



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

February 18, 2019

Chair Baird and Members of the Environmental Planning Commission
City of Mountain View
500 Castro Street
Mountain View 94041

Re: EPC Study Session, February 20, Agenda Item 6.1 – Terra Bella Visioning and Guiding Principles Plan

Dear Chair Baird and Members of the EPC:

The LWV urges the Commission to adopt either the EPC Option 4 or the City Council Option 5. These alternatives are the only ones to achieve a good jobs/housing mix, which is critically important in Mountain View. It appears that by not including a hotel in the area, Option 5 allows more mixed use/retail, which would seem desirable in terms of building stronger neighborhoods.

As we have stated before, this area is ideal for mixed uses, as services and jobs are in close proximity, and there is bike connectivity to many areas of the City. We appreciate the City's outreach to the community in order to create a Vision Plan that suits the area. It appears that the staff alternatives take into account the goals expressed by the EPC, the Council and the public. We think that either Option 4 or 5 would achieve the most important objectives.

And we also want to reiterate our support for a strong affordable housing component, including at least a 15% inclusionary requirement for both ownership and rental developments. We understand that this issue is not within the scope of which Land Use Vision Alternative should be recommended, but we don't want it to be forgotten.

Thank you for considering our input.

Donna Yobs
Co-Chair, Housing Committee
LWV of the Los Altos/Mountain View Area

cc: Wayne Chen
Dan Rich

Diana Pancholi
Martin Alkire

Pancholi, Diana

From: K [REDACTED]
Sent: Wednesday, February 06, 2019 7:00 PM
To: Pancholi, Diana; Alkire, Martin
Cc: Kornfield, David; Ebrahimi, Kevin
Subject: Terra Bella - SummerHill proposal
Attachments: Terra Bella with 19K of incubator space and 265 rental units 121718.pdf; SummerHill letter to City Council re Terra Bella 110718 .pdf

Hi Diana:

Thanks for your time yesterday.

To summarize, SummerHill owns/controls a total of 3.8 acres (map showing specific parcels attached) in the Terra Bella area and we are eager to develop it pursuant to the visioning plan being developed by the City.

After Council comments at the fall Council study session, we've adjusted our draft plan accordingly. We'd like to propose the flexibility to deliver 19,000 square feet of ground floor office/light industrial and associated parking on the portion of our property that is at the corner of Terra Bella and San Rafael Avenues. Above that office space, we'd like to pursue 4 stories of residential. We believe that this would be a creative way to deliver the office/light industrial that the Council wants while still delivering housing for the area, all the while staying within the 5-story height max directed by Council.

I've attached here our draft plan so that you and the City's consultant can review it and get a more clear picture of what we're hoping to achieve.

We will attend and participate in the upcoming EPC and Council study sessions and I'm hopeful that you can show our parcels as part of an overall map that helps Commissioners and Councilmembers understand who controls what land in the Terra Bella area. Many Councilmembers that I've spoken with have expressed an interest in seeing that for a more clear picture of the land holdings overall in Terra Bella.

Don't hesitate to contact us with any questions.

Regards,
Katia

Katia Kamangar
Executive Vice President / Managing Director
SummerHill Homes • SummerHill Apartment Communities
777 California Avenue, Palo Alto, CA 94304
[REDACTED]

SummerHillHomes.com • SummerHillApartmentCommunities.com



Connect With Us:



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November 7, 2018

Mayor Siegel and Councilmembers
City of Mountain View
500 Castro Street
Mountain View, CA 94039

SUBJECT: Terra Bella Visioning Study Session on November 13, 2018

Honorable Mayor Siegel and Councilmembers:

SummerHill Housing Group appreciates the City's effort to establish a vision and land uses for the Terra Bella area. To help alleviate the housing crisis, SummerHill advocates for a housing-focused approach that delivers a variety of housing types, densities and price points, along with neighborhood serving retail, parks and recreational amenity space.

