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**RECEIVED**

MAY 06 2015

Community Development

May 5, 2015

Randy Tsuda  
Community Development Director  
City of Mountain View  
500 Castro Street  
Mountain View, CA 94039

**Re: 987 and 913 Rengstorff Avenue**

Dear Mr. Tsuda:

I am writing on behalf of Mario Ambra, the property owner of the land fronting Rengstorff Avenue between Plymouth and Leghorn Streets. Mr. Ambra is initiating this application seeking City Council Gatekeeper approval for staff to evaluate General Plan and Zoning changes.

The location is an important entry into Mountain View. Unfortunately, existing heavy industrial (MM) and medium density residential (R3.2) zoning split the approximately 1.6 acres in half, impairing the ability to develop the land effectively and creating a land use conflict (heavy industrial next to residential).

The former "Ambra Olive Oil" factory that operated between 1928 and 1958 is devoted to two apartments and a duplex occupies the corner of Plymouth and Rengstorff. A portion of the land is devoted to equipment storage.

The surrounding land uses are not compatible with the property's existing zoning or lower density residential uses. Residential zoning adjacent to Plymouth Street and heavy industrial toward Leghorn Street splits the property into two incompatible uses. The adjacent property on Leghorn Street is developed with several residential uses while the adjacent property on Plymouth was recently developed with residential condominiums. The extensive frontage along 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 Rengstorff Avenue. The purpose and intent of this land use process is to ensure compatibility of private development with surrounding properties. Modifying the zoning as described in the proposal below will achieve that purpose and create a significant improvement at this entry way into town.

PROPOSAL:

This application seeks to amend the General Plan and Zoning by designating the property high-density residential and enabling the application of a high density residential zone, either R3D or CRA, as found along other heavily used arterials such of El Camino Real.

The property lies just south of the North Bayshore Office park giving its future residents ready access to a vast employment community, suggesting the potential for easy bicycle and pedestrian access to jobs. Pending plans by Google to construct a pedestrian bridge from the North Bayshore Area to Leghorn Street would further enhance this relationship.

The proximity to major retail and service uses is ideal for higher density residential homes, as is access to the bus routes located along Rengstorff in front of the property.

Perhaps most critical is the need for logical design and development under a single zone, not one split between housing and heavy industrial uses. With the increasing number of jobs in the community, this proposal will also help meet the need for housing, traffic reduction and community continuity.

Attached is a very preliminary sketch of the vision for the corner of Rengstorff Avenue and Leghorn Street and an area map. The idea is to preserve the Olive Oil buildings for use in conjunction with new residential buildings compatibly designed to complement the original use of this property.

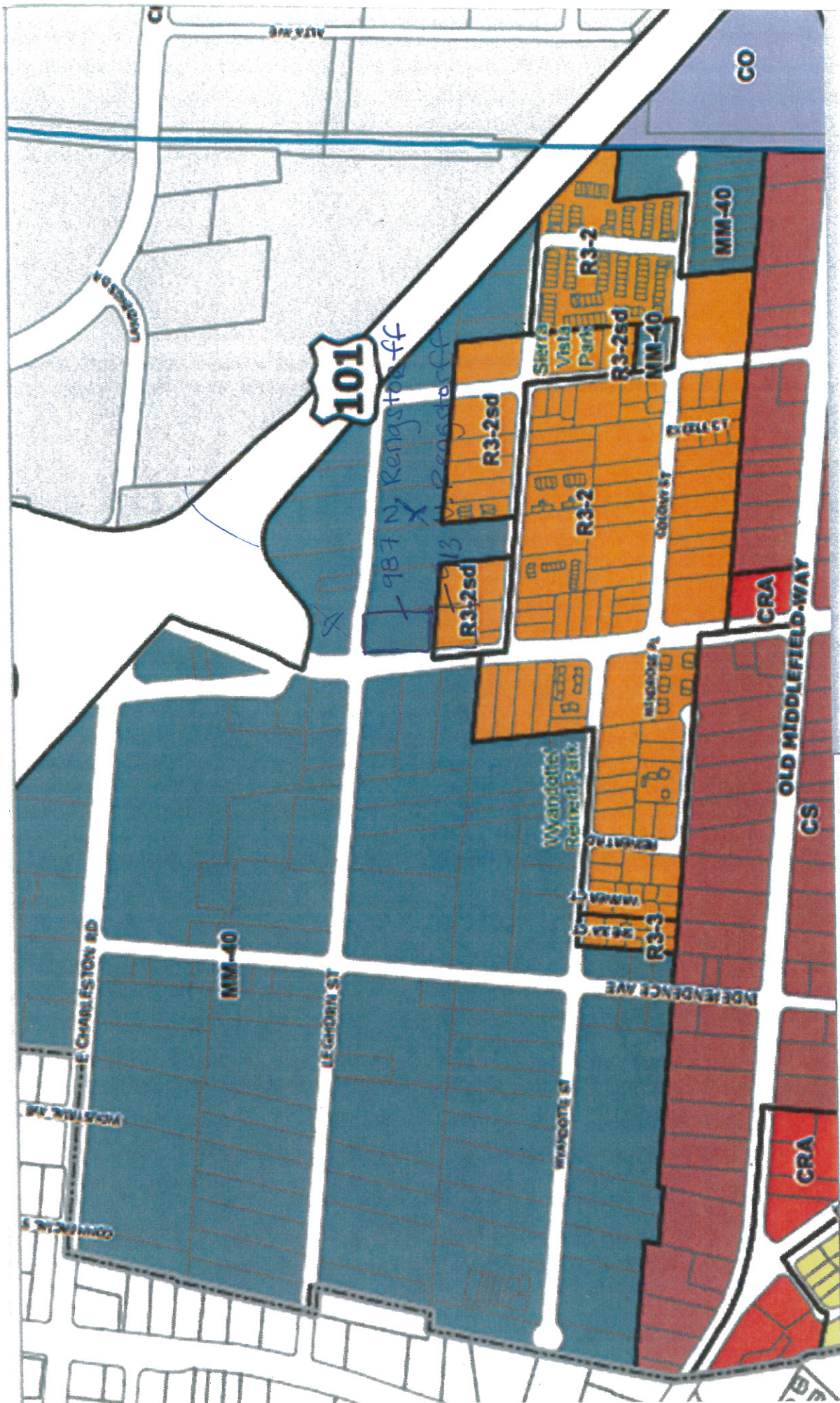
We hope this description gives an adequate sense of our goals and an understanding of how the eventual evolution of this land will support your objectives for design, housing and community values. We look forward to working with the City to move this proposed project forward.

