

From: Lauren D'Ambrosio [REDACTED] >
Sent: Tuesday, February 18, 2025 3:48 PM
To: , Planning Division <Planning.Division@mountainview.gov>
Subject: Save 81 Redwood Trees

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Dear Planning Division of Mountain View,

I am writing as a supporter of the Santa Clara Valley Bird Alliance (SCVBA), to oppose the destruction of 81 redwood trees in Mountain View to make room for a car dealership.

As a resident of the area, one of my primary joys of living in Mountain View are the protected natural areas. I've been saddened to see land continually cleared for constructions and ecosystems put at risk for our gain. There is much in the city that could be prioritized 100 times over this project, and the last thing we need is to invite more cars into the area when there are already many dealerships in the immediate area.

On behalf of our earth, local ecosystems, and the SCVBA, I wholly support this attached letter that I hope the planning committee will take time to read. I hope that you will prioritize the health of our planet and community over yet another car dealership that will continue to take space away from those already in need.

Thank you for your time,
Lauren

Parish Administrator

St. Bede's Episcopal Church in Menlo Park
2650 Sand Hill Road
Menlo Park, CA 94025

From: Jolene Xie <[REDACTED]>
Sent: Thursday, January 16, 2025 12:38 AM
To: Kamei, Ellen [REDACTED]
Subject: Re: Meeting request re: development project

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Hi Ellen,

Thank you again for taking the time to speak to us last week, and congratulations on your election as mayor!

To follow up on our conversation, we've summarized in the attached file core resident concerns which have been raised over the past year, along with the applicant's responses. We've focused our summary on key areas where we believe the applicant can make effective changes and have omitted more detailed requests, which are documented in our communications over the past year.

As evidenced by the site plans before and after our communications with the city and the applicant, only marginal changes to the design have been made. Many of the mitigations that are cited, such as landscaping, appear difficult to enforce. We hope that by engaging in the appeals process, the city will recognize our concerns, establish mechanisms of enforcement for long term commitments, and provide the applicant with the incentive and opportunity to update their design in a way that harmonizes with our neighborhood and respects the standards of our City.

Thank you for your time,
Jolene

On Sat, Jan 11, 2025 at 10:33 PM Kamei, Ellen [REDACTED] wrote:

applicant, only marginal changes to the design have been made. Many of the mitigations that are cited, such as landscaping, appear difficult to enforce. We hope that by engaging in the appeals process, the city will recognize our concerns, establish mechanisms of enforcement for long term commitments, and provide the applicant with the incentive and opportunity to update their design in a way that harmonizes with our neighborhood and respects the standards of our City.

Thank you for your time,
Jolene

On Sat, Jan 11, 2025 at 10:33 PM Kamei, Ellen [REDACTED] wrote:

Thank you, Jolene.

I appreciate you sharing this information and reaching out. I will be sure to follow up with City staff as well.

Here are my other colleagues: <https://www.mountainview.gov/our-city/city-council/councilmembers>

[City Council Roster | Mountain View, CA](#)

Contact Us City of Mountain View 500 Castro St. Mountain View, CA 94041 650-903-6300

www.mountainview.gov

Lisa and Margaret are termed out next Tuesday.

My new colleagues will be:

[Chris.Clark](#) [REDACTED]

[John.McAlister](#) [REDACTED]

I hope this helps. Please feel free to reach out at any time.

Have a great weekend,



Ellen Kamei, MPA

Councilmember
Office of the Mayor and City Council

650-903-6304 | MountainView.gov

[\(X\) formerly Twitter](#) | [Facebook](#) | [Instagram](#) | [YouTube](#) | [AskMV](#)

From: Jolene Xie [REDACTED]
Sent: Saturday, January 11, 2025 8:11 PM
To: Kamei, Ellen [REDACTED]
Subject: Re: Meeting request re: development project

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Hi Ellen,

Thank you again for taking the time on Thursday to listen to my community's concerns regarding the Toyota development project. As requested, I've attached our filed appeal. I will follow up with the summary of the changes Toyota has made in response to our discussions with Toyota since last May and the items we still believe to be outstanding.

Could you also kindly share the emails of the other city councilmembers? We will reach out to them as well, as suggested. Thanks very much and have a great rest of your weekend!

Best,
Jolene

On Wed, Jan 1, 2025 at 11:02 AM Jolene Xie [REDACTED] wrote:

Thank you, Ellen. I will share this with the community representatives joining the call, and we look forward to connecting as well. Happy New Year!

On Mon, Dec 30, 2024 at 1:20 PM Kamei, Ellen [REDACTED] wrote:

Thanks, Joelene. I

look forward to connecting soon.

Here are the details:

Ellen Kamei (She/Her) is inviting you to a scheduled Zoom meeting.