SummerHill controls approximately four acres of land in the Terra Bella area (highlighted in green on the map on next page) and we have participated in the City's two workshops. To effectively inform the gatekeeper process, the Guiding Principles should be clear. Given its proximity to jobs, transportation and open space, the Terra Bella area offers the potential for significant housing. Allowing higher density will help the City address its challenging housing goals - including more affordable housing - and meet the need for additional housing to balance the City's recent and continuing employment growth. As such, we suggest the Council consider combining the ideas from the east half of Option 3 and the west half of Option 1 in order to envision a clear residential focus that helps the City meet its housing goals.

Encouraging a greater residential focus in the Terra Bella area will help the City achieve its housing goals by taking the pressure off other planned residential areas, since the City must make up for any shortfall in residential production on sites already designated for housing in the Housing Element. Striving for a greater residential density also helps the City generate more affordable housing opportunities. In addition, permitting more flexibility in height, such as allowing seven (7) stories in select areas, while providing two-to three-story maximum heights in buffer zones to protect existing residential neighborhoods, helps projects produce more open space areas, better address contextual issues, and accommodate desired circulation improvements such as bikeways and other urban design features such as wider sidewalks and parks. Finally, establishing a focused vision for a higher density neighborhood in the Terra Bella area is consistent with the City's adopted Housing Element and Land Use policies.

Thank you for the opportunity to comment on the draft Terra Bella Vision Plan and we look forward to your discussion and guidance.

Sincerely,



Katia Kamangar
Executive Vice President, Managing Director

Cc: Diana Pancholi, Senior Planner / City Clerk





PROJECT SUMMARY

SITE AREA	168,206 SF (3.86 AC)
TOTAL UNITS	274 DU
DENSITY	71.0 DU/AC
GROSS FLOOR AREA	397,406 SF
FLOOR AREA RATIO	2.36 FAR

YARDS (SETBACKS) PROPOSED

FRONT (NORTH)	9'
STREET SIDE (EAST)	15'
STREET SIDE (WEST)	9'
INTERIOR SIDE	5' TO 20'
REAR (SOUTH)	33'

APARTMENTS SUMMARY:

SITE AREA	130,863 SF (3.00 Acre)
UNITS	265 DU
DENSITY	88.3 DU/AC
OFFICE/INCUBATOR SPACE	19,000 SF
GROSS FLOOR AREA	375,000 SF
FLOOR AREA RATIO	2.86 FAR
BUILDING HEIGHT	5 STORIES (4 OVER 1 PODIUM)

UNIT MIX:

Type	Beds	Baths	Area	Units	Mix
Plan 1A	1	1	700	112	
Plan 1B	1	1	710	56	
Plan 1L	1	1	700	7	
<i>One Bedroom Subtotal</i>				175	66%
Plan 2A	2	2	1,020	86	
Plan 2B	2	2	1,095	4	
<i>Two Bedroom Subtotal</i>				90	34%
Total			215,160	265	

INDOOR AMENITIES / COMMON AREAS PROVIDED

FITNESS/CLUB ROOM	3,400 SF
LEASING/LOBBY	2,500 SF
COURTYARDS @ PODIUM	30,000 SF
TOTAL PROVIDED	35,900 SF @ 135 SF/UNIT

PARKING RATIO SPECIFIED (SUBJECT TO CHANGE PER PRECISE PLAN)

OFFICE PARKING @ 1/250 SF	76 SPACES
RES. PARKING @ 1.2/DU	318 SPACES
TOTAL PARKING REQUIRED	394 SPACES

PARKING PROVIDED

GROUND LEVEL	36 RESIDENT SPACES 35 GUEST SPACES (10% OF RES. PKG.) 77 OFFICE SPACES
BASEMENT RESIDENT	269 RESIDENT SPACES (22 TANDEM)
TOTAL PARKING PROVIDED	417 SPACES

BIKE PARKING

LONG-TERM	268 SPACES PROVIDED (2-TIERED RACKS)
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FEE-SIMPLE TOWNHOMES SUMMARY:

SITE AREA	37,343 SF (0.86 Acre)
UNITS	9 DU
DENSITY	10.5 DU/AC
GROSS FLOOR AREA	22,406 SF (EXCL. 200 SF/UNIT FOR GARAGE)
FLOOR AREA RATIO	0.60 FAR (0.60 FAR MAX PER TOWNHOUSE)
BUILDING HEIGHT	2 STORIES, 35' MAX

