



Magnussen's Middlefield LLC

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City of Mountain View Planning Department

500 Castro Street
Mountain View, CA 94041

Subject: Magnussen Toyota of Mountain View Development (PL-5999)

City of Mountain View Planning Department,

We appreciate the opportunity to formally document our design and community outreach efforts and to provide additional information regarding the proposed development of the Magnussen Toyota of Mountain View project.

Magnussen Toyota is a family-owned business that has operated at its current Palo Alto location for 35 years. The Magnussen family has owned the Mountain View property since 2005, using it as an extension of the Palo Alto service facility until 2020, when operations were suspended due to the COVID-19 pandemic. We take pride in being a longstanding member of this community.

Throughout the planning approval process we started in 2022, our design team has worked closely with the City and community members to develop a project that enhances the neighborhood, fosters economic growth along the Old Middlefield Corridor, and continues to be a valuable asset to the community. To that end, we have actively engaged with the community, hosting three outreach events, including on-site presentations and online discussions with the Maravilla Community HOA. We also provided direct contact information for the Owner, Project Manager, and key members of the design team. We carefully considered community feedback and invested significant time and resources to develop solutions that address concerns while maintaining operational viability.

Below, we outline the extensive efforts undertaken to address these concerns.

Community Engagement and Design Revisions

We held three community meetings to gather feedback:

- **June 19, 2024:** On-site presentation and Q&A session.
- **July 23, 2024:** On-site presentation and Q&A session.
- **August 16, 2024:** Online meeting with Maravilla Community HOA.

Based on community input regarding tree removal and replacement, building design, lighting, aesthetics, economic impact, CEQA compliance, and construction noise and pollution, we made the following significant modifications to the project:

Trees Removal and Replacement

Our goal is to foster a sustainable environment for existing and new trees while maintaining operational viability. Our project Arborist and Landscape Architect conducted a thorough evaluation of the site's existing trees, identifying several unhealthy specimens, invasive species and trees planted so close together that they cannot grow properly. While some healthy trees must be removed to create a healthy environment for future tree growth, we will plant 43 new trees, strategically placed for long-term growth and sustainability.

Additional efforts include:

- Redesigning the site to preserve an existing mature redwood tree, creating a dedicated feature to protect it.
- Thinning the existing redwood hedge, preserving 18 additional redwood trees and providing appropriate spacing to promote healthy growth.
- Removing four trees that are classified as both Heritage trees and invasive species, which are not permitted to be planted in the City of Mountain View.
- Changing tree species along the south property line to enhance coverage and privacy for our neighbors.

Building Design

Along with our effort to create a healthy site environment, we have also implemented several design changes in response to our neighbor's concerns:

- **Sound Fence Relocation:** We adjusted the fence location on the southern edge of the site to be 5 feet off the property line, using individual post footings instead of a continuous block wall. This minimizes the impact on existing tree root systems while maintaining a residential aesthetic. The existing cedar fence will remain, creating a triple-layered barrier of a cedar fence, a redwood hedge, and a decorative concrete sound fence.
- **Trash Enclosure:** The trash enclosure was relocated inside the building to increase distance from neighboring properties and minimizing noise concerns and eliminating visibility from adjacent residences.
- **Service Bay Façade Modifications:** We Increased the parapet height to six feet above ramp level to block headlights, reduce noise and increase privacy. Additionally, we replaced the originally proposed painted CMU block with warm-toned split-face block featuring alternating colors and textures. Planting beds with wall-climbing vines were added at the base of the wall to soften the massing further.
- **Building Height Adjustments:** We removed tall rooftop elements, including PV arrays over the rooftop mechanical area, and lowered the rooftop light poles to 10 feet. PV arrays along the southern property line were also eliminated.
- **Stormwater Management:** Additional bio-retention areas along the southern property line enhance landscaping and improve stormwater filtration.

Economic impact

We recognize the importance of preserving and enhancing neighborhoods economic value, including the property values of our neighbors' homes. This project aims to support economic growth by revitalizing

the Old Middlefield Corridor and increasing business activity. Our projected taxable sales for 2027 estimate approximately \$850,000 in annual contributions to the City of Mountain View, reinforcing the economic benefits of this development.

CEQA Compliance

The City's environmental consultant has determined that this project qualifies for a Class 32 exemption under CEQA for infill projects.

Construction and Operation Concerns

The project owner has accepted 244 conditions of approval, including several measures that address the neighboring community concerns. These conditions include, but are not limited to:

- Erecting a 10-foot-high temporary plywood fence along the south and east property lines during construction.
- Using newer, smaller construction equipment to reduce pollution and noise.
- Employing an on-site disturbance coordinator to address community concerns during construction.
- identifying the area directly in front of the showroom as the designated car delivery area and altering the onsite delivery route to minimize noise to the neighbor

Commitment to Being a Good Neighbor

To further address community concerns, we are amenable to implementing the following additional mitigation measures:

- Increasing the proposed tree sizes for the (5) Island Oaks along the south property line from #24 to #36.
- Eliminating the Employee Lounge area from the rooftop parking deck
- Shielding rooftop and site lighting to prevent spillage over the property line, utilizing motion detectors after hours while maintaining levels appropriate safety and security.
- Ensuring the Construction Disturbance Coordinator responds to complaints within 24 hours and resolves identified issues within 48 hours when possible
- Reducing the height of the pylon sign

The Magnussen family has been part of the Palo Alto and Mountain View community for over 35 years and remains committed to maintaining positive relationships with our neighbors. Our goal is to develop a facility that enhances the area's visual appeal while contributing to its economic vitality.

We respectfully request the City of Mountain View to consider the extensive efforts we have made to address community concerns with extensive changes to the proposed development. We are looking forward to the successful culmination of this process. Thank you for your time and consideration. Please feel free to reach out should you require any additional information.

Sincerely,

Shelly Magpuri

General Manager & Vice President

Magnussen Toyota of Palo Alto