in the future!



Photos: Caroline Chan

Traffic & Parking Resources

By John Canata, MLNA Traffic and Parking Liaison

The chatter bars have been re installed at the intersection of Victory and Dell, making the left turn onto Victory from Dell a little safer for us. A few contacts for your reference:

- Abandoned vehicle (more than 3 days): call (650) 903-6358.
- Police enforcement at a specific intersection: call (650) 903-6146.
- Other traffic related concerns: e-mail traffici liaison@montaloma.org

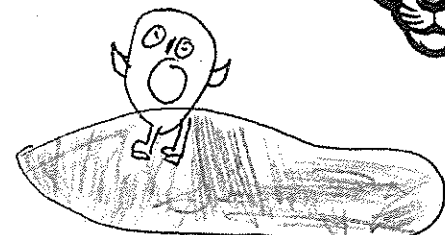
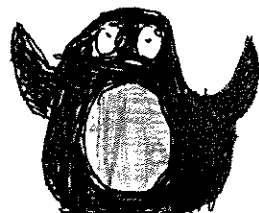
Google X (RAILS) Relations

If residents have questions or concerns they can e-mail John Canata at the traffic liaison e-mail address above, and he will be happy to forward those concerns to our Google representative(s). The Google Reps are more than happy to answer any questions or concerns the neighborhood might have and in turn, John will let the neighborhood know any correspondence that he receives directly from Google X Rails.

Monta Loma School News: From the Principal

Greetings, Monta Loma Community! I am the new Monta Loma Elementary School principal, Trisha Lee. While I am new to the Monta Loma neighborhood, I am not new to the Mountain View community, having been born and raised close to Mountain View High School. At Monta Loma, we continue to serve our students through distance learning, focusing on building up their abilities to persevere and weather adversity through social-emotional learning. As a district, we continue to monitor the health of our community, watching patterns and trends and make plans to move into Stage 3. The one consistent of 2020 has been to expect the unexpected and to be ready for change. As our school year progresses, community members can learn about our plans for bringing students back to campus on our district website. As we weather this storm together, I invite community members to connect with me at tlee@mvwsd.org or by calling me at 650-903-6915.

In community,
Trisha Lee
Principal, Monta Loma Elementary School



Penguins by Liliana, age 7

HELPFUL HINTS FROM THE NEIGHBORHOOD

Keeping Monta Loma Clean and Green

Street sweeping:

- Help the sweeper clean your gutter by moving your vehicles and trash bins off the street the evening before the second and fourth Thursdays of each month. This is especially important in fall with dropping tree debris.
- Cars should be moved by 6:00 a.m.
- The only street-sweeping date in the remainder of the year is 12/10. The regular schedule resumes in January.
- If you have tenants who park on the street, please keep them informed of dates as well.

Walkable Sidewalks:

- Please trim shrubs back to the full width of the sidewalk and to a height of seven feet, as req'd by city code.
- Keep sidewalks clear of fallen leaves, especially after rain, for the safety of pedestrians.
- Please keep weeds under control, especially those nasty foxtails that get into our pets' toes, ears, and noses. Sweep sidewalks after mowing weeds.

Dogs:

- Always pick up dog messes deposited at the Monta Loma Park fields. Dogs will not be allowed on fields when school is back in session.
- Pick up droppings from yards.
- Please don't deposit doggie bags in neighbors' trash cans after they've been emptied.
- Incontinent dogs should be walked in the gutter, not on sidewalks.

What goes in which bin: Visit mvrecycle.org

Repair Cafe:

- The Repair Café has successfully gone virtual. To learn about upcoming events, join its mailing list e-mail at RepairCafeMV@gmail.com.

Moving out? Go to HHW.org or call (408) 299-7300 for a list of household hazardous waste collection options. *Note: Hazardous waste drop-off is currently closed.*

Moving in? If you found unwanted household chemicals in your new house, visit or call HHW to find nearby household hazardous waste drop-off locations.

For Your New Neighbors

Look for the "New to Monta Loma?" link under MLNA at montaloma.org, or share a copy of this newsletter with your new neighbors.

Greetings from the Car Gal!

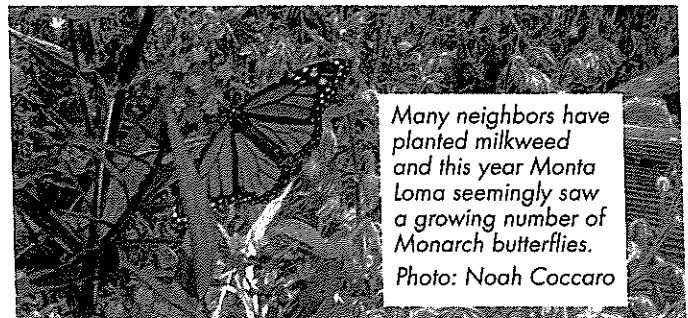
By Leane Reelfs, The Car Gal at Helming's Automotive

As we head into the cooler, wetter months, there are a few things to put on your to-do list to get your car ready for whatever comes our way:



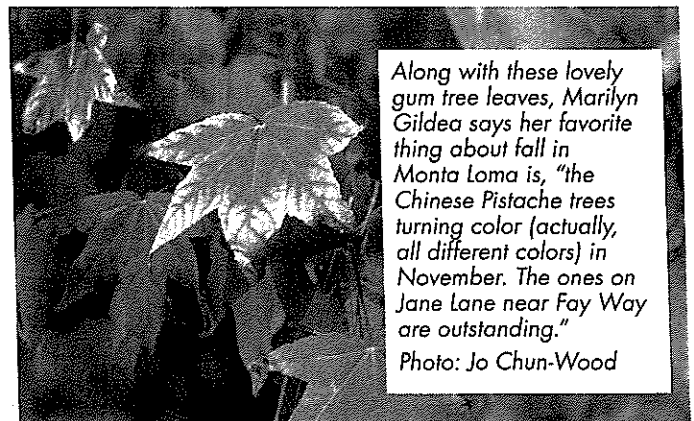
- Check your wipers - if they are hard and cracked after baking in the summer sun, it's time to replace them.
- Check your battery - if it's over three years old, it's probably time to replace, but have your mechanic perform a load test.
- Check your tires - your tires have "wear bars" between the tread interspersed along the tire. If the wear bar is even with the tread, it's time for new tires. And if you use your tires more than brakes on those winding roads (we know you, Speedracer!), they probably have less tread on the edges, so see if your mechanic recommends tires.
- Check your cabin air filter - this is sometimes difficult and you have to remove the glove box to access it, but we had a LOT of smoke this summer, so check to see if it's dirty vs. pristine and white. It could also be full of leaves and pollen and ready to be changed.

If you have any questions, feel free to email me at helmingsauto@comcast.net. Have fun and be safe!



Many neighbors have planted milkweed and this year Monta Loma seemingly saw a growing number of Monarch butterflies.

Photo: Noah Coccoaro



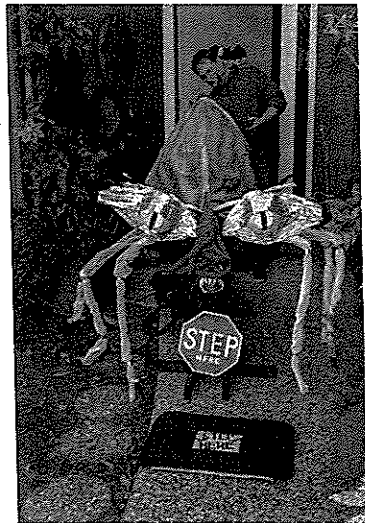
Along with these lovely gum tree leaves, Marilyn Gildea says her favorite thing about fall in Monta Loma is, "the Chinese Pistache trees turning color (actually, all different colors) in November. The ones on Jane Lane near Fay Way are outstanding."

Photo: Jo Chun-Wood

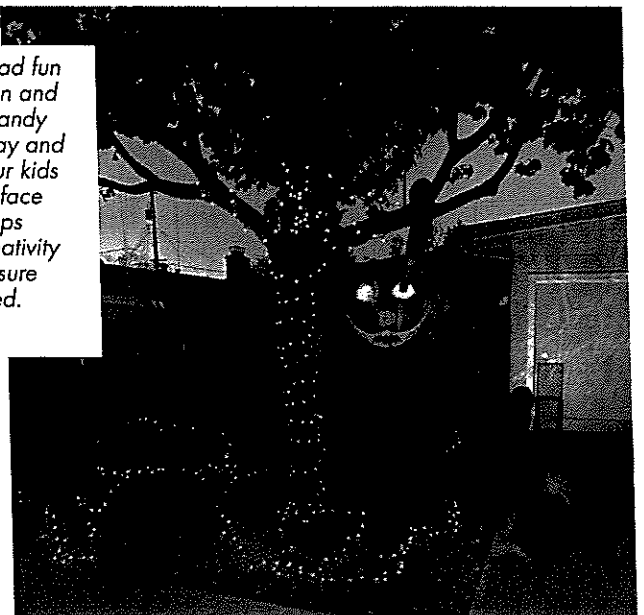
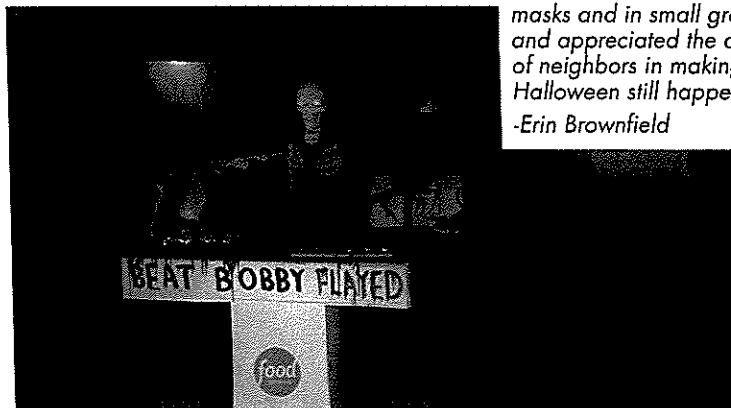
HALLOWEEN GALLERY

Haunted and Happy, Monta Lomans Celebrated Halloween in Pandemic Style

While it wasn't your typical Halloween, the current precautions didn't stop the neighborhood from enjoying themselves this Halloween. From candy chutes to mask wearing goblins, the candy, creativity and cheer was abundant.



On Hamilton Ave., we had fun decorating for Halloween and setting up a table with candy at the end of the driveway and waving to customers. Our kids trick or treated wearing face masks and in small groups and appreciated the creativity of neighbors in making sure Halloween still happened.
-Erin Brownfield



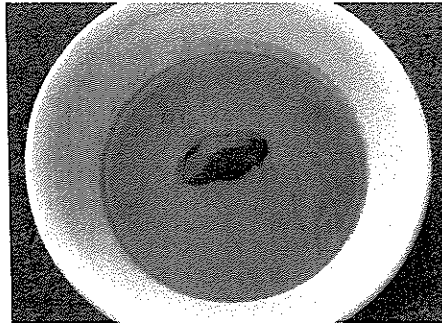
NEIGHBORHOOD FOODIES

Instant Pot Tomato Soup

(Recipe From PressureCook.Recipes.com, shared by Jo Chun-Wood)

3 pounds (1396g) field or Roma tomatoes, cut in half horizontally
3 cups (750ml) unsalted chicken stock
3 (11g) garlic cloves, finely chopped
1 (248g) medium onion, chopped
1 (102g) carrot, chopped
½ cup (125ml) heavy cream
2 tablespoons (30ml) olive oil
1 tablespoon (14g) unsalted butter
2 tablespoons (30ml) fish sauce
2 tablespoons (30g) jasmine rice

A pinch of dried basil
A pinch of dried thyme
Salt, sugar & ground black pepper
Garnish: Fresh basil



Roast Tomatoes

Preheat oven to 400°F. Layer tomatoes (cut side up) in a baking tray. Drizzle with olive oil and season with salt & ground black pepper. *If your tomatoes are not in season, sprinkle a little sugar on the tomatoes to help them caramelize better.* Place baking tray in the oven's middle rack. Depending on your oven and tomatoes, it will take 45–65 minutes.

Prepare Pressure Cooker

Heat up your pressure cooker over medium high heat. Instant Pot: press Sauté button, then Adjust button to Sauté More function. Ensure your pot is as hot as it can be. Instant Pot: wait until indicator says HOT.

Sauté Onion, Garlic, and Carrot

Sauté onions in 1 tbsp unsalted butter for roughly 2 – 3 minutes until soft. Add in garlic and season with a pinch of salt and ground black pepper. Sauté for 1 minute until fragrant. Add in chopped carrots and saute another minute.

Deglaze

Pour ~½ cup unsalted chicken stock. Scrub all the brown bits off bottom of the pot with a wooden spoon. Keep the brown bits as they are very flavorful.

Cook Tomato Soup

Add roasted/browned tomatoes, 2 tbsp (30g) jasmine rice, a pinch of dried basil, and a pinch of dried thyme in Instant Pot. Pour in 2 tbsp (30ml) fish sauce and remaining unsalted chicken stock. Close the lid and cook. Pressure Cooking Method: High Pressure for 3 minutes, then turn off the heat and do a 10 minutes Natural Release. Open the lid carefully.

Blend & Season

Blend tomato soup into desired consistency with an immersion hand blender. Strain the tomato soup over a fine mesh strainer for maximum smoothness. Add ½ cup (125ml) heavy cream. Taste the soup and season with salt if necessary. Depending on the tomatoes, you may want to add a pinch (or a few pinches) of sugar to balance the acidity flavor. It does wonder to the flavor!

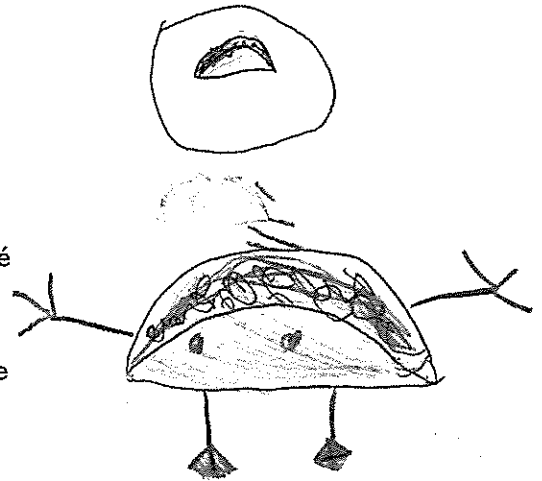
Serve

Garnish with fresh basil. Enjoy immediately!!

Ay Carumba! La Bamba is Moving!

