

May 30, 2017

Diana Pancholi
Assistant Planner
City of Mountain View
500 Castro Street
Mountain View, CA 94041

Re: 2700 W. El Camino Real (206-16-PCZA & 303-16-PM)
Provisional Use Permit for Commercial Space

Dear Ms. Pancholi:

SummerHill Apartment Communities has submitted an application to develop a new 211-unit residential apartment community at 2700 W. El Camino Real with parking, amenities, landscaping, and a plaza. Consistent with the El Camino Real Precise Plan, the project will also include a 2,000-square foot ground-floor commercial space. SummerHill has requested that the City approve a Provisional Use Permit to allow the 2,000-square foot ground-floor commercial space to potentially be used as a coworking space.

Coworking Space

SummerHill has designed the commercial space to attract strong, stable tenants. The commercial space is on the ground floor in a corner location with good visibility from El Camino Real and Del Medio Avenue. The space has storefront glazing on two sides, with direct access from the public entry plaza. The space is more than 50 feet deep, with a clear height of 14 feet. At the rear of the space are two restrooms, a storage closet, and a trash room with direct access to the sidewalk and street. The commercial space will be mapped as a separate legal parcel to allow greater flexibility for future users, and utilities will be separately metered.

Based on consultation with commercial brokers, SummerHill believes that the 2000-square foot ground-floor commercial space would be an excellent location for a contemporary coworking space. Coworking spaces offer workspace, conference rooms, technology, and networking services for individuals and small companies that want a more flexible, affordable and

contemporary alternative to traditional fixed office space and overhead responsibilities. Coworking spaces are particularly well-suited to technology-oriented professionals who conduct the majority of their work through their phones and computers and who need traditional office space and amenities only part of the time.

Because the commercial space will not be available for occupancy until after construction, SummerHill has not yet marketed the space to potential tenants. Therefore, details such as the interior layout of the space, the number of on-site employees and customers, the mix of services offered, and the customer or membership structure are not yet available. However, other coworking spaces often offer a range of smaller and larger spaces to serve individuals working privately, small groups, individuals or small groups working in a common area, or larger groups or workshops. On-site occupancy for similarly sized spaces typically ranges from 10 to 20 people, although more people might attend workshops or networking events. Typically, only a few employees are on-site at a time. Hours of operation vary, but coworking spaces are often available from early morning to late night to accommodate customers and members. Fee structures vary as well, with some companies using a membership model and others offering on-demand services.

A coworking space at 2700 W. El Camino would be well-situated to serve tech-oriented residents at the new residential communities nearby such as Domus, Carmel The Village and 400 San Antonio, as well as visitors to the numerous nearby business-oriented short-term and extended-stay hotels.

Provisional Use Permit

The City's Zoning Ordinance does not have a specific use category for coworking spaces, but coworking spaces are similar to both "business support services"¹ and "general offices."² Under the Precise Plan, "business support services" and "general offices" are allowed in the ground-floor commercial space, subject to the issuance of a Provisional Use Permit.

The City may approve a Provisional Use Permit for a coworking space in the ground-floor commercial space based on the findings in section 36.48.25 of the City Code. (See MVCC

¹ The Ordinance defines "business support services" as "establishments primarily within buildings providing other businesses with services." The definition includes various examples (not an exclusive list), such as Computer-related services (rental, repair); Copying, quick printing and blueprinting services; and Photocopying. A coworking space is similar to these other types of business support services, because it is a business-to-business, service-oriented use that accommodates a reasonable amount of walk-in traffic over the course of the business day.

² The Ordinance defines "offices" as "a facility used for business or personal services involving information processing, clerical work, consulting and record-keeping rather than sale or manufacturing of goods. The term "office" shall include, but not be limited to, general business offices and personal service offices such as tax preparation offices and real estate office, but does not include banks and other financial offices, medical, dental or related health-care services, administrative offices or research and development uses."

§ 36.48.10(c.) A Provisional Use Permit for the coworking space is appropriate based on the following:

- a. The proposed coworking space is a business support service and/or a general office use, both of which are allowed with a Provisional Use Permit in this location under the Precise Plan.
- b. The proposed coworking space is consistent with the Precise Plan, which is consistent with the general plan.
- c. The proposed coworking space has been evaluated as required by CEQA as part of SummerHill's proposed project at 2700 W. El Camino Real.
- d. The proposed coworking space is compatible with the proposed location because it will operate within the ground-floor commercial space and the adjacent plaza, there is adequate off-street parking, and the proposed use will help to activate the El Camino Real frontage and the public plaza consistent with the goals and policies of the Precise Plan.
- e. No special structure or building modifications are required to accommodate the coworking space.