UNIT MIX:

Type	Beds	Baths	Area	Units
2-Story	3	2.5	1850	9

OPEN AREA PER TOWNHOUSE GUIDELINES

REQUIRED MINIMUM	16,804 SF @ 45%
PROVIDED	16,821 SF @ 45%

BUILDING COVERAGE PER TOWNHOUSE GUIDELINES

REQUIRED MAXIMUM	13,070 SF @ 35%
PROVIDED	11,700 SF @ 31%

PAVEMENT AREA PER TOWNHOUSE GUIDELINES

REQUIRED MAXIMUM	9,336 SF @ 25%
PROVIDED	8,822 SF @ 24%

PARKING REQUIRED PER TOWNHOUSE GUIDELINES

2.6 SPACES / UNIT X 9 =	23 SPACES REQUIRED
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PARKING PROVIDED

PRIVATE GARAGES	18 SPACES
OPEN GUEST PARKING	5 SPACES
TOTAL PARKING	23 SPACES PROVIDED

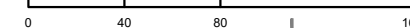


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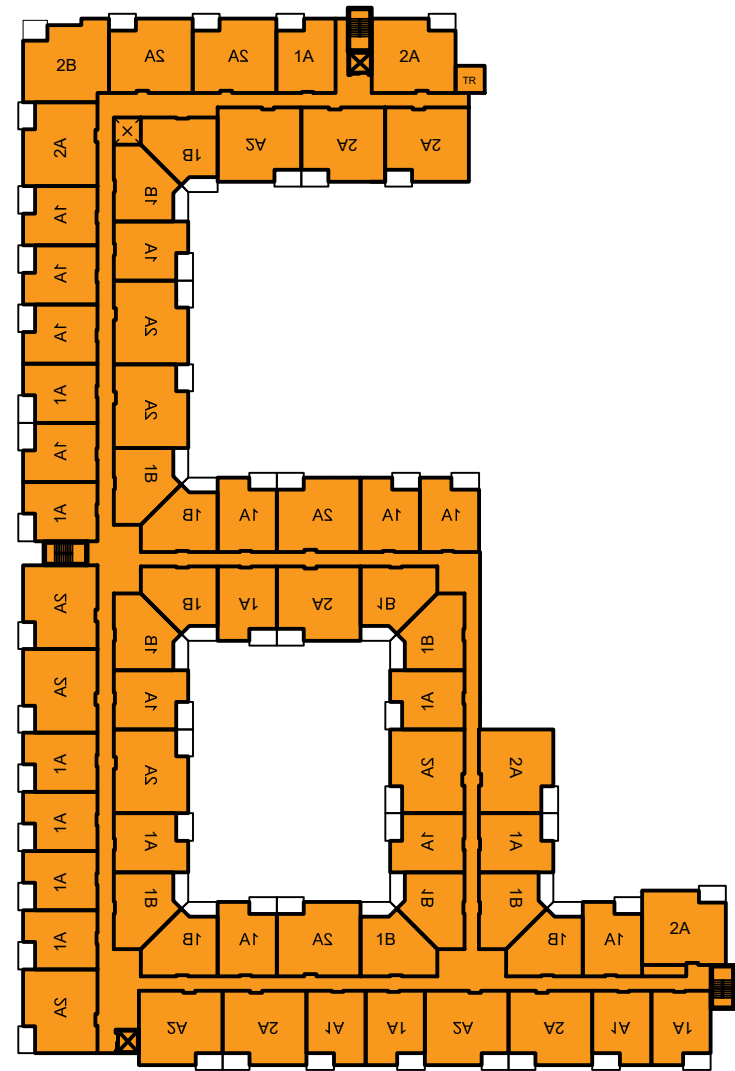
TERRA BELLA
MOUNTAIN VIEW, CA # 171077

