

RECEIVED

JAN 11 2016

CITY CLERK

COPIES TO COUNCIL, CM, CA & ACM
CDD, ACDD

Regarding:

Jan 8, 2016

Proposed 4-Story Apartment
on Corner of California and Colburn.

Please take every caution to retain
property values at 400B Ortho.

1. Step back stories:



2. Plant Garden on 400B Side



3. Put Garage Entrance away
from 400B.



4. Provide Adequate parking
to keep cars off streets.
Require more than in the past.

5. Plant More California
native trees along back
wall. Non-native die
if not watered.

6. Abate noise from residents
by including sound absorbing
materials on exterior of
buildings.

7. Require solar panels if possible.
8. Include swales for runoff and
to reclaim roof and parking
lot water.

9. Require tight project timelines
to mitigate construction noise,
inconvenience for months (yours)
10. Require dust abatement and traffic
disruption abatement.

11. Keep job site CLEAN. No trash
piles and construction debris.
(over)

12. Require flagman when trucks are backing up from site or blocking lanes of traffic to ensure safety of the public.
 13. Keep sidewalks accessible to local residents including the disabled (per ADA code) Make alternate pathways clear. Provide adequate alternate routes with ample signage.
 14. Monitor and require contractors to follow city code regarding times of delivery and work schedule. Fine contractors if not meeting requirements.
 15. The City, 400B Homeowners and general Contractor should meet weekly to discuss/resolve problems/issues.
- Thank you, Cynthia F. Watkins
LI
S. 7 owner, 400B Ortega, #218



January 20, 2016

VIA ELECTRONIC AND U.S. MAIL

Rachel Green
Development Manager
Anton Development Company
950 Tower Lane, Suite 1225
Foster City, CA 94404
RGreen@AntonDev.com

Matthew Pear
Sidney Consulting, Inc.
394 Ortega Avenue # B
Mountain View, CA 94040
MPear@SidneyConsulting.com

Re: Request for Project Information (Anton Caltega – 394 Ortega Avenue)

Dear Ms. Green and Mr. Pear:

I write on behalf of the Los Altos School District ("LASD" or "District") to respectfully request that you provide LASD with the development plans associated with your proposed Anton Caltega Project at 394 Ortega Avenue in Mountain View. We so inquire based on our understanding that your proposed project, which is located within LASD's jurisdiction (see enclosed map of LASD attendance boundaries), seeks approvals to construct up to 190 new residential apartments on a 2.04 acre site on the southwest corner of California Street and Ortega Avenue in the San Antonio Precise Plan area.

LASD is very interested in your project and others like it for three related reasons. First and foremost, because your project proposes new housing and is located within LASD's jurisdiction, a majority if not all of the school-aged children of the future residents of your project will attend an LASD school. While we understand that you may plan to design and market these proposed units for/to young-professionals who may not currently have children, our historical data clearly indicates that as multi-unit dwellings age the number of students they generate over time increases significantly. Second, enrollment in LASD schools has increased by more than 25 percent over the past 10 years and that growth is expected to continue into the future, especially in the area of Mountain View within the District's jurisdiction. Unfortunately, existing LASD facilities are not sufficient to address the future enrollment projections. Third, with those future enrollment projections in mind LASD proposed and the voters approved Measure N in November 2014. With the passage of Measure N, LASD now has the ability to issue bonds for up to \$150 million to address the District's enrollment growth and other

Board of Trustees

Vladimir Ivanovic

Tamara Logan

Pablo Luther

Sangeeth Peruri

Steve Taglio



650 947-1150
650 947-0118 fax

201 Covington Road
Los Altos, CA 94024

@lasdk8
lasdschools.org

January 20, 2016

Page 2

facility needs. Currently, LASD is developing and exploring a multi-faceted plan that entails both: (1) locating property and purchasing or partnering to develop a new, 10th school site; and (2) upgrading and updating existing classrooms and school facilities to improve the technology, safety and energy efficiency of District schools.

Information about your project and others like it is very important to the District as it hones and executes its facilities master plan, and we would welcome the opportunity to discuss creative ways to incorporate community benefits into your project to benefit the District's constituents and help secure their support for your Project. Such collaboration would be consistent with one of the San Antonio Precise Plan's overarching policies, LU-1.7, which states "[s]upport creative public-private partnerships to facilitate development of a public school in the Plan Area."