For these reasons, SummerHill requests that the City approve a Provisional Use Permit to allow the commercial space to potentially be used as a coworking space.

Please let me know if you have any questions.

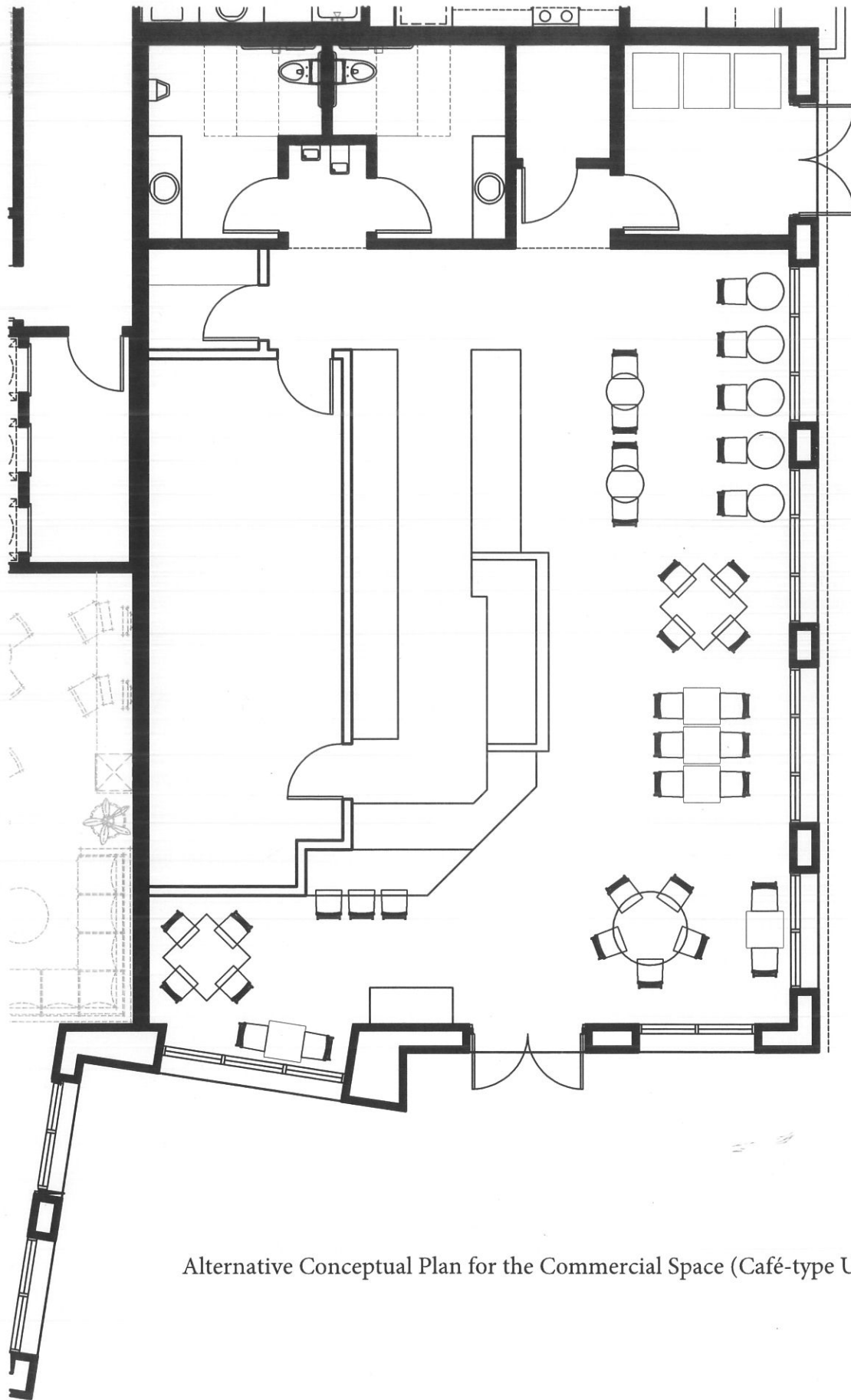
Thank you.

Sincerely,



Kevin Ebrahimi

Vice President of Development



Alternative Conceptual Plan for the Commercial Space (Café-type Use)