DENSITY STUDY
DECEMBER 17, 2018



CONCEPTUAL SITE PLAN
SITE CONFIGURATION 2

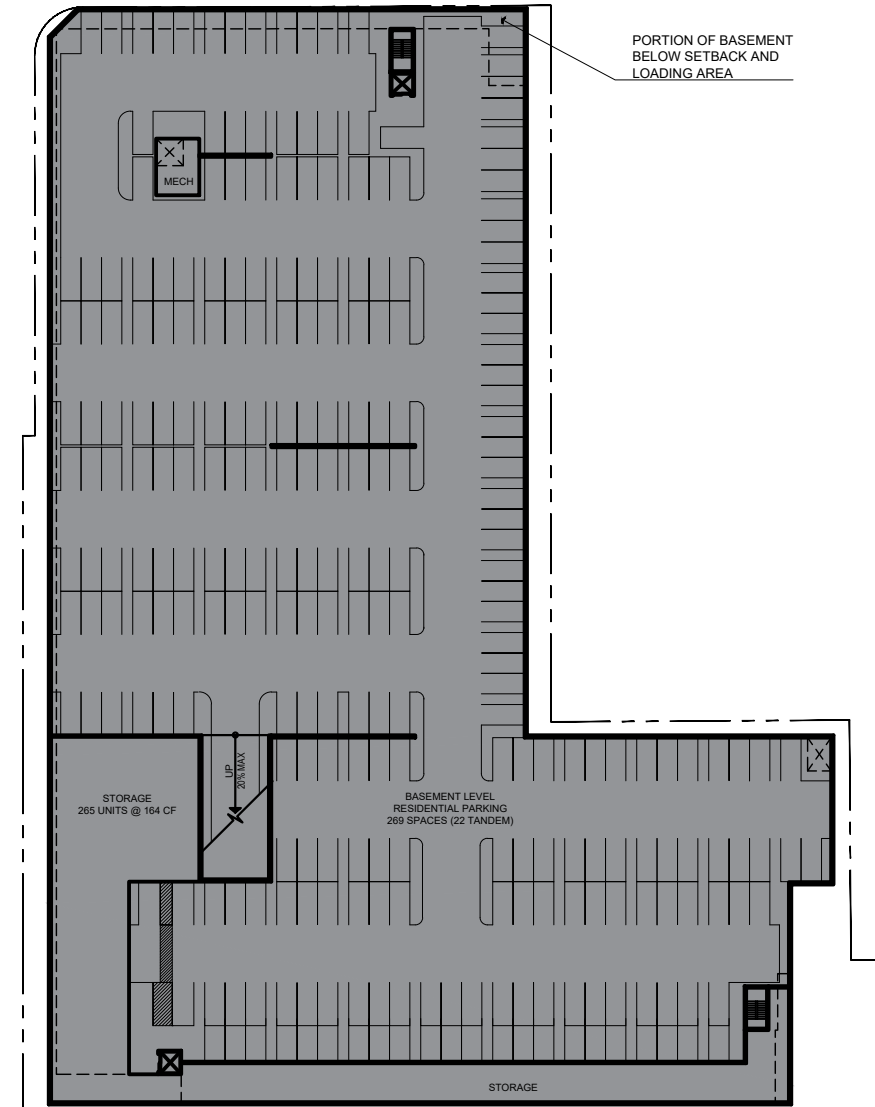
SP.1



LEVELS 3 THROUGH 5



PODIUM LEVEL



BASEMENT LEVEL

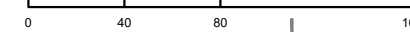


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TERRA BELLA
 MOUNTAIN VIEW, CA # 171077

DENSITY STUDY
 DECEMBER 17, 2018



PODIUM FLOOR PLANS
 SITE CONFIGURATION 2

SP.2

Pancholi, Diana

From: McMichael, Adam [REDACTED]
Sent: Wednesday, February 20, 2019 8:52 AM
To: Pancholi, Diana
Cc: Moss, Jonathan
Subject: 2019.2.20 EPC Staff Report - Terra Bella Visioning

Hi Diana,

Thank you for the current report ahead of the upcoming EPC Study Session tomorrow night. As it affects our parcels, we have noticed that the bike path is being moved in the Land Use Alternatives and per Analysis #5. Here are a few additional thoughts for further improvements or for more clarification:

1. As we have communicated previously, we still strongly believe that the best location for a bike path is to be in a bike path (either protected by curbs on both sides or unprotected but designated formally as a bike path) along an existing right of way such as Terra Bella Avenue.
2. We believe the owners of the existing single family homes will strongly oppose a bike path immediately adjacent to their rear property lines. Have these property owners weighed in yet on this issue?
3. What is a good estimate for the proposed width of the path? What is a good estimate for the proposed building set back from the edge of the bike path?
4. We assume the City will pay property owners for any property that they would be required to dedicate as right of way for any part of the proposed bike path that may end up on their property. Please confirm that this is the current plan?

Thank you!

Adam

Adam McMichael | Development Manager | **PROMETHEUS REAL ESTATE GROUP, INC.** | Est. 1965

[REDACTED]

I AM HOME®.

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Pancholi, Diana

From: Eric Stabell [REDACTED]
Sent: Sunday, February 24, 2019 3:16 PM
To: Pancholi, Diana
Subject: Terra Bella EPC Study Session Statement

[REDACTED]
[REDACTED]

[REDACTED]
[REDACTED]

To Diana Pancholi, Project Planner for Terra Bella Visioning

I just wanted to send you my written statement about the Terra Bella Visioning Plan that I read to the EPC Study Session last Wednesday, February 20, 2019. Transcript below.

Hello, my name is Eric Stabell

I am a resident of the Morgan Street neighborhood and I was just made aware of the Terra Bella Visioning Plan while attending Workshop 3 on January 28th. At that meeting, a few neighbors and myself were shocked to see a "Revised Vision Plan" map, which was proposing monstrous 5 to 7 story high buildings directly behind our 1-story homes, completely lacking any reasonable transition.

When I later read some of the planning department summaries from that meeting, as well as from prior vision plan workshops, it made it sound like there was general resident support for the various iterations of the Vision Plans. I am here to say that could not be further from the truth. The Terra Bella area is DIRECTLY bordered by about 37 one-story homes and surrounded by many more one-story homes within very close proximity. Absolutely NOBODY in these neighborhood wants to have tall buildings looming over their backyards. The idea of having 7 story, 5 story, or even 3 story buildings overlooking our homes and yards is outrageous and unacceptable.

Yesterday, I saw that an even newer Vision Plan (6) was just released, which lowered the tallest buildings near my street from 7 stories, down to 5 stories, but that is still completely unacceptable.

Why not a more thoughtful plan with gentle transitions? There really needs to be a 2-Story maximum height directly adjacent to existing 1-story neighborhoods and then maybe go onto three-stories farther down the way. Also, anything taller than 3 to 4 stories in the Terra Bella area seems excessive when it is surrounded by one-story residential properties. None of the various Vision Plans I've seen seem to be an appropriate fit for the neighborhood.

Maintaining the character of the surrounding neighborhood must be of very high importance. Redevelopment can be a wonderful thing when done properly, but it must not steal away views, sunlight and privacy from the existing neighborhood homes that have already been there for many decades. I would urge that the Terra Bella planning require considerations to the existing residential neighborhoods be of the highest priority while formulating plans for future redevelopment.

Thank you

Pancholi, Diana

From: Greg Burton [REDACTED]
Sent: Saturday, February 16, 2019 3:21 PM
To: Pancholi, Diana
Subject: Opposed to Terra Bella Visioning

I own and live on Telford Avenue, and I'm very concerned that this proposal will ruin the view from the front of my house and lower property values in my area overall. We have far more traffic congestion than we can handle as it is. I strongly oppose this proposal!

Greg Burton
750 Telford Avenue

Pancholi, Diana

From: Kelly Veit [REDACTED]
Sent: Wednesday, February 20, 2019 9:34 PM
To: Pancholi, Diana
Subject: Terra Bella Visioning Comments

Hi Diana,

The Terra Bella Visioning website states that written comments can be submitted to the project. **Let me know if you're not the right person to send my comments to.** Thank you!

Comments

My name is Kelly Veit, resident of Stierlin Estates. Specifically, I live on San Pablo Drive. I am an advocate for higher density housing in Mountain View. I therefore support Terra Bella being used to bring higher density housing to Mountain View. However, living on the "transition" between neighborhoods, I am sensitive to a scenario like 100 Moffett (screenshots attached) occurring to Stierlin Estates.

I was unable to attend the EPC tonight unfortunately as I had a conflict. However, I would like to provide a few suggestions for the transition.

(1) The Terra Bella vision includes light industrial zoning. Currently, there is light industrial north of San Pablo. My understanding is that this bothers no one (1 story, no windows facing residential, generally used as office or business space). My suggestion is to fulfill the light industrial requirements of Terra Bella by keeping the existing light industrial north of San Pablo. This is the ideal solution. I am interested in any reasons this might not be possible, if you or your staff is able to reply.

If, for whatever reason, (1) is not possible:

(2) Typically, density zoning adjustments are done across streets. Ideally, this is respected in Terra Bella. There is no issue with R1 in the same block as San Pablo and then 3 stories across the street.

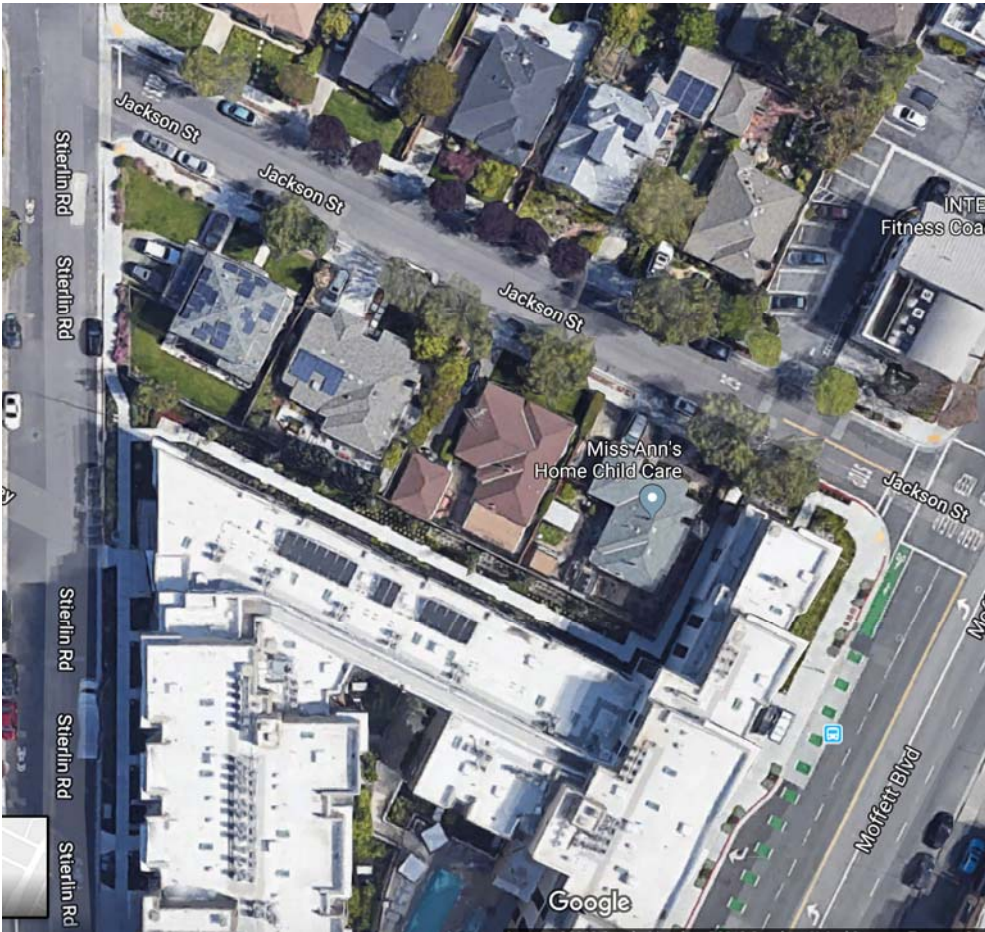
(3) At a planning session, City Councilman Siegel suggested moving the proposed path to Steven's Creek Trail north of San Pablo to act as a buffer. This is a good suggestion as well.

(4) At a planning session, my neighbors and I brought up the fact that there are above ground power lines behind the houses of San Pablo. This means we cannot grow trees to act as barriers. This should be considered.

Regardless, the current proposal of 3 stories on the same block as single story homes with a 30% backoff has been shown by multiple renderings to be insufficient and invasive.

I want the push to get more housing in Mountain View to be successful. The housing crisis in the Bay Area is an epidemic. Terra Bella is a great opportunity to get housing nearby the office zones of Mountain View, thus minimizing the additional traffic from the new homes. By working with and respecting the existing communities, we can add dense housing seamlessly into the fabric of our town. If a satisfactory plan for Terra Bella is proposed, then you will have my full support for a housing dense plan.

Thank you for your time.



Pancholi, Diana

From: Greg Burton [REDACTED]
Sent: Saturday, February 16, 2019 3:21 PM
To: Pancholi, Diana
Subject: Opposed to Terra Bella Visioning

[REDACTED]
[REDACTED]

[REDACTED]
[REDACTED]

I own and live on Telford Avenue, and I'm very concerned that this proposal will ruin the view from the front of my house and lower property values in my area overall. We have far more traffic congestion than we can handle as it is. I strongly oppose this proposal!

Greg Burton
750 Telford Avenue

Pancholi, Diana

From: Sarah Jochum [REDACTED]
Sent: Friday, February 08, 2019 2:23 PM
To: Pancholi, Diana
Subject: Terra Bella

[REDACTED]
[REDACTED]

[REDACTED]
[REDACTED]

Hello!

I live on Ormonde Dr, and have just received a mailer about a project happening in my neighborhood. Would you please send more information?

I am very concerned about being possibly displaced.

Thank you,

Sarah

Pancholi, Diana

From: Patrick Neschleba [REDACTED]
Sent: Saturday, February 09, 2019 3:43 PM
To: Pancholi, Diana
Subject: Terra Bella Visioning

[REDACTED] [REDACTED]
[REDACTED] [REDACTED]
[REDACTED] [REDACTED]

Diana,

We live on Morgan Street, near the Terra Bella visioning plan area, and like many of our neighbors we are a dual-income working family with kids and have not had the free time to attend the workshop sessions that have been held. I wanted to send commentary ahead of the next round of reviews, after reviewing the latest proposals.

We've notice that plans are calling for immediate transition from single-family-home zoning to 7-story residential immediately adjacent to our neighborhood, which we've learned is not something that's been done in any other project like this. While we are not opposed to the conversion of light commercial zoning over to multi-story residential, this abrupt transition seems rather extreme and will significantly impact the character of our neighborhood. Three-story residential seems like a more reasonable limit that will still add a considerable amount of housing in a needed area.

We recently remodeled our home to add a second story, and had a few learnings from that process which I wanted to make sure we shared with you. First, we were a borderline case with the EPA with regards to subfloor ventilation requirements due to our proximity to the groundwater plumes; the Terra Bella area is right on top of these and so there may be restrictions on residential building. Second, we learned through soil studies that the water table is already very high in our area, and the ground is at risk of liquefaction in an earthquake. For a two-story home, this required significant additions to our foundations in order to mitigate the risks, and limited our ability to dig. For dense multi-story construction, I can only imagine how much more would need to be done, and wonder if it is even possible to build dense residential of ~7 stories (including what I'd expect to be underground parking for buildings of that size) with the local geology being what it is. It would be good to get these questions answered with a detailed study before too many conclusions are drawn regarding the size and height of buildings in the Terra Bella area.

As frequent users of the Shoreline athletic facilities, we've also noticed the extreme traffic during the evening commute. As part of the development plans, I'd love to see both widening of the Shoreline Boulevard highway crossing, as well as addition of public transit from Terra Bella to the Shoreline office parks, in order to help ensure easy movement of traffic in and out of that area. The Terra Bella area will be highly desirable for tech workers to live there, and the current set of overpasses over 101 are really undersized for the amount of people that need to get in and out of that area every work day.

Thanks for considering this input and we look forward to hearing more about the development plans. If the City has an e-mail interest list forming for the visioning plan, I'd be happy to be added.

Thanks,
Patrick Neschleba
1629 Morgan Street
pjnesch@gmail.com

Pancholi, Diana

From: Linda Thomas [REDACTED]
Sent: Saturday, February 09, 2019 5:46 PM
To: Pancholi, Diana
Subject: Terra Bella Visioning - Input from Impacted Residents

[REDACTED] [REDACTED]
[REDACTED] [REDACTED]

We have recently been made aware of the plan for the redevelopment of the Terra Bella, Middlefield, Shoreline area. We have also become aware that only those areas whose residents speak up the loudest are being accommodated. Those of us who trusted the City to plan according to what is fair and right for the entire neighborhood are being ignored. Clearly our trust in the City has been misplaced. So here are our voices:

WE VEHEMENTLY PROTEST THIS PLAN! 6 TO 7 STORY BUILDINGS TOWERING OVER OUR 1 STORY NEIGHBORHOOD WOULD SIGNIFICANTLY IMPACT OUR QUALITY OF LIFE AND IS ABSOLUTELY UNACCEPTABLE!

Linda and Michael Thomas

1556 Spring Street

Mountain View, CA 94043

Pancholi, Diana

From: Stabell, Eric C [REDACTED]
Sent: Tuesday, January 29, 2019 2:12 PM
To: Pancholi, Diana
Cc: Sue Stabell; Debbi Beauchesne [REDACTED]
[REDACTED]
Subject: Terra Bella Vision Plan - Morgan/Spring St.

Hi Diana,

Thank you for taking the time to speak to us last night about the Terra Bella Vision Plan. It was good to hear about the plan first-hand from you. My Morgan Court neighbors and I felt we missed a good opportunity to add our input at last year's Vision Plan workshops, but we plan to be more vocal in the future.

Anyway, in reviewing some of the information about the plan, I wanted to share some of my own thoughts with you. Hopefully better late than never...

I counted about twenty Stierlin Estates 1-story single-family residences, along San Pablo Drive area, bordering the Terra Bella Vision zone. It sounded like that neighborhood was well represented at the previous Vision Plan Workshops.

Unfortunately, my Morgan/Spring St neighborhood, was virtually unrepresented, partly because we have nothing resembling a homeowners association. We too have about twenty 1-story single-family residences directly bordering the Terra Bella Vision zone. I would hope that we would get equal consideration, just as the more organized Stierlin Estates homeowners did, when it comes to being mindful of the transition zones between our older 1-story residences and the new construction.

I personally feel that with the Terra Bella zone adjacent to so much residential, that 5-7 story buildings seem excessively high for most of the area. As I'm sure you've already been hearing from the Stierlin Estates residents, we in the Morgan/Spring St area also would like to see a thoughtful transition from our 1-story homes to taller buildings. I'm thinking nothing more than 2-3 stories high adjacent to our residential properties would be acceptable, combined with a generous buffer space and perhaps a landscape screen or other consideration. Noise from our new neighbors should seriously be taken into consideration also.

With that said, when I look at the proposal options, my thought would be to consider having the tallest buildings right along noisy/high traffic Shoreline Blvd, and perhaps along the freeways (they would make great sound walls!), all the while keeping them fairly far away from the existing single-family residences in the neighborhood. Taller buildings on Shoreline might make for a nice gateway into central Google, which could complement (or even copy) the beautiful new 4-story Google building at the corner of Terra Bella & Shoreline. (Did I mention it's only 4-stories?). I really think it would be best for us neighborhood residents to have the tallest buildings a minimum 1-2 blocks away from all the existing 1-story residential.

Thanks for listening and we look forward to hearing about future meetings on the topic. Please keep us posted with any developments and City Council dates on the matter.

Sincerely,

Eric Stabell
1621 Morgan Court
Mountain View