

Gutierrez, Jeannette

From: B Rose
Sent: Monday, March 22, 2021 10:57 AM
To: City Council; , City Clerk; Matichak, Lisa; Abe-Koga, Margaret; Kamei, Ellen; Showalter, Pat; Hicks, Alison; Lieber, Sally; Ramirez, Lucas
Cc: contact@mvmha.com
Subject: Mobile Home Protections

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Hello City Officials,

I am a member of the Mountain View Mobile Home Alliance. I am pleased to see Mobile Home issues are finally being discussed by my elected officials. This is a top priority for myself and my community. We will all be watching this issue closely to see which of our representatives deserve our vote in November. We need STRONG protections now. Anything less will lose my vote.

I also made a public comment at the meeting on Tuesday March 16, and would like to add and repeat, that all Mobilehome owners, like myself, ask each and every one of you to prioritize and write an ordinance without stipulations. It is imperative for so many of us to stay in our homes without worry of high rent increases year after year. Please take into consideration those who are on a low income budget, and have families. We need protection.

And I would also like to recommend Alex Brown for a seat on RHC as well. He has been an excellent leader in this fight. I know he would be a great asset to us all.

Thank you.

Bonnie Rose
Mountain View, CA

Gutierrez, Jeannette

From: Michael Kahan
Sent: Monday, March 22, 2021 5:30 PM
To: Kamei, Ellen; Ramirez, Lucas; Hicks, Alison; Lieber, Sally; Abe-Koga, Margaret; Matichak, Lisa; Showalter, Pat; City Council
Subject: Appointments to MVRHC

CAUTION: EXTERNAL EMAIL - Ensure you trust this email before clicking on any links or attachments.

Dear Council Members,

I am a 22-year resident of Mountain View, and a homeowner. I understand that soon the Council will be considering applicants to the Rental Housing Commission.

I write to urge you to appoint only members who support the basic intentions of the CSFRA - to protect renters in Mountain View with rent stabilization and protection against eviction. These are the protections that we, the voters of Mountain View, ratified in 2016, and reaffirmed in 2020.

To appoint opponents of rent control to the RHC is completely counterproductive. It does not create a "balanced" committee; rather, it creates a dysfunctional approach to governance.

Of course, there can be room for disagreement on how the CSFRA is implemented, and the RHC can be a space for robust debate. But there should be no debate about the need for the CSFRA itself - the voters have spoken repeatedly on this matter, and our voice should be respected in your appointments.

Yours truly,

Michael Kahan
Bonita Avenue

Mountain View CA 94040

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Michael B. Kahan, Ph.D.
Co-Director, Program on Urban Studies
Senior Lecturer, Sociology
Stanford University
450 Jane Stanford Way
Building 120, room 224
Stanford CA 94305-2048

mkahan@stanford.edu

he, him, his pronouns

Gutierrez, Jeannette

From: Mountain View MVCSP <
Sent: Monday, March 22, 2021 9:00 PM
To: Kamei, Ellen; Ramirez, Lucas; Abe-Koga, Margaret; Matichak, Lisa; Showalter, Pat; Sally Lieber; Lieber, Sally; Hicks, Alison
Cc: Mountain View MVCSP; Wong, Wanda; McCarthy, Kimbra; , City Clerk
Subject: MVCSP comments on Rental Housing Committee applicant interviews to City of Mountain View City Council
Attachments: CC-RHC_appointments-MVCSP-20210323.pdf

(formal letter attached)



Mountain View Coalition for Sustainable Planning
c/o Aaron Grossman
817 Montgomery Street
Mountain View, CA 94041

March 23, 2021

City of Mountain View City Council
City Hall, 500 Castro Street
PO Box 7540
Mountain View, CA 94039-7540

Re: 3.1 Rental Housing Committee Applicant Interviews

Dear Mayor Kamei and City Council members:

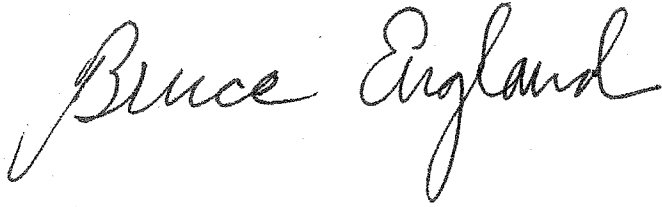
The Mountain View Coalition for Sustainable Planning (MVCSP) appreciates the opportunity to respond to the Rental Housing Committee applicants interview process.

