

Pancholi, Diana

From: Albert Jeans <ajeans2@gmail.com>
Sent: Sunday, October 21, 2018 9:18 PM
To: Pancholi, Diana
Cc: Katy Blus; Craig Noah
Subject: Fwd: Planners' misrepresentation of our petition.

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Diana,

Given the short amount of time we were allowed to speak at the recent EPC Study Session, we failed to point out a misrepresentation made in the Staff Memo about the petition we submitted to you. In the petition which was signed by 129 Mountain View residents, we capped residential development at 2 stories north of Terra Bella Ave. and offices or retail at 3 stories west of Linda Vista Ave. (see page 3). Residential developments adjacent to existing single story homes should also be single story. We realize that some people might not agree with this, but this is what the signed petition stated. The Staff Memo stated that we supported "low to medium density development (office and residential) in the future" and Workshop #2 defined "medium-intensity" to be up to 5 stories residential and 4 stories offices. We do not want the City Council to think that we support this intensity of development and hope that this will be corrected in the next revision to be presented to the City Council.

Respectfully yours,
Albert Jeans
Katy Blus
Craig Noah

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