Please send the above-requested project information and plans by email and/or U.S. Mail to the District's Superintendent Jeff Baier and Assistant Superintendent, Business Services Randy Kenyon as follows:

Jeff Baier
Los Altos School District
201 Covington Road
Los Altos, CA 94024
jbaier@lasdschools.org

Randy Kenyon
Los Altos School District
201 Covington Road
Los Altos, CA 94024
rkenyon@lasdschools.org

We look forward to discussing any questions you may have about LASD and/or ways we could collaborate to advance your Project and address the District's facility needs. Thank you in advance for your attention to and assistance with this matter. Please call me at (650) 947-1150 if you have any questions.

Sincerely,



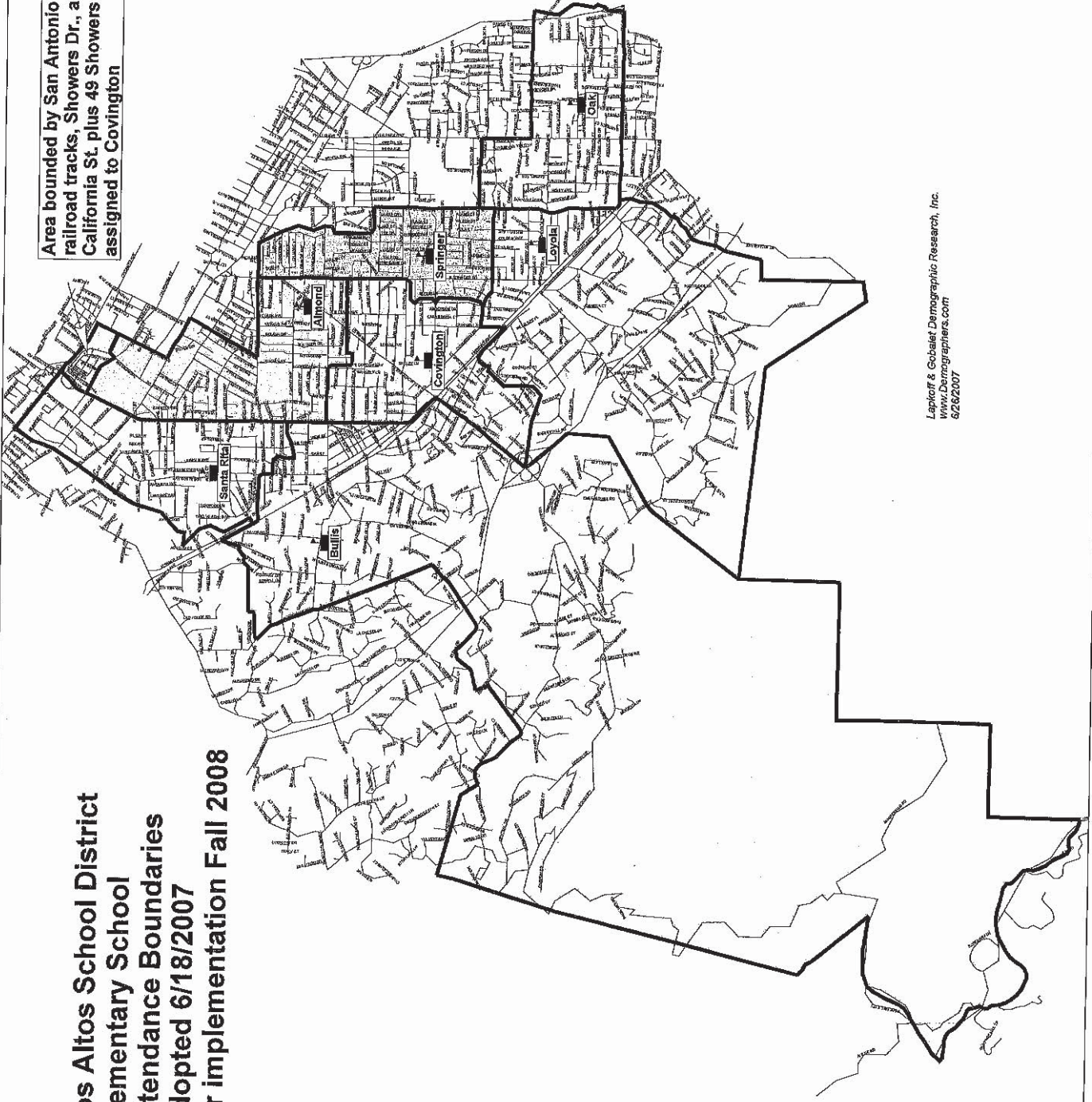
Randy Kenyon
Assistant Superintendent, Business Services