We would like to add our support for any candidates who take rent protection as seriously as it is needed, and who understand that a key component of their role on the committee is to administer the new ordinance protecting mobile home residents.

At the same time, we do wish to acknowledge that rental cost is a significant problem in our city, and responsibilities for addressing this are on all of us as a society. Accordingly, we expect any RHC member to be fair and even-handed, and to consider all stakeholders in their deliberations and decisions, whether those are tenants, property owners, or landlords.

Thank you again for the opportunity to comment.

Sincerely,

A handwritten signature in cursive script that reads "Bruce England". The signature is written in black ink and is positioned above the typed name.

Bruce England
for the Mountain View Coalition for Sustainable Planning

cc:

Wanda Wong, Deputy City Clerk
Kimbra McCarthy, City Manager
Heather Glaser, City Clerk

About Mountain View Coalition for Sustainable Planning

The Mountain View Coalition for Sustainable Planning is a local volunteer-based organization dedicated to making Mountain View as beautiful, economically healthy, transit, bicycle, and pedestrian accessible, and affordable as possible. MVCSP member interest and expertise covers areas such as housing, transportation, the environment, the economy, and beyond!

For more information, see <http://www.mvcsp.org>.

To contact us, send email to mvcsp.info@gmail.com.



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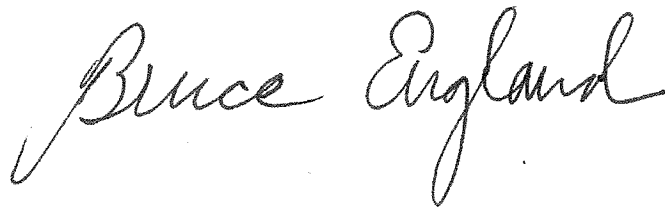
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For more information, see <http://www.mvcsp.org>.

To contact us, send email to mvcsp.info@gmail.com.

Gutierrez, Jeannette

From: BRUCE KARNEY
Sent: Sunday, March 21, 2021 3:50 PM
To: City Council
Cc: , City Clerk; Ramberg, Audrey Seymour; Attinger, Steve
Subject: Comment on Item 3.2 regarding Carbon Offsetting (3/23/2021)

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Dear Councilmembers,

I've read Attachment 5 and have some thoughts to share.

My personal opinion is that Option 1, with all the carbon offsets being purchased in 2021 or 2022 is the best decision.

I think Option 2 is acceptable but weak and Option 3 is not viable.

Let me briefly say why I prefer Option 1 and what I think is wrong with Option 2.

Option 1 would be the City's first experience in purchasing carbon offsets. Buying offsets was one of the recommendations of the 2017-18 Environmental Sustainability Task Force, and is a necessary component of the City's long term plans to reduce GHG emissions by 80% and become carbon neutral at the same time. Doing that will require either buying offsets or directly capturing and sequestering CO2 from the atmosphere. Carbon Capture and Sequestration is unlikely to be available at scale even 20-25 years from now, so in my opinion the City would be well advised to start learning how to evaluate and purchase various forms of carbon offsets. I also think that it is better for the City to buy offsets NOW for all the GHGs the new HVAC system is expected to emit over its lifetime. Otherwise, some future Council might decide to stop buying them, rendering the decision of the current Council moot. Paying for them all at once and up-front may also make it clear to Council and staff that carbon pollution has a price and that it's not small.

The primary defect of Option 2, in my opinion, is that in essence the city is suggesting doing things voluntarily over many years that will become REQUIRED within 3 years. Use of natural gas in newly-permitted buildings is already virtually banned in Mtn. View and many nearby cities. In many cities gas is also banned in remodeling projects that affect more than half the square footage of the building. As the dangers of climate change become more widely recognized, it is reasonable to expect that in the near future natural gas appliances that fail will be required to be replaced with electric appliances. By 2025 or so, the actions that Option 2 would categorize as "extra effort and expense" will be required. Thus, Option 2 will produce only a modest change from the future "business as usual" emissions path.