Topic: Ellen Kamei (She/Her)'s Zoom Meeting

Time: Jan 9, 2025 03:30 PM Pacific Time (US and Canada)

Join Zoom Meeting

<https://mountainview.zoom.us/j/85949240085>



Ellen Kamei, MPA

Councilmember
Office of the Mayor and City Council

650-903-6304 | MountainView.gov

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From: Jolene Xie [REDACTED]
Sent: Friday, December 27, 2024 11:04 PM
To: Kamei, Ellen [REDACTED]
Subject: Re: Meeting request re: development project

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Hi Ellen,

Hope your holiday season is going well too, and thank you for agreeing to meet virtually with us. Would Thursday, 1/9, at 3:30 PM work for you?

Happy Holidays!

Best,
Jolene

On Thu, Dec 26, 2024 at 3:51 PM Kamei, Ellen [REDACTED] wrote:

Hello Joelene,

Thank you for your email. I hope you are having a good holiday season.

Would it be possible to meet virtually the week of January 6th? Weekdays (Wednesday, Thursday, Friday) after 3 PM are best for me. If you need alternative dates or times, please let me know.

Happy Holidays!



Ellen Kamei, MPA

Councilmember

Office of the Mayor and City Council

650-903-6304 | MountainView.gov

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From: Jolene Jiulin Xie [REDACTED]
Sent: Friday, December 20, 2024 2:10 PM
To: Kamei, Ellen [REDACTED]
Subject: Meeting request re: development project

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Hi Ellen,

My name is Jolene and I'm a resident of the Maravilla community on the corner of Rock and Independence Streets. [REDACTED], a friend and former colleague, shared with me your contact information.

The Mountain View Zoning Administrator recently approved a development project

that relocates the Palo Alto Magnussen Toyota dealership directly next to a residential zone. My residential community has been in touch with City Planning and the dealership regarding this project since early this year. Despite our feedback on this project's plan, the project scope and final design is still unreasonably incompatible with the character of the adjacent communities, as the development essentially places a flashy big box retailer in an otherwise low-key mixed use area. We understand that there is a City Council appeal process for this Zoning Administrator approval, and we hope that the project will be modified to more substantively address our key concerns.

Would you be available Jan. 3 or the following week to meet and discuss my community's concerns? I would be happy to show you the proposed project site and introduce you to a few representatives from our community if you are open to meeting in our neighborhood.

Thanks very much.

Best,
Jolene Xie

From: [REDACTED]
To: [Shelling, Aki](#)
Subject: Magnussens Middlefield
Date: Saturday, January 4, 2025 2:47:02 PM

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Hi Aki

I am a MTV resident at Independence and Wyandotte and I just wanted to voice my opposition the proposed Toyota development plan. There is already a dealership nearby, and I don't think that Californians should be removing any more heritage trees than we already have. I hope we can make a decision to prioritize needs of the communities over corporate interests.

Thank you for your time and attention on this

From: [REDACTED]
To: [Administrative Zoning Hearing](#); [Snelling, Aki](#); [Planning Division](#)
Subject: Opposition to the Proposed Toyota Dealership and Request for Comprehensive Mitigation Measures
Date: Thursday, December 19, 2024 7:01:44 AM

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Dear Mountain View City Planning Commission Members,

I am writing as a resident/owner in the Maravilla community (2356 Toledo Terr, Mountain View) to oppose the proposed Toyota dealership development immediately behind our homes in Mountain View. Having reviewed the project documents, attended the July 24, 2024 community meeting with Toyota's representatives, and examined the CEQA-related materials provided, we remain deeply troubled by the project's anticipated impacts on our health, privacy, and quality of life.

1. Insufficient Community Notification and Engagement

From the outset, the community engagement process was flawed. Approximately 1,700 postcards intended to notify residents of the original meeting were sent to incorrect addresses due to misinformation from the City of Mountain View. Toyota did not resend corrected postcards for the rescheduled meeting, relying instead on minimal signage at the lot and notification to the Maravilla HOA. This hindered residents' early and meaningful participation and falls short of the transparency and outreach we expect in projects of this magnitude.

2. Air Quality, Noise, and CEQA Concerns

The CEQA analysis, as we have seen, raises red flags. At the Maximally Exposed Individual (MEI) location, construction-related cancer risk (about 6.63 per million) and PM2.5 levels (0.16 $\mu\text{g}/\text{m}^3$) are alarmingly close to Bay Area Air Quality Management District (BAAQMD) thresholds. With newborns and other vulnerable individuals in our households, we need:

- **Clarification of Risk Metrics:** Are these cancer risk and PM2.5 values peak or average? How will Toyota ensure that these levels remain safe under varying weather and operational conditions?
- **Noise Impacts:** Construction noise can reach 70 to 90 dBA within 50 feet, per CEQA data. Toyota committed to starting heavy noise activities at 8:00 a.m., which is appreciated but still inadequate for many families who requested a start time of 9:00 a.m. or quieter tasks before that hour. Considering that noise above 75 dB can be harmful to infants, we urge stricter noise controls and adjusted work hours to better protect residential well-being.