Enclosure

Cc: Randal Tsuda, City of Mountain View
Terry Blount, City of Mountain View
Lorrie Brewer, City of Mountain View

**Los Altos School District
Elementary School
Attendance Boundaries
Adopted 6/18/2007
for implementation Fall 2008**

Area bounded by San Antonio Rd.,
railroad tracks, Showers Dr., and
California St. plus 49 Showers Drive
assigned to Covington



Laploff & Gohslet Demographic Research, Inc.
www.Demographers.com
6/26/2007



May 4, 2016

VIA ELECTRONIC MAIL

Randal Tsuda
Community Development Director
City of Mountain View
500 Castro Street, 1st Floor
Mountain View, CA 94041
Randy.tsuda@mountainview.gov

Rachel Green
Development Manager
Anton Development Company
950 Tower Lane, Suite 1225
Foster City, CA 94404
RGreen@AntonDev.com

Matthew Pear
Sidney Consulting, Inc.
394 Ortega Avenue # B
Mountain View, CA 94040
MPear@SidneyConsulting.com

Re: Proposed Anton Caltega Project at 394 Ortega Avenue

Dear Mr. Tsuda, Ms. Green and Mr. Pear:

I write on behalf of the Los Altos School District ("LASD" or "District") to respectfully request an opportunity to meet with both city staff and the project developer and landowner to discuss the proposed project. Our interest in the project is based on our understanding that it is located within LASD's jurisdiction (see enclosed map of LASD attendance boundaries), seeks approvals to construct a new 4-story residential apartment building on the 1.62 acre project site on the southwest corner of California Street and Ortega Avenue in the San Antonio Precise Plan area.

LASD is very interested in your project and others like it for three related reasons. First and foremost, because your project proposes new housing and is located within LASD's jurisdiction, a majority if not all of the school-aged children of the future residents of your project will attend an LASD school. While we understand that you may plan to design and market these proposed units for/to young-professionals who may not currently have children, our historical data clearly indicates that as multi-unit dwellings

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age the number of students they generate over time increases significantly. Second, enrollment in LASD schools has increased by more than 25 percent over the past 10 years and that growth is expected to continue into the future, especially in the area of Mountain View within the District's jurisdiction. Unfortunately, existing LASD facilities are not sufficient to address the future enrollment projections. Third, with those future enrollment projections in mind LASD proposed and the voters approved Measure N in November 2014. With the passage of Measure N, LASD now has the ability to issue bonds for up to \$150 million to address the District's enrollment growth and other facility needs. Currently, LASD is developing and exploring a multi-faceted plan that entails both: (1) locating property and purchasing or partnering to develop a new, 10th school site; and (2) upgrading and updating existing classrooms and school facilities to improve the technology, safety and energy efficiency of District schools.

Information about your project and others like it is very important to the District as it updates, hones and executes its facilities master plan, and we would welcome the opportunity to discuss creative ways your project could provide or facilitate public educational benefits that would enrich the District's constituents and help secure their support for your Project. After all, in order to secure all entitlements required for the project it must be consistent with the San Antonio Precise Plan, and such collaboration with the District would help you demonstrate consistency with one of the San Antonio Precise Plan's overarching and fundamental policies, LU-1.7, which states "[s]upport creative public-private partnerships to facilitate development of a public school in the Plan Area." Moreover, pursuant to the District's preliminary understanding of your project and that Precise Plan,¹ the project's proposed density of 1.839 floor area ratio and 4-story height puts the project into the Precise Plan's Mixed Use Corridor "Tier 1" process which requires the contribution of significant public benefits to secure project approvals.