Cheers,
Bruce Karney

Gutierrez, Jeannette

From: Serge Bonte
Sent: Monday, March 22, 2021 9:30 PM
To: Hicks, Alison; Kamei, Ellen; Ramirez, Lucas; Abe-Koga, Margaret; Matchak, Lisa; Showalter, Pat; Lieber, Sally
Cc: City Council
Subject: re: 3/23/21 Meeting - General Comment + Agenda Item 3.2 Fiscal Year 2021-22 through Fiscal Year 2025-26 Capital Improvement Program

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Honorable Mayor and City Council members:

I am writing to share one general comment and some comments on your Study Session (Agenda Item 3.2)

1- General Comment

As we start moving back to normal, what are your plans to resume public meetings in person (noting that courts have resumed in person jury trials) ? While there are still some restrictions on large in door gatherings, in door gatherings can occur. Maybe an interim step would be for the City Council to sit together with applicants/presenters in attendance and the public still remove?

2. Comments on Agenda Item 3.2

re: prioritization, Capital Improvement projects can help the economy rebound from the Covid recession and put many Californians back to work. Therefore, I would like to suggest adding "shovel ready" as a criteria; in other words, prioritize projects that have already been designed over planning / design projects.

re: carbon offsetting the new HVAC system - I am very skeptical of carbon offset -they're often viewed as greenwashing or indulgences-. As we try to rebound from the Covid recession, carbon offsets also mean money that will not generate much needed jobs. If you really want to compensate for the new HVAC emissions, I would favor investing in other local CIP projects; maybe use the money to fund a good number of slow streets in Mountain View? Slow streets have emerged all around the globe in the past year
see: <https://nacto.org/publication/streets-for-pandemic-response-recovery/emerging-street-strategies/slow-streets/>

Sincerely,

Serge Bonte
Lloyd Way

Gutierrez, Jeannette

From: Matthew Visick
Sent: Wednesday, March 17, 2021 1:13 PM
To: , City Clerk
Cc: Jeff Morris; Kerry Williams
Subject: Council Meeting 3/23 - Letter to Include in Packet and Distribute to Council and City Manager
Attachments: LTR - City Council_1808 N. Shoreline_Bonus FAR (3.17.21) FINAL.Reduced.pdf

Good Afternoon,

The attached letter relates to an item that will appear on the Council's March 23 agenda regarding the North Bayshore Precise Plan and Google's proposed Preliminary North Bayshore Master Plan. Please distribute the letter to all Council members and to the City Manager. Please also ensure that it is included as part of the Council's agenda packet and uploaded to the City's website under the correct agenda item.

If you have any questions, please don't hesitate to contact me. Given the file size, please confirm receipt.

Thank you.

Matthew



Matthew D. Visick, Partner
T. (415) 567-9000
F. (415) 399-9480

mvisick@reubenlaw.com
www.reubenlaw.com

The Jeffrey A. Morris Group
2500 Sand Hill Road, Suite 240 Menlo Park, CA 94025

March 17, 2021

Honorable Mayor Kamei and Members of the City Council
City of Mountain View
500 Castro Street
Mountain View, CA 94041

Re: Request That Council Not Qualify Google for All 1,303,250 SF of Bonus FAR Unless 1808 N. Bayshore is Included in the North Bayshore Master Plan

Dear Mayor Kamei and Members of the City Council,

For 36 years, I have owned the property at 1808 N. Shoreline Boulevard that has been omitted from Google's newly proposed "Preliminary North Bayshore Master Plan". (See Figure 1 below.) I purchased the 2.0+/- acre site in 1985 when the area consisted of a drive-in theatre, agricultural land, a few buildings and some single-family homes. I built the one-story, 21,862 SF office building that is there now, which I currently lease to Google. I had communications with the City several years ago about getting Bonus FAR but my property was leased to Google with an option that extended to February 2026 which did not allow me to participate in the 2015 Bonus FAR process. However, in September 2019, just prior to when Google notified me of its intent to vacate the building, I began communicating with Planning Staff about my interest in seeking a small amount of Bonus FAR so that I could redevelop the property with a higher density, mixed-use office and residential project, consistent with the goals and objectives of the Precise Plan. The site is prominently located in the Core area of the Joaquin Neighborhood, and is designated for some of the highest densities in the Plan.¹

