

September 1, 2016

Mr. Randy Tsuda  
Community Development Director  
City of Mountain View  
500 Castro Street  
Mountain View, CA 94039-7540

Re: Gatekeeper Request - Shorebreeze Expansion, 62 new affordable apartment homes, 460 N. Shoreline Boulevard, Mountain View

Dear Mr. Tsuda:

Please accept this letter as our Gatekeeper application for your consideration, regarding the development of this new phase of affordable apartment homes, located at 460 N. Shoreline Boulevard. MidPen Housing is requesting Gatekeeper process for City Council and staff to amend the Precise Plan (6) zoning to be consistent with the proposed development.

Shorebreeze Apartments, originally built in 1980, is an affordable apartment community for both seniors and families. MidPen Housing entities acquired the property in 1997, for purposes of preserving its affordable housing status for the long term. The site overall consists of 5.32+ acres, and abuts Shoreline Boulevard. The overall site includes a 3.37 acre main parcel, and 1.95 acres of land adjacent owned by the City of San Francisco (Hetch Hetchy Aqueduct), which in itself cannot be used for buildings but may be used for parking, landscaping and access.

This “expansion phase” site exists as a portion of the Shorebreeze Apartments site and community, and currently contains 12 affordable townhomes (out of the current 120 unit total). The 12 3-bedroom townhomes will be demolished, and residents moved temporarily off site, to allow the construction of the new expansion phase. The new phase will contain 12 replacement 3 bedroom flats, and 50 new affordable units with a mix of 21 studios, 21 one bedroom units, and 8 two bedroom units. MidPen Housing plans to re- develop this portion of the site, providing the residents of Mountain View with new, GreenPoint Rated, affordable apartment homes for families and seniors.

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MidPen Housing requests that the City Council approve the allocation of staff time to allow the project review to commence, support and provide commitment to the NOFA Application, and seek formal approval of the Rezoning of the property from the Current P(6) Zoning to be consistent with the proposed development. Since the General Plan designation allows up to high density residential and as such, does not require revision, the zoning should be amended to be consistent with both. We appreciate your consideration of our request.

Sincerely,



Jan Lindenthal  
Vice-President of Real Estate Development