LASD is committed to working toward such partnerships and helping achieve this policy so the District can extend its award-winning educational programs and facilities to the residents of Mountain View's new progressive, fast-growing urban infill communities and help this project satisfy its public benefit contribution requirement. Absent efforts by all new developers of these communities to work with the District to comply with this fundamental policy, however, these new communities may lack a critical component as well as a major selling point – easy, safe, sustainable access to the District's world-class educational programs and facilities.

Please send the above-requested copies by email and/or U.S. Mail to the District's Superintendent Jeff Baier and Assistant Superintendent, Business Services Randy Kenyon as follows:

Jeff Baier
Los Altos School District
201 Covington Road
Los Altos, CA 94024
jbaier@lasdschools.org

Randy Kenyon
Los Altos School District
201 Covington Road
Los Altos, CA 94024
rkenyon@lasdschools.org

¹ The project site is located in a concept area designated as "Use-Restricted Zoning" (Precise Plan, p. 3, Figure 1-3) which limits redevelopment of the project site to residential uses only and requires said redevelopment to adhere to the Mixed Use Corridor subarea's development standards and guidelines (Precise Plan, p. 78 [Southwest corner of Ortega Avenue and California Street]; see also Precise Plan, pp. 74-75 and Table 4-3.)

May 4, 2016

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We look forward to discussing any questions you may have about LASD and/or ways we could collaborate to advance your Project and address the District's facility needs. Thank you in advance for your attention to and assistance with this matter. Please call me at (650) 947-1150 to discuss scheduling an in-person meeting or if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Ra Kenyon". The signature is fluid and cursive, with the first name "Ra" and last name "Kenyon" clearly visible.

Randall Kenyon

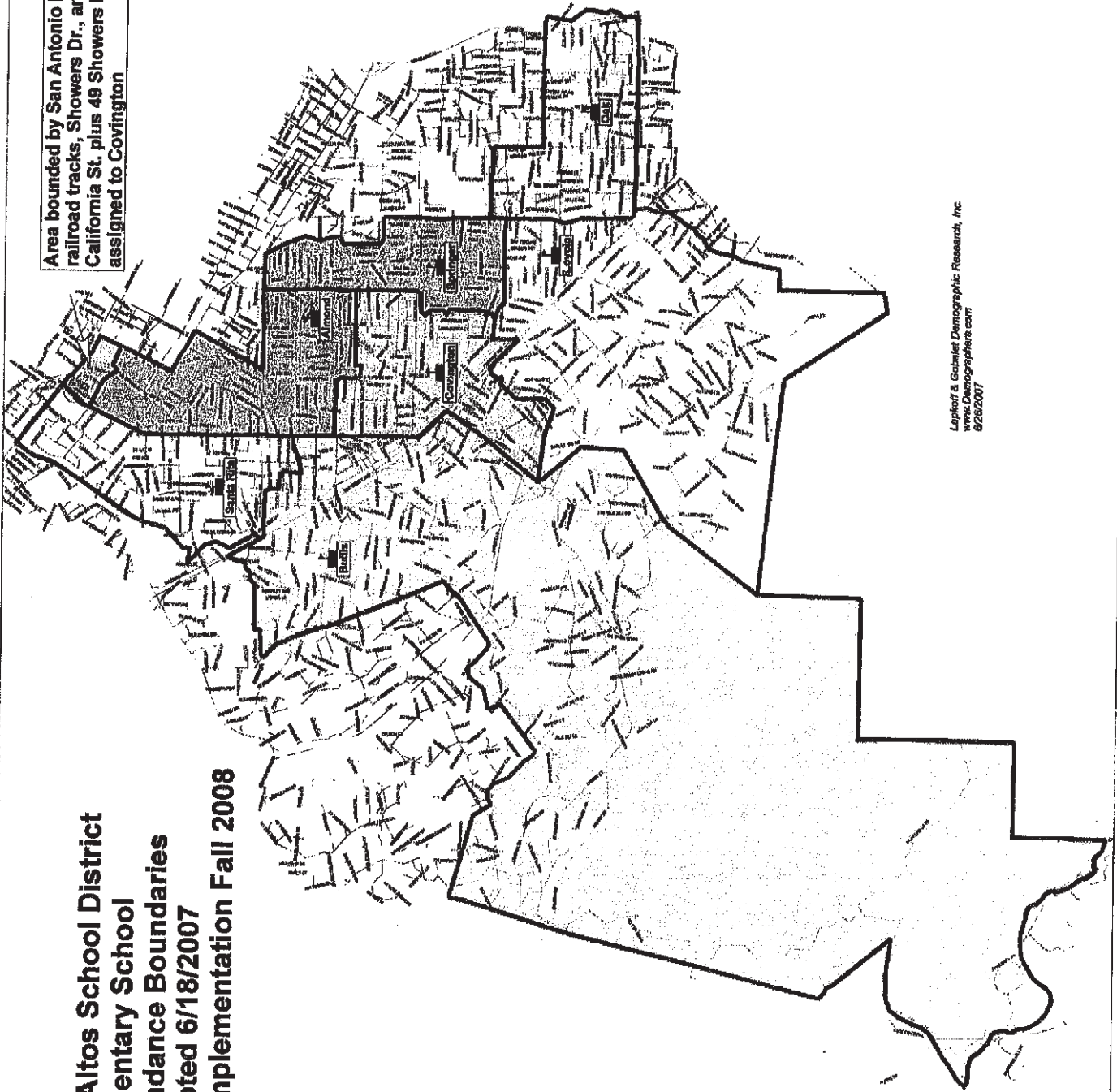
Assistant Superintendent, Business Services