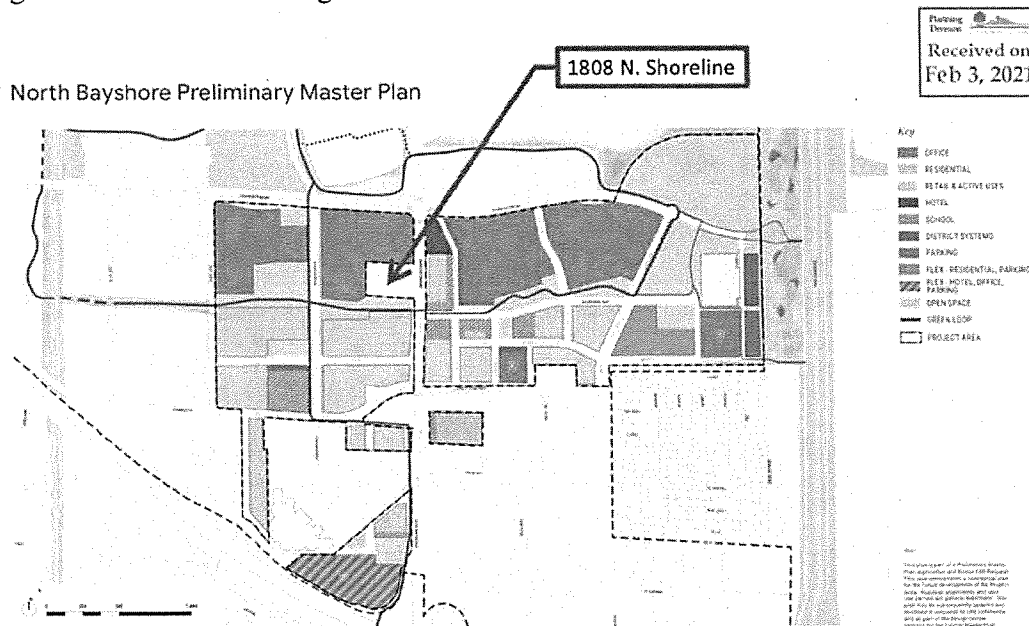


Figure 1 (Source: Google Preliminary Master Plan, Feb. 3, 2021)

¹ Up to 1.5 FAR for Office and 4.5 FAR for Residential. *North Bayshore Precise Plan*, Table 4.

One of the strengths of the Precise Plan is its focus on creating three Complete Neighborhoods, each to be designed holistically with a distinct character and target mix of uses and densities (see Figure 2 below). To achieve this goal, the Plan requires that a Master Plan be prepared for each neighborhood to ensure “a coordinated and integrated approach” to development.² Contrary to this requirement, Google’s proposed Master Plan: (1) includes only portions of two neighborhoods, (2) selectively includes *only Google-owned* parcels, (3) excludes my property despite its integral location in the heart of the Core, where higher densities are planned, while shifting density to the lower-density General area, and (4) requests 100% of the unallocated Bonus FAR (if SyWest is allocated 250,000 SF for its Gateway property).