By Heather Schoell

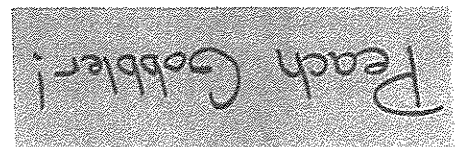
Sadly, the days of sitting on the patio eating tacos and watching kids bounce in the bounce house at our local taqueria, La Bamba, are at an end. In talking with the manager, he said that the rent was just too high to be sustainable, but the family wants to keep the business running. The restaurant is relocating at the beginning of December to a food truck arrangement in the parking lot of O'Malley's Sports Pub on Old Middlefield near Rengstorff. Still within walking distance from Monta Loma, the food offerings will remain, and La Bamba promises to have outdoor seating set up in the parking lot. Only the bounce house remains deflated.



Uni-taco by Vivienne, age 6

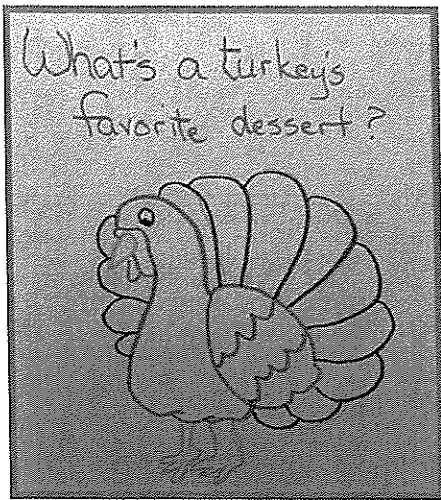
Kids of all ages!

Submit your art, jokes, or games to newsletter@montaloma.org

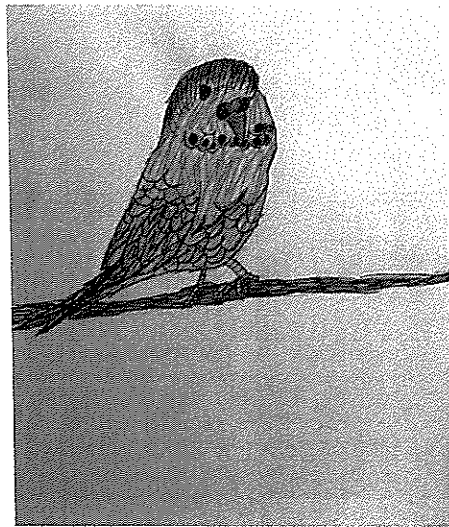


Answer

WE LOVE MONTA LOMA KIDS!



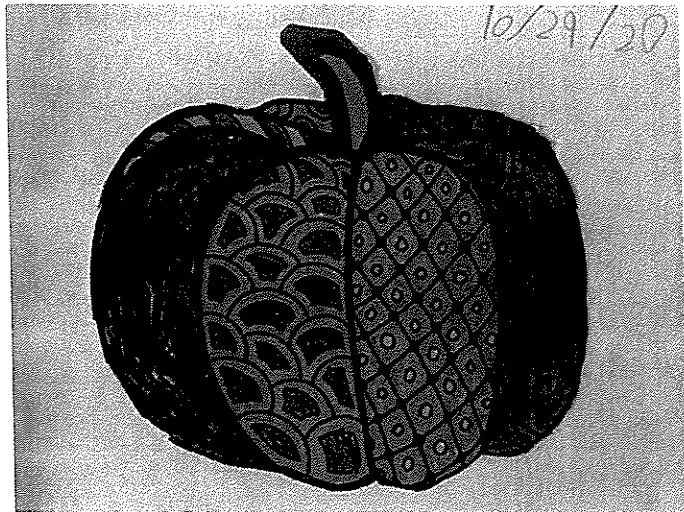
Joke corner by the Phillips Kids
(answer on page 8)



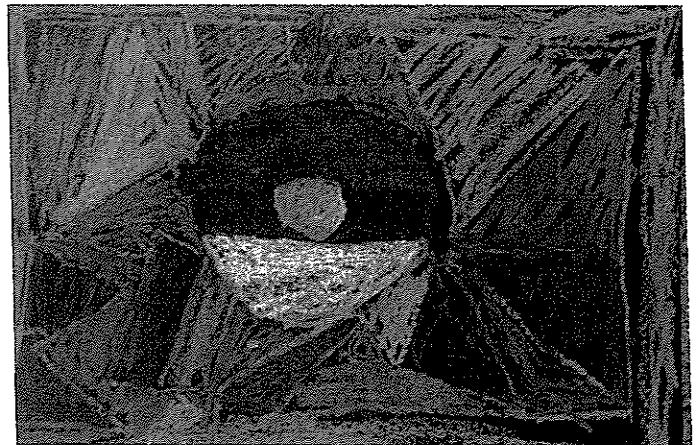
Bird by Leila, Age 10



Bluebird by Isobel, Age 6



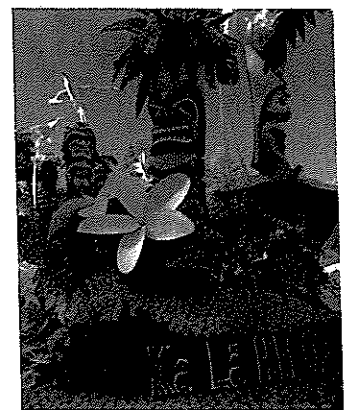
Pumpkin by Bryce, age 5



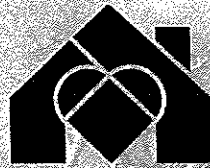
Pokeball, in the style of an icon with stained glass
by Nathaniel, Age 8



Pirate Ship by Zsafia, age 6



Holiday Memory: Jeff Mills on Alvin says one of his favorite holiday memories is "Building parade floats for Tournament of Roses on Jan 1. Unfortunately no parade this year because of COVID-19." Photo: Jen Mills



We will get through this together!