3. Height, Privacy, and Site Design Issues

The proposed two-story building (with rooftop parking) creates a structure nearly as tall as a three-story residential building. From the rooftop, staff and customers will have direct lines of sight into our bedrooms, living rooms, and other private spaces. Residents requested that Toyota consider underground parking to maintain a lower building profile—similar to some other commercial buildings in the area—but Toyota declined, citing cost concerns.

We also asked that the noisy and odorous features (trash storage, repair center) be moved away from the residential side toward Old Middlefield Road or adjacent commercial properties, reducing

noise and pollution in our backyards. Toyota refused, leaving us facing 11 hours of repair operations (7:00 a.m. to 6:00 p.m., Monday through Saturday) and long sales hours (Toyota stated they would do shorter hours—e.g., 9:00 a.m. to 8:00 p.m. on weekdays and Saturdays, and 10:00 a.m. to 7:00 p.m. on Sundays—but the originally proposed hours extended as late as 9:00 p.m. on some days). Even with the slightly shorter hours now under consideration, residents will still experience significant disturbance.

4. Landscaping, Heritage Trees, and Buffer Zones

A key protective element—mature redwood trees—is largely being removed. Of the 24 redwood trees on-site, only 5 will remain along the south fence. The rest, including healthy heritage trees that under local guidelines should only be removed if dead or structurally unsound, will be cut down. This action strips away natural sound, dust, and visual buffering.

In addition, a mere seven-foot fence and a few young, scattered plantings cannot adequately screen a multi-level commercial operation. Residents requested more mature evergreen trees, taller fencing, and denser plantings for immediate privacy and noise reduction. Toyota's commitments remain limited—just a few existing trees and the possibility of some additional plantings. It will take years for younger plantings to provide meaningful screening, leaving residents exposed in the interim.

5. Partially Addressed Requests

From the multiple community proposals, only two requests were partially addressed:

- **Ramp Placement:** Residents requested moving the vehicle ramp to the east side to reduce disturbance. Toyota indicated they would consider it. Even so, the final outcome remains uncertain, and we have not seen firm commitments or a revised plan fully addressing the initial concerns about exposure to noise and lights from the ramp area.
- **Screening Trees on the South:** Residents asked to keep all screening trees. Toyota agreed only to retain some existing trees in an alternating pattern. This falls far short of the robust, continuous natural barrier residents sought.

Meanwhile, our main concerns—underground parking, preserving more heritage redwoods, relocating trash and service areas away from residences, and significantly increasing privacy and noise buffers—were outright rejected or not substantively addressed.

6. Construction Mitigations and Operational Controls Needed

We also worry about dust and debris during demolition and construction. Will there be a temporary screening structure at a residential-home height on the south side? How will Toyota ensure compliance with dust and noise mitigation requirements? We ask the City to demand stronger controls, including taller construction screens, more frequent dust suppression, and real-time monitoring of environmental conditions.

For ongoing operations, the City should impose conditions on any use permits to ensure that repair work is conducted with doors closed, limit outdoor activities, and truly minimize the disturbance to adjacent homes. We also ask the City to verify that the planned 10-foot landscaping buffer meets all regulatory standards and consider enhanced buffers that go beyond the bare minimum.

7. Traffic and Queuing Concerns

The project's queuing analysis focuses on on-site service lanes but does not fully account for the impact on Independence Avenue, a quiet one-lane residential street. We urge a more thorough

traffic analysis to ensure increased commercial activity doesn't degrade residential street conditions and safety. Delivery trucks, customers, and employees should not turn our neighborhood streets into backlot thoroughfares.

8. Community Engagement and Legal Responsibilities

While Toyota representatives attended community meetings, critical resident concerns remain mostly unaddressed, with cost-saving and convenience for Toyota prioritized over neighborhood livability. The City's role is to balance these interests, ensuring new developments respect established neighborhoods. Transitional zoning principles, design standards, and buffer zones are tools the City can and should use to protect residents, but so far, these have not been effectively applied.

In Conclusion

This proposed Toyota dealership poses serious challenges to our neighborhood—health risks from air quality, intrusive noise, loss of privacy, destruction of heritage trees, and insufficient mitigation measures. We respectfully request that the City:

1. Require Toyota to re-evaluate design choices, such as underground parking and building placement, that could significantly reduce negative impacts.
2. Enforce stronger landscaping and fencing requirements, including more mature evergreen plantings and taller fences.
3. Impose strict conditions on noise, dust, and traffic through the CEQA and CUP processes, including real-time enforcement and adjustments to operational hours that genuinely consider community well-being.
4. Ensure that Toyota implements the ramp relocation and enhanced screening measures they indicated they would consider, and require a firm commitment rather than vague assurances.
5. Protect heritage trees and adhere to the City's own guidelines, ensuring that only trees proven to be dead, dying, or hazardous are removed.

We trust that the City of Mountain View will not overlook the legitimate concerns of longstanding residents. Our health, environment, and quality of life depend on thorough, balanced, and enforceable oversight of this project.

Thank you for your time and attention.

Sincerely,
Pramod Badjate