Figure 4: Complete Neighborhood Areas

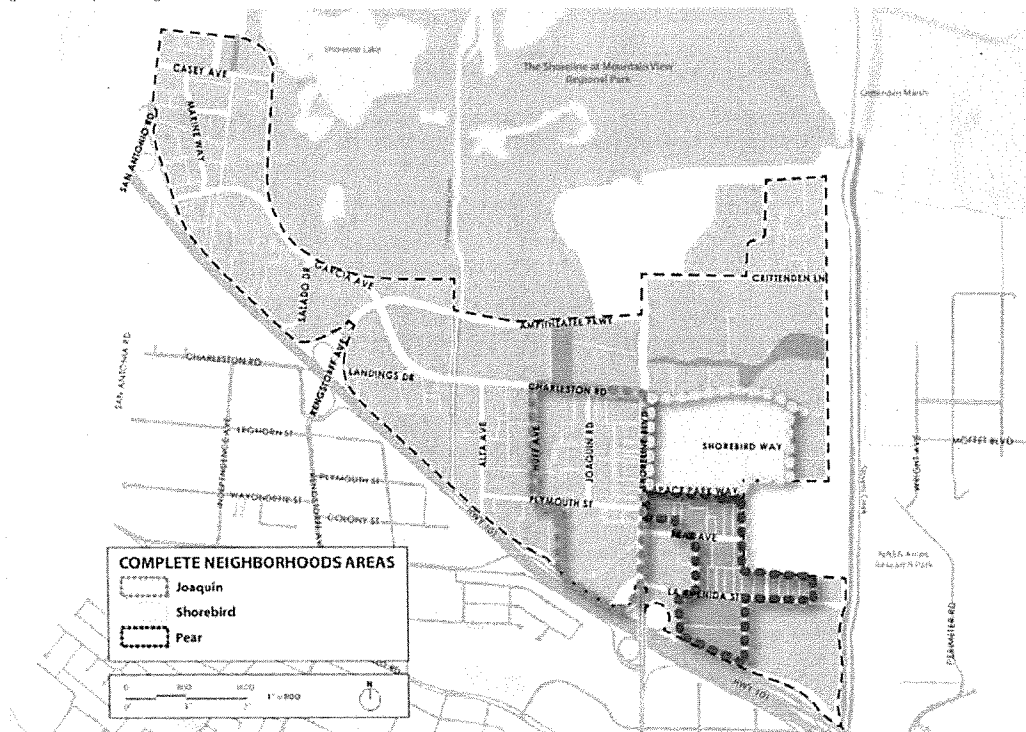


Figure 2 (Source: North Bayshore Precise Plan, p. 44.)

Beginning with the 2015 Bonus FAR competition, and again in 2019 with the denial of both Google’s and SyWest’s requalification requests, the Council has emphasized the importance of economic diversity, as well as “fairness and equity” in the Plan. If the Council decides now to reallocate to Google, as it requests, 1,303,250 SF of Bonus FAR, Google’s development would surround my property with 8 to 18 story office and residential buildings, and effectively leave me with the inability to develop more than a two-story office building.³ This is not the equitable

² North Bayshore Precise Plan, Section 3.5.2 Master Plan, pg. 103.

³ As discussed below, a substantial office space is necessary to fund residential development in a mixed-use project.

process for allocation of Bonus FAR that you have consistently endorsed, nor is it prudent planning, as excluding my project would inhibit the realization of the vision for the Shoreline Boulevard corridor by creating an incomplete and incongruous gap along this important frontage.

I support the North Bayshore Precise Plan and recognize that Google is uniquely positioned to help the City achieve its vision. However, accommodating Google's plans while also allowing for a diversity of property owners, tenants and users, and development within the Plan area will benefit the City over both the short and long term, and create the "win-win-win" that has been the hallmark philosophy of this landmark Plan.

As outlined in further detail below, I respectfully request that the Council not allocate all of the remaining Bonus FAR unless Google incorporates my property into its Master Plan and allocates at least 70,000 square feet of the Bonus FAR toward the redevelopment of my property, so that both projects can move forward.

1. Background on Proposed Redevelopment of the 1808 N. Shoreline Property

As noted above, my lease with Google—which ran from 2011 to 2021 and allowed Google an option to extend to 2026—prevented me from submitting a request for Bonus FAR in 2015 because I could not guarantee that I would develop within the required timeframe.

In 2017, sensing that Google might not renew the lease, I reached out to Mr. Martin Alkire, Principal Planner, about my interest in redeveloping my property. I began meeting with Martin in earnest in September 2019, after the Council denied Google's and SyWest's requalification requests, to discuss my options and hired an architect (Studio T Square) to prepare a conceptual mixed-use office and residential design for the site.

On November 1, 2019, my architect and I presented the mixed-use plan for 1808 N. Shoreline in a meeting at Martin's office. Over the next 18 months, myself and my consultants have had regular communications with Staff, including multiple meetings and calls with Mr. Alkire, who has been very helpful, to discuss my proposed project and how I might secure a small amount of the Bonus FAR to realize it. At the Nov. 5, 2019 Council Study Session on the Gateway Master Plan, the Staff report explained that

staff will return to Council in 2020 with options on how the remaining North Bayshore Bonus FAR could be allocated to incentivize the implementation of both the Gateway Master Plan and the rest of the North Bayshore Precise Plan.⁴

Based on my communications with Staff, my understanding was that I would have an opportunity to participate by making an informal presentation at the Study Session anticipated

⁴ City Council Study Session, Nov. 5, 2019, Council Minutes: Item 3.1 Gateway Master Plan.

for fall 2020; as this meeting did not occur as expected, I was therefore unable to inform the Council of my proposed project until now.