Sincerely,

  
Ken Alsman

Enclosures

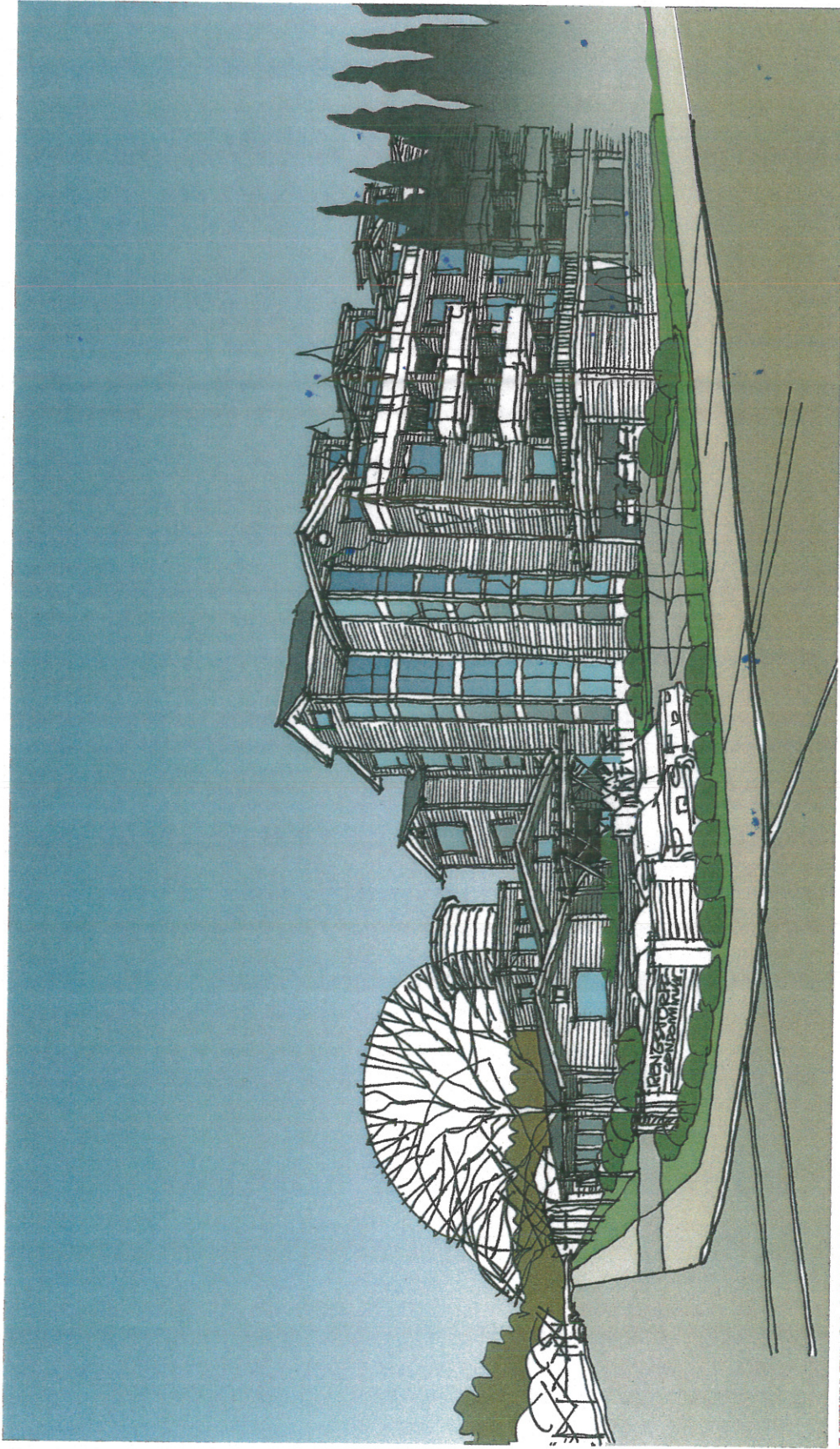
cc: Mario Ambra  
Mindie S. Romanowsky





2032 Leghorn St  
Mountain View, CA 94043  
37.419085, -122.092752

ZONING



VIEW FROM RENGSTORFF AND LEGHORN