Enclosure

Cc: Jeff Baier, Los Altos School District
Eric Anderson City of Mountain View Project Planner
(via email eric.anderson2@mountainview.gov)

**Los Altos School District
Elementary School
Attendance Boundaries
Adopted 6/18/2007
for implementation Fall 2008**

Area bounded by San Antonio Rd.,
railroad tracks, Showers Dr., and
California St. plus 49 Showers Drive
assigned to Covington



Laploff & Gabriel Demographic Research, Inc
www.Demographers.com
9/25/2007



September 6, 2016

Chair Margaret Capriles and Environmental Planning Commissioners
500 Castro Street, 2nd Floor
Mountain View, CA 94041-2010

RE: Item #5.2- (394 Ortega Ave)

Dear Chair Capriles and Commission Members,

On behalf of the Silicon Valley Leadership Group, I am writing to endorse the proposed apartment development project by Anton, located at 394 Ortega Ave in Mountain View. This is exactly the type of exciting development that we hope to see more of in Silicon Valley- one that thoughtfully integrates a new development into an area that is becoming more walkable and transit oriented.

The Silicon Valley Leadership Group, founded in 1978 by David Packard of Hewlett-Packard, represents nearly 400 of Silicon Valley's most respected employers on issues, programs and campaigns that affect the economic health and quality of life in Silicon Valley, including energy, transportation, education, housing, health care, tax policies, economic vitality and the environment. Leadership Group members collectively provide nearly one of every three private sector jobs in Silicon Valley and have more than \$6 trillion in annual revenue.

On an annual basis, the Silicon Valley Leadership Group surveys its member companies at the CEO level to find out which issues are most important to a healthy economy in Silicon Valley. Each year, housing affordability and attainability is selected as the top impediment. The cause of our housing crunch is clear. Demand consistently outpaces supply. This is especially true for those with the least in our community. For that reason, the Leadership Group seeks out and supports quality housing proposals that can help alleviate our persistent housing crisis by bringing more homes to the market.

394 Ortega is within a half mile of the Caltrain station and has VTA bus stops adjacent along California Street, and the San Antonio Transit Center adjacent to Target. Its proximity to transit makes this site perfect for its proposed density of 144 units. In seeking an answer to the current housing crisis it is important that projects like this one are appropriately replacing large lots previously used for single family homes. Anton's proposed sidewalk, crosswalk, and bicycle lane improvements along Escuela Avenue near Castro Elementary School, also move Mountain View towards becoming a more car free community and will encourage new residents to interact more directly in the community.

The Leadership Group strongly supports this development and looks forward to working with the city to move similar efforts forward in the future.

Sincerely,

Carl Guardino
President and CEO

- 2001 Gateway Place, Suite 101E
San Jose, California 95110
(408)501-7864 svlg.org
CARL GUARDINO
President & CEO
- Board Officers:
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SVB Financial Group
- KEN KANNAPPAN, Vice Chair
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- JOHN ADAMS, Secretary/Treasurer
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San Francisco Chronicle
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- GARY LAUER
eHealth
- ENRIQUE LORES
HP
- MATT MAHAN
Brigade
- TARKAN MANER
Hexenta
- KEN MCNEELY
AT&T
- STEPHEN MLLIGAN
Western Digital Corporation
- KEVIN MURAI
Synnex
- JES PEDERSON
Webcor
- KIM POLESE
ClearStreet
- MO QAYOUMI
San Jose State University
- STEVEN ROSSI
Bay Area News Group
- TOMI RYBA
El Camino Hospital
- ALAN SALZMAN
VantagePoint Capital Partners
- RON SEGE
Echelon Corporation
- ROSEMARY TURNER
UPS
- RICK WALLACE
KLA-Tencor
- KEN XIE
Fortinet
- JED YORK
San Francisco 49ers

Anderson, Eric - Planning

Subject: FW: 394 Ortega Avenue written feedback

From: Xin Le
Sent: Tuesday, September 06, 2016 6:09 PM
To: , Community Development
Subject: 394 Ortega Avenue written feedback

RE: 394 Ortega Avenue

To whom It may concern:

Current location at 394 Ortega Avenue has several heritage trees and green bushes that serve unique and critical biodiversity function in the area i.e. they provide green area and nesting place for several hummingbird species, hawks and small animals.

Proposed destruction of green area at 394 Ortega Avenue would devastate the wildlife, especially hummingbird population and would run counter the environmental goals of California. There is no comparable green area for wildlife and hummingbirds in the area.

Habitat loss and destruction are the hummingbird's main threats. Each species of hummingbird currently listed as vulnerable or endangered on the IUCN red list are all threatened due to habitat destruction and loss.

I'm opposed to the proposal and consider it not compliant with the California environmental regulations.

Preservation of the trees and green bushes especially in the corner areas (such as facing 400 Ortega side) must be ensured and re-evaluated before continuing this project.

As it stands now, the proposal has significant negative impact on biodiversity and environmental values and should be re-considered.

Xin Le

Mt View, CA

COPIES TO COUNCIL, CM, CA, ACM, DCM
PWD, A PWD, T+BM

From:
Sent: Tuesday, September 06, 2016 10:12 PM
To: , City Clerk
Subject: NO unbundled parking

Please do not approve unbundled parking on Ortega. People will park on the street to avoid renting spaces - Palo Alto is a perfect example of that - partially filled garages and streets filled.

Anderson, Eric - Planning

From: Linda Brooks
Sent: Friday, September 09, 2016 12:18 PM
To: Anderson, Eric - Planning
Subject: A Comcate eFM case has been reassigned

Case ID#: 36193
Case Detail page:
Topic>Subtopic: Planning/Development>Private Development
Case Location:

Action that triggered this email: Case reassigned

Customer: Clow, Sandra
Owner: Eric - Planning Anderson
Date case was created (Days outstanding): 09/09/2016 (0)

Your role on this case: Primary Owner

Original Request:

Re 394 Ortega

Please let me know if this is the right area to ask my questions.

I went to the meeting on Wednesday 9/7 and heard, that the builders had exceeded the minimum requirement of parking for this 144 unit place, 171, and were providing a total of 190 spaces for both owners and guests. That seems small and I was wondering where that calculation came from (code). Personally I would expect a realistic number to be closer to 2x (this includes visitor spaces).

Points/questions

- 1) if only 20% of the 144 residents have 2 cars (and that is much lower than practical), all additional renter cars and all visitors will be parked on the street. Is that really the requirement?
- 2) Parking is extremely limited. The minimal frontage is already used by residents because parking for Oaktree Common is not adequate. They will now have to fight for parking against 144 units renters, their roommates, and people who want to use the Park. If it's a noticeable situation now, shouldn't the possible impact be minimized in the plan?
2b) is the frontage space looked at when considering the parking calculation? this is only a 1.63 acre lot. It already far exceeds the maximum density 36 to 80 units per acre by using exceptions ruling. But the frontage is small and on a street that isn't very wide. Has the impact on accessibility to the park been looked at?
- 3) Are there any parking requirements for Park access?

I appreciated that the council was concerned about the unbundling of parking but I can foresee Ortega will become a parking lot and Klein park will have very few spots for people to park, and Oaktree commons will have to stall counter measures to enforce that its minimal guest parking is not used by the people in the apartments.

Thank you for your attention.