It should also be noted that my consultant team has had some informal conversations with Google's urban planning team, and one of my consultants sent a very detailed letter in an email on September 23, 2020 to Mr. Michael Tymoff, Director of Real Estate Development at Google, to discuss our interest in coordinating and collaborating for master planning purposes. We received no response from Mr. Tymoff.

I was surprised to learn of Google's application for an allocation of Bonus Office FAR in February 2021 and was disappointed to hear from Staff that the City, after having made repeated requests, would still not accept an application for my project. According to the Bonus FAR Review Guidelines: "*Council shall determine which proposals qualify for Bonus FAR. City Council shall review all submitted applications at the same time at the determined public hearing date.*"⁵

Nevertheless, my design team has prepared the attached conceptual plan to give you an idea of our vision for a vibrant, mixed-use project with 8 stories of office and residential in separate buildings surrounding a central courtyard, with an active, pedestrian oriented street frontage along Shoreline Boulevard, and connecting to Google's proposed greenway to the south of the site. Residents and employees would share common open space, parking, and other community serving amenities.

The 1808 North Shoreline development is a true, mixed-use project designed to integrate seamlessly into the greater urban context and Google's Preliminary Master Plan. A mid-rise office building provides an urban "front door" along North Shoreline Boulevard designed together with a residential, apartment complex around an intimate landscaped courtyard. Both the offices and the apartments are envisioned to include multiple step-backs that provide indoor/outdoor amenity spaces as well as enhanced building articulation. Architecture is carefully considered to create strong connections to neighborhood. The apartments and offices have direct access to the planned district greenway connecting residents and office workers with regional open space amenities.

2. A Mixed-Use Project at 1808 N. Shoreline Requires Only 70,000 SF of Bonus FAR (3% of the total Bonus FAR and 4.5% of the Unallocated Bonus FAR)

I am seeking a total Office FAR of 1.25, which is less than the maximum permissible FAR of 1.50 in the Core, with additional incentives such as green building and community benefits. Bonus Office FAR is necessary to make residential development financially viable. As Google points out in its Preliminary Master Plan, the higher land values from office space are the "currency" that allows for the delivery of residential units, which have become very expensive to

⁵ *North Bayshore Precise Plan*, Appendix F.

develop.⁶ Without Bonus FAR to fund the residential development, I expect that 1808 N. Shoreline will remain a one-story office building for the foreseeable future, set back from the street, ringed by surface parking, and unconnected to the active pedestrian streetscape and the greenway that Google proposes to create to the south. (See Figure 3 below left) However, with 70,000 square feet of Bonus FAR—only 3% of the total Bonus FAR and 4.5% of the unallocated Bonus FAR—it could be redeveloped into a vibrant, mixed-use project with offices and new housing, including affordable housing, that decreases vehicle trips, activates the adjacent streetscape, and integrates into Google’s proposed greenway to the south. (See Figure 4 below right)



Figure 3 (Source: Google Maps)

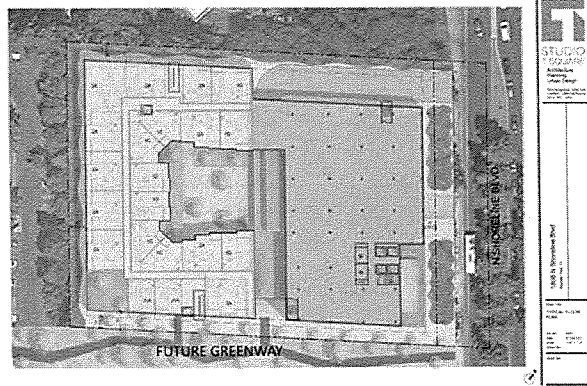


Figure 4 (Source: Attachment 1)

3. The Council Has Discretion to Allocate Bonus FAR to 1808 N. Shoreline

Google does not have a prior claim to all of the Bonus FAR that it is requesting.⁷ The Council denied Google’s and SyWest’s requalification requests in February 2019 and the remaining 1.55 million SF of Bonus FAR is therefore eligible for reallocation. In fact, the City has repeatedly characterized the remaining Bonus FAR as “unallocated.”⁸ There is also no reasonable argument that the allocation of just 70,000 square feet of the Bonus FAR to my project would make Google’s proposed Master Plan infeasible. The City’s goal should be to maximize the benefit of the Bonus FAR allotments within the Precise Plan area.

Under the Precise Plan, the Council could allow for the allocation of 70,000 square feet of Bonus FAR to 1808 N. Shoreline in at least three ways:

⁶ Google Preliminary Master Plan, February 2021, Section 1.1, Housing, p. 2. See also Council Study Session Memo, Gateway Master Plan, Nov. 5, 2019, pg. 8. “*This issue is important because, at this time in our local economic cycle, office is more valuable than residential in North Bayshore. Therefore, granting office Bonus FAR allocation as a de facto “currency” on the condition that new residential is also built is one strategy to help implement the full build-out of complete neighborhoods as envisioned in North Bayshore.*”

⁷ Google is requesting a total allocation of 1,303,250 sf out of the remaining, 1,550,000 sf of unallocated Bonus FAR in the Plan. It appears Google is assuming that the City will allocate the remaining 253,350 sf to SyWest.

⁸ Council Report, May 8, 2019, pp. 3, 6; Council Report, Nov. 5, 2019, pp. 9, 22.

1. Condition the allocation of Bonus FAR to Google on Google's agreement to include 1808 N. Shoreline in its Master Plan and dedicate at least 70,000 square feet of the Bonus FAR toward the redevelopment of my property, so that both projects can move forward. The Precise Plan allows the Council to reject a qualification request that does not meet the Precise Plan's vision and guiding principles, which include the successful realization of the "character areas" and Complete Neighborhoods in the Precise Plan.⁹
2. Allocate less than all of the requested Bonus FAR to Google at this time (e.g., only allocate 1.0 million SF) and direct Staff to open the qualification process forthwith for the remaining Bonus FAR to other applicants, including 1808 N. Shoreline, pursuant to the Bonus FAR Review Guidelines.¹⁰ The Precise Plan allows the Council to "qualify applicants for some or all of the requested Bonus FAR amount."¹¹
3. Decline to allocate any Bonus FAR to Google at this time, and direct Staff to reopen the application process for all of the unallocated Bonus FAR to all interested parties, including Google, as set forth in the Bonus FAR Review Guidelines. The City is under no obligation to approve any Bonus FAR for Google's project at this time.

Of the above three options, the first would allow the entitlement process for both projects to begin as expeditiously as possible, within the context of one Master Plan. The second would allow Google to move forward without incorporating 1808 N. Shoreline into its Master Plan, even though a single Master Plan is required by and would better advance the goals of the Precise Plan. The third would provide the Council with an opportunity to review all development proposals at the same time before allocating such a large share of the Bonus FAR.

4. Redevelopment of 1808 N. Shoreline is Necessary to Implement the NBPP

A mixed-use project at 1808 N. Shoreline would further the ambitious goals of the North Bayshore Precise Plan by:

- adding residential units, including affordable housing;
- reducing vehicle trips by locating housing near jobs;
- integrating the project into proposed circulation and greenway improvements;
- activating the adjacent streetscape;
- increasing the energy efficiency of the structures on the site; and
- implementing green building practices.

⁹ "The City Council may consider the following criteria in evaluating Bonus FAR applications" which include, among other things, how "the proposal meets the Precise Plan's vision and guiding principles, including each of the Precise Plan's Character Area goals and objectives and the Plan's strategies for new residential uses in North Bayshore." (North Bayshore Precise Plan, Appendix F, Sections (E)(1) and (F)(1).)

¹⁰ North Bayshore Precise Plan, Appendix F.

¹¹ North Bayshore Precise Plan, Appendix F, Section (D)(3).

Realization of these goals is particularly important in the Core Character Area, where 1808 N. Shoreline is located. The Precise Plan explains that “the Core’s finer-grained blocks with new Neighborhood Streets, Service Streets, and bicycle and pedestrian connections will result in a more pedestrian-oriented environment. Buildings will contribute to this transformed environment with smaller setbacks and active ground-floor frontages integrated with adjