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RECEIVED

NOV 17 2015

City of Mountain View City Council
500 Castro Street
Mountain View, CA 94041

COMMUNITY DEVELOPMENT

RE: 901 - 987 North Rengstorff Avenue

Dear Mayor and Council Members:

I am submitting this Gatekeeper application on behalf of my clients, the Ambra Family. For the reasons outlined below we believe amendment of the General Plan and rezoning to high density residential are in the best interests of the community and its desire to address housing needs. Please authorize staff to work with us to amend the General Plan and zoning to allow high-density residential development of the approximately 1.7 acre parcel on N. Rengstorff Avenue between Leghorn and Plymouth Streets. (The parcel was over 2-acres prior to dedication of the land to widen North Rengstorff Avenue.)

BACKGROUND

The existing buildings on this site were devoted to the "Ambra Olive Oil" factory that operated in the 1900's. They currently function as residential uses. A two-unit home is located at the corner of Plymouth and N. Rengstorff on a separate lot under the same family ownership.

The existing zoning currently splits the property with residential adjacent to Plymouth Street and heavy industrial toward Leghorn Street. We feel this zoning is contrary to good land use policy, creates use conflicts on

the property and misses the opportunity to effectively use this land as an important entrance into Mountain View.

The extensive frontage along N. Rengstorff Avenue, a four-lane heavily used arterial street accessing the 101 interchange is signalized at Leghorn. The Costco retail complex lies diagonally across the intersection with a mix of commercial uses across N. Rengstorff.

PROPOSAL

This application seeks to amend the City's General Plan by designating the property high-density residential and enabling the application of a high-density residential zone appropriate to heavily used arterials.

The land lies just south of the North Bayshore Area and Shoreline Park giving future residents ready access to a vast employment and recreational uses, all within easy bicycle and pedestrian access. The proximity to major retail and service uses is ideal for higher density residential homes as is access to the bus routes located along N. Rengstorff in front of the property. Properly designed and developed this block-long property will become an important gateway into Mountain View from the 101 Freeway exit.

Our initial idea is to preserve elements of the Olive Oil buildings for use in conjunction with new residential buildings. Perhaps most critical to site and urban design on the property is the need to develop under a single high-density residential zone, not zoning split between housing and heavy industrial uses. With the increasing number of jobs in the community, this proposal will help meet the need for housing, traffic reduction and community continuity.

Why does this request make sense?

It meets virtually all logical criteria for high-density residential use:

- Close to extensive employment options, within easy biking and walking distance.
- Close to convenient shopping options.

- Proximate to dedicated parks and open space.
- Near transit with a bus stop directly in front of the property.
- Large parcel with block-long frontage along a major arterial.

In addition:

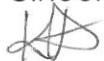
- The design will retain elements of the Old Olive Oil Factory.
- The new development along the entire first block of Rengstorff Avenue will enhance this important gateway into Mountain View.
- Except for the owner, no one will be displaced by the zoning change to high-density zoning.
- The owner is ready to proceed with development with approval of an appropriate high-density zoning.
- The land is bordered by existing housing along its rear property line.

The change is further supported by the fact that:

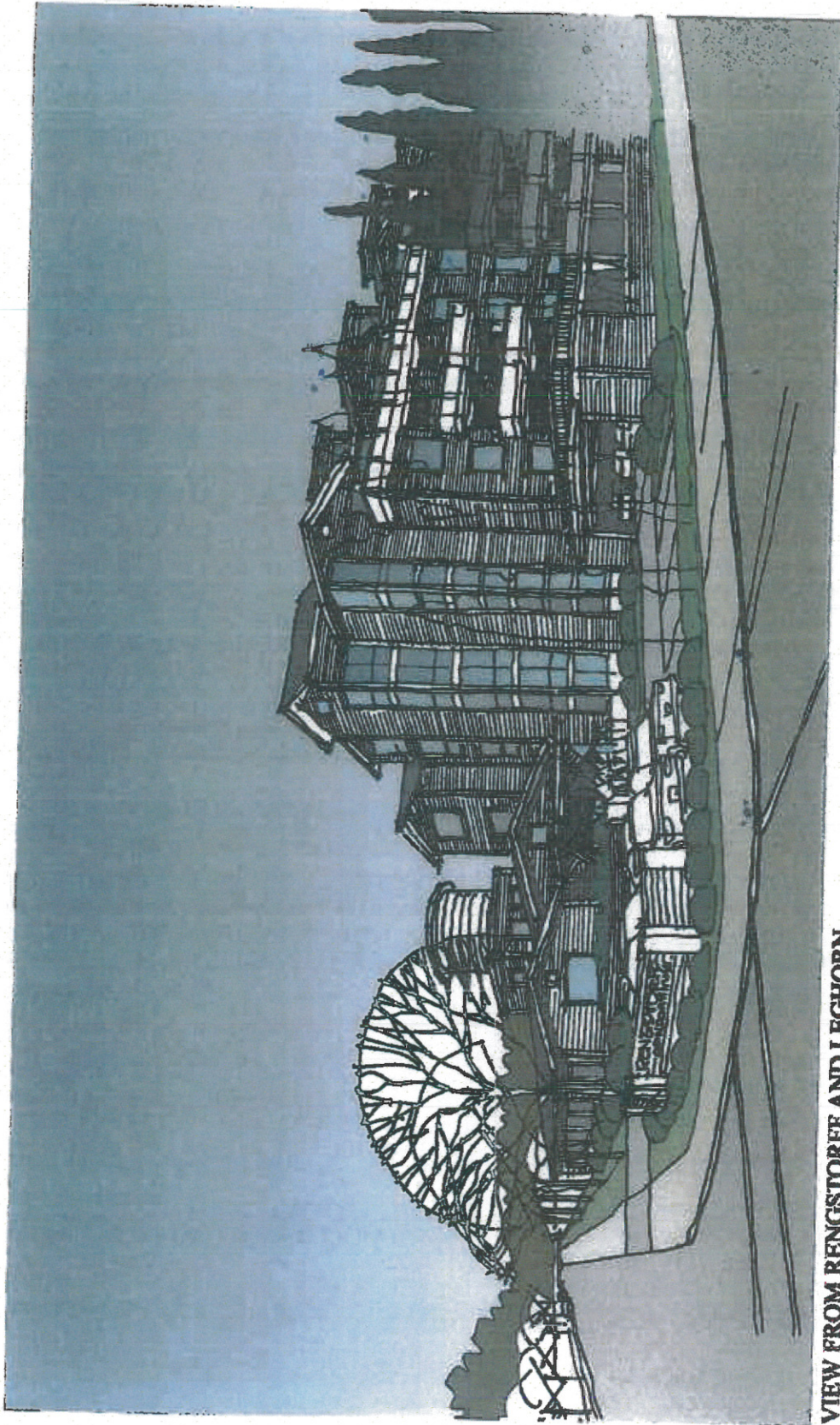
- The existing zoning makes no sense – half zoned for heavy industrial use (bordered by existing housing on along Leghorn) and medium-density zoning on the other half of our land.
- The loss of a small industrial piece will do little to impact industrial uses but rezoning to high-density residential will substantially increase housing options.
- Development under the existing medium-density zoning would conflict with the impacts from N. Rengstorff Avenue, a major, high volume arterial at a signalized intersection, just off the ramps to and from the Bayshore Freeway.

We hope this description gives an adequate sense of our goals and an understanding of how the eventual evolution of this land will support your objectives for design, housing and community values. Please authorize staff to give priority to working with us to make changes necessary to allow high-density residential development on this land. We look forward to working with staff to create the foundation necessarily for a project worthy of the community.

Sincerely,



Ken Alsman



VIEW FROM RENGSTORFF AND LEGHORN

4/20/2015

2032 Leghorn St.
Mountain View, CA 94043
37.419085, -122.092792

to Maps



zoning