The Troyer Group has adapted to the 'new normal' so that we can safely help *everyone* achieve their real estate dreams.

Your home is where our heart is.

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DAVID@DAVIDTROYER.COM
650.440.5076
DAVIDTROYER.COM
LIC#01234450

INTERO
A Berkshire Hathaway Affiliate

BAIDRA MURPHY, Managing Broker
Proud Monta Loma Resident
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650.383.7201
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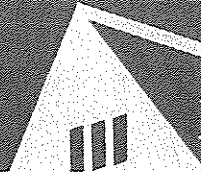
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It has been a difficult year for everybody. Let's all take some time to enjoy the blessings of the season while continuing to STAY SAFE!

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Gutierrez, Jeannette

From: Devon Conley
Sent: Tuesday, February 2, 2021 7:34 PM
To: leslie zeisler; Rebecca Westover; Ayindé Rudolph
Cc: City.Council; trustees
Subject: Re: Monta Loma fencing

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Dear Ms. Zeisler,

Thank you for sharing your ideas regarding fencing placement at Monta Loma with the MVWSD School Board. I am cc'ing Dr. Westover, our Chief Business Officer, so that she has your input. She is coordinating the Monta Loma Working Group, which will have its first meeting on February 25th. Your partnership in trying to devise a solution that meets the needs of all stakeholders is greatly appreciated.

I hope you and your family are safe and well. I am responding in my capacity as Board President and including my fellow Trustees and Dr. Rudolph in this response.

Sincerely,

Devon Conley
Board President
Mountain View Whisman School District

On Sat, Jan 30, 2021 at 2:24 PM leslie zeisler <_____> wrote:
Hello MV City Council elected officials and MVWSD elected officials,

First, I'd like to thank you all for your care and concern for our City and our Schools. I realize you put a lot of time and energy into making Mountain View a highly desirable City to live in. I appreciate your time on the recent Zoom as well.

Our home is on Laura Ln. next to the walkway to Monta Loma Park and School. We have a grandson in 4th grade at ML Elementary and a granddaughter who graduated last Spring from ML Elementary and is now at Crittenden. They both started in Kindergarten at Monta Loma.

It seems to me that there is a very simple solution to the fencing issue: Fence the entire school facility and all the blacktop area where kids play, then continue the fence alongside the kindergarten pathway (Next to the trees) out to the bus area. This keeps people out of the school and away from classroom doors and windows. The large field and baseball field are left open for school and community use.

I have observed the school use of the fields since I live so close. I have noticed that at lunch time and recess there are only a handful of kids on either field. (I think there might be rules about how far they can go onto the fields.) Some grass near the kindergarten play area could be incorporated in the fencing idea I am suggesting. The greatest field use seems to be at PE. At this time there are 2 classes and 2 PE teachers on a field(as far as I can tell) and this is not every day of the week. Sometimes there is a teacher or Aide supervising as well. The baseball field can easily be used for this. I have also noticed fields being used during fire drills with

maximum supervision. In this type of emergency, either field could be used and parents could get to kids if necessary.

Two concerns I have heard that fencing would help are: strangers entering the school grounds from the back or sides and run-away kids. The fence I have proposed would take care of these issues as well as any fence would. It's also interesting to note that my grandson was one of the kids who ran from school when overly upset - several times! Once the principal told him that she would have to call the police if he left the campus again, he stopped. She told him there would be a safe place for him in the office, it worked.

So many people in Monta Loma have supported the school over the years both financially and by volunteering. I hope you do not thwart this with an unnecessary fence. Lets keep up the Monta Loma community spirit. We want to remain supportive and helpful in educating our students and caring for teachers and staff.

Thank you for your time,
Leslie Zeisler

--

Devon Conley

President

Mountain View Whisman School Board

Gutierrez, Jeannette

From: Gutierrez, Jeannette
Sent: Wednesday, February 3, 2021 8:27 AM
To: Councilmembers; McCarthy, Kimbra; Chopra, Krishan; Ramberg, Audrey Seymour; Wright, Lenka
Cc: Vonderlinden, Silvia
Subject: FYI - CALL FOR SUBMISSION: Monta Loma Neighborhood Association March Newsletter

From: Devon Conley
Sent: Tuesday, February 2, 2021 7:25 PM
To: Heather Schöll
Cc: trustees <trustees@mvwsd.org>; Ayinde Rudolph <arudolph@mvwsd.org>; Rebecca Westover <rwestover@mvwsd.org>; City.Council <City.Council@mountainview.gov>; prc@mountainview.gov; Marchant, John <john.marchant@mountainview.gov>; Board <board@montaloma.org>; , City Manager <city.mgr@mountainview.gov>
Subject: Re: CALL FOR SUBMISSION: Monta Loma Neighborhood Association March Newsletter

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Dear Ms. Schoell,

Thank you for reaching out to the school district and for supporting shared communication. We value the role you and other members of the Monta Loma Neighborhood Association play in providing information to the community through the newsletter. I am sure Dr. Westover will follow up regarding the timeline for reporting out from the Monta Loma Working Group.

Sincerely,
Devon Conley
Board President
Mountain View Whisman School District

On Fri, Jan 29, 2021 at 10:48 PM 'Heather Schöll' via trustees <_____> wrote:

Hi,

As editor of the Monta Loma Neighborhood Association Newsletter, I'm planning for our next issue, and I decided it would be most useful to all of us, if I planned the date of issue to be AFTER the school working group at the end of Feb, so that we can include an update from that session in our newsletter.

This publication hits ALL DOORSTEPS IN MONTA LOMA NEIGHBORHOOD, ~1000 residences bounded by Rengstorff, Central, San Antonio and Middlefield.

I am offering each of:

City Council
School Board
Parks Department

200 words to report the latest update on the fencing proposals and general park space concerns as they relate to Monta Loma Neighborhood.

Photos, drawings, diagrams also welcome.

Given the Feb 25 meeting date, I will accept a submission of the article as soon as possible after the meeting, ideally before the weekend (EOD on the 26th.) so that we can go to print Monday March 1. If that is not possible, please advise the earliest possible date on which you can deliver the article.

I'm optimistic that a 200 word summary of the working session shouldn't be too hard to complete, and that the City Council and Parks Dept. will be able to deliver their article earlier in the week.

Thank you for taking the time to keep our neighbors informed.

Attached here is the last newsletter so you can see how the fence issue has been covered so far.

Thanks,
Heather

Heather Landers Schoell

Monta Loma Neighborhood Association
Newsletter Editor
MontaLoma.org

--

Devon Conley

President

Mountain View Whisman School Board

Gutierrez, Jeannette

From: Rebecca Westover
Sent: Tuesday, February 16, 2021 7:49 PM
To: Heather Schöll
Cc: trustees; Ayinde Rudolph; City.Council; prc@mountainview.gov; Marchant, John; Board; ,
City Manager
Subject: Re: CALL FOR SUBMISSION: Monta Loma Neighborhood Association March Newsletter

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Hi Heather,

Thanks for giving us a bit more time. We will get you something to publish.

Best,

Rebecca Westover, Ed.D
Chief Business Officer
Department of Business Services
Mountain View Whisman School District

www.mvwsd.org

On Feb 15, 2021, at 1:12 PM, Heather Schöll < > wrote:

5 days is too much in order for us to get the newsletter distributed in a timely fashion. Can you make it 3 days? EOD March 2? I'd like to at least have the hope that I can get it back from the printer before the end of the week for distribution on the weekend of 3/6. Otherwise it gets pushed out a whole week which makes your report really old news.

Thanks for your willingness to work with us.

-Heather

On Feb 15, 2021, at 1:02 PM, Rebecca Westover < > wrote:

Hello Heather,

We would like to provide text to add to your letter. The turn around time for a recap of the meeting by the next day is a bit too tight for us since we typically have multiple people read information that goes out from the District. Is it possible for you to push the date by five working days?

Best Regards,

Rebecca Westover, Ed.D
Chief Business Officer
Department of Business Services
Mountain View Whisman School District
650-526-3500
www.mvwsd.org

On Mon, Feb 15, 2021 at 12:22 PM Heather Schöll < > wrote:
Hi,

Please confirm that I will be receiving a 200 word article from your respective teams.

The only person I heard from was John (Parks & Rec), so I will be saving space for his piece. Thanks John for your prompt reply!

Please advise if I will also be getting something from **city council** and the **school board**.

Devon, your note indicated that you expected Rebecca to respond to me with her timeline to get back to me after the working group but I haven't seen anything from her yet.

I am still targeting to receive the 200 word articles by EOD on 2/26 unless specific arrangements are made.

This is an important opportunity for you to reach all ~1000 residences in Monta Loma Neighborhood and inform us on the status of our neighborhood park.

Thanks!
Heather

On Jan 29, 2021, at 10:47 PM, Heather Schöll
> wrote:

Hi,

As editor of the Monta Loma Neighborhood Association Newsletter, I'm planning for our next issue, and I decided it would be most useful to all of us, if I planned the date of issue to be AFTER the school working group at the end of Feb, so that we can include an update from that session in our newsletter.

This publication hits ALL DOORSTEPS IN MONTA LOMA NEIGHBORHOOD, ~1000 residences bounded by Rengstorff, Central, San Antonio and Middlefield.

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Parks Department

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Photos, drawings, diagrams also welcome.

Given the Feb 25 meeting date, I will accept a submission of the article as soon as possible after the meeting, ideally before the weekend (EOD on the 26th.) so that we can go to print Monday March 1. If that is not possible, please advise the earliest possible date on which you can deliver the article.

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Thank you for taking the time to keep our neighbors informed.

Attached here is the last newsletter so you can see how the fence issue has been covered so far.

<MontaLomaNewsletter_111920_DIGITAL.pdf>

Thanks,
Heather

Heather Landers Schoell

Monta Loma Neighborhood Association
Newsletter Editor
MontaLoma.org

Gutierrez, Jeannette

From: Robin Lin <rlin@cityofmountainview.com>
Sent: Sunday, February 21, 2021 9:53 PM
To: McCarthy, Kimbra; Marchant, John; Kamei, Ellen; Ramirez, Lucas; Abe-Koga, Margaret; Hicks, Alison; Lieber, Sally; Matichak, Lisa; Showalter, Pat; City.Council
Subject: 23-Feb-2020 City Council Meeting Comment on Agenda Item 7.1

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Dear Mayor Kamei, Vice Mayor Ramirez, Councilmembers Abe-Koga, Hicks, Lieber, Matichak, and Showalter, City Manager McCarthy, and Director Marchant,

Thank you again for all your service during this trying year. We are extremely grateful for all the hard work and thoughtfulness you've all shown in service to the Community.

The Preserve Monta Loma Park Group appreciates the opportunity to respond to the staff report ([link](#)) for item 7.1 "Mountain View Whisman School District Proposed Fencing" on the February 23, 2021 City Council agenda.

While we understand that the Monta Loma Working Group has been formed to partially work through issues with MVWSD, we believe that Council has the sole authority to address the following concerns:

- **Affirm Community's access rights to all Parks during the day especially during COVID.** The Community has grown to heavily rely on neighborhood Parks especially during COVID. To accept the Staff Report assertion that MVWSD-owned parks are only open outside the hours of 7:30am-4pm would significantly affect the Community's health and wellbeing during this time when it is most critical that we work together to stay healthy and get past COVID.
- **Open access to park space in all of Mountain View.** Every Mountain View resident deserves the same access to walkable parkspace as any other Mountain View resident. Mountain View Communities north of Central Expressway and south of 101 (the "Corridor") disproportionately rely on MVWSD-owned parks. MVWSD owns a substantial majority of Corridor parkspace (e.g., Monta Loma Park, Stevenson Park, Crittenden Park) compared to a minority in the rest of Mountain View (Bubb Park, Landels Park, Huff Park, Castro Park). This extreme reliance on District-owned parkspaces in the Corridor represent significant risk should the District decide to change the use of these lands (as they are planning now).
- **Subtract MVWSD-owned parkspace from Quimby Act parkspace calculations.** The City set a goal of 3 acres parkspace/1000 residents (Quimby Act). The District and the City Staff Report maintains that the Community is only allowed to use District-owned parkspace outside of school hours (7:30am-4pm). This would mean that Mountain View residents in the "Corridor" would be able to use a significant majority of its parkspace for only 3 hours each school day during the winter and for a little longer during the summer. While the Community values and appreciates the use of these parkspaces (especially during COVID), we do not believe that these spaces should be called City Parks due to it being available only 12.5% of the day. As a result, we believe that this acreage should not be used in any Quimby Act calculations.
- **Update Joint Use Agreement to require review and approval by "City Council" in Section VI "District Improvement".** We believe that any planned District changes to the "Park Area", as it is referred to in the Joint Use Agreement (copy [here](#)), could significantly impact the Community. Beyond

fencing, this could include, for example, installation of lighting and surveillance cameras which could have questions about environmental sustainability and civil liberties. Given the potential cross-sectional impact, we believe that full Council should be conferred if the District plans to improve any of this "Park Area" as Council represents the Mountain View residents.

- **Codify Community access rights.** Update the Joint Use Agreement such that it codifies open Community access (from 6am - 30 minutes after sunset as with other city-owned Parks) to the MVWSD-owned parkspace and clarifies the specific roles and responsibilities of each party.

Moreover, we would also like to clarify some of the stated facts in the City Staff Report:

- On page 2, it is stated that 62.5 open space acres are owned by MVWSD. We would like to understand where this number comes from. Per the 2014 Parks and Open Space plan ([page 20, table](#)), 84.83 open space acres are neighborhood parks owned by the School District.
- On page 2 of the staff report in "District Fencing Plans", it is stated that "Additional meetings were held for Landels, Bubb, and Monta Loma Schools". The District only held one meeting with the Monta Loma Community on September 29, 2020 which was only communicated to school parents and a neighborhood mailing list that the majority of neighbors are not on. There were no additional Monta Loma Community meetings after that initial one.
- On page 5 of the City Staff Report, we would like to caution against the implication inherent in the statement that "there has been little to no concern expressed about plans at other schools". The residents of neighborhoods surrounding Monta Loma, Landels, and Bubb who have expressed concerns about this project represent a privileged socio-economic part of Mountain View. The residents of neighborhoods surrounding Stevenson, Castro, and Crittenden may not have the same degree of awareness of and engagement with the MVWSD and City on issues and decisions that affect their local communities. We believe that in keeping with the City's commitment to foster diversity, equity and inclusion, the City and District must work proactively to engage all Mountain View residents in a meaningful dialog about the quality of life in Mountain View.

We sincerely appreciate your time and attention and very much believe that, in working together, we can bring about a solution that is a win for everyone involved.

Thank you again for the opportunity to comment.

In community,
Robin Lin

About Preserve Monta Loma Park Group. We are residents who deeply value our neighborhood park spaces and use them as a place to experience the outdoors and nature, build Community, and maintain health and wellbeing.

For more information, please go to <https://www.preservemontalomapark.org/>
To contact us, send an email to info@preservemontalomapark.org

Gutierrez, Jeannette

From: Tushar Moorti <
Sent: Monday, February 22, 2021 8:42 AM
To: City.Council
Subject: MVWSD Fencing -- Feb23 New Business

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Dear Mayor Kamei and Councilmembers:

If possible, I would like to request that your letter to the MVWSD Board of Trustees be slightly modified to include the need for workable solutions for all district schools, not just for Monta Loma School.

Could you please make one of the following changes to the letter:

1. Page 2, paragraph 3: replace "specifically for Monta Loma School location" with "for all District schools" to read "The following were identified as the City's desired outcomes for fencing for all District schools"

or

2. Page 2, after paragraph 5 ("overarching priorities for access to open space at District school sites in general"): add a bullet "Identify workable solutions that meet the needs of both the District and neighbors through open dialogue and discussion of creative ideas."

As a Mountain View resident of 22 years, a parent of 3 current students at two District schools, and an active school volunteer, I think it is important that MVWSD understand that the District must work with the community for best results.

Thank you.

Tushar Moorti

Gutierrez, Jeannette

From: herb perry
Sent: Monday, February 22, 2021 9:46 PM
To: City.Council
Subject: City Council meeting agenda item 7.1 (School fencing proposal)

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Dear Councilmembers,

I am a 40-year resident of the Monta Loma Neighborhood of Mountain View. My rear yard backs up against Monta Loma Park behind the baseball diamond. Regarding the fencing proposal, I urge the District to consider a fence closer to the school itself, rather than a fence that would surround and enclose the entire lawn area.

The green space, which makes up the majority of the park, is the size of a football field. Is it really necessary to have all that space, plus the baseball field, enclosed by a 6-ft high chain link fence? If the fencing was closer to the school, it would keep out unwanted visitors and offer protection, but at the same time not take the entire park "out of circulation" for everyone else. The school could still allow gated access for students into the "green belt" at their discretion, with staff supervision at any time during the day for P.E. classes, etc. We would then have fenced-in school grounds, while preserving the existing park for public use.

In other words, construct a fence that encircles and encloses the school playgrounds, blacktop, basketball courts, and runs past the trees, school building, and parking lot along the left hand side of the school, all the way to Thompson. The rest of the park would remain what it has been for the last 60 years - open space.

An even worse proposal would be to close off the alleys from Anna/Elka, and Laura Lane, and place a fence along Thompson from the edge of the park to the other side of the school. This is unacceptable in my view.

Thanks for your consideration,

Herbert Perry
Anna Ave, Mountain View

Gutierrez, Jeannette

From: Tushar Moorti <.....>
Sent: Monday, February 22, 2021 10:14 AM *Sent twice*
To: City.Council
Subject: MVWSD Fencing -- Feb23 New Business

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Dear Mayor Kamei and Councilmembers:

If possible, I would like to request that your letter to the MVWSD Board of Trustees be slightly modified to include the need for workable solutions for all district schools, not just for Monta Loma School.

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2. Page 2, after paragraph 5 ("overarching priorities for access to open space at District school sites in general"): add a bullet "Identify workable solutions that meet the needs of both the District and neighbors through open dialogue and discussion of creative ideas."

As a Mountain View resident of 22 years, a parent of 3 current students at two District schools, and an active school volunteer, I think it is important that MVWSD understand that the District must work with the community for best results.

Thank you.

Tushar Moorti

Gutierrez, Jeannette

From: Joan MacDonald ·
Sent: Monday, February 22, 2021 5:11 PM
To: , City Clerk
Subject: Agenda 2/24/21 #7.1

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

Honorable Mayor and Councilmembers and City Manager

I write to you regarding the City-Mountain View Whisman School District Joint Agreement for Park/Open Space Use.

Since my 13 years on the Whisman School Board beginning in 1965, I have applauded this agreement which enhanced the quality of life for the Monta Loma community as well as the communities of other schools. I am therefore distressed that there is a plan for significant rollback of the use of the open space that has indeed been well used over decades.

I urge you to continue to work with the school district for alternate ways to help provide safety and security for students and community. Please continue to listen to the community. Unfortunately, during the process of working on the district plan, communication with the community was scarce while communication with parents was plentiful. Since a significant portion of the students attending Monta Loma do not live in Monta Loma, that communication was particularly unhelpful. Many in the community have come up with a variety of alternatives that unfortunately have not been fully addressed. Your continuous attentiveness to this issue I'm sure will help develop a successful conclusion to this important issue. Without access to the field area and the tot lot, physical and mental health of the community.

Please heed our plea!

Sincerely,

Joan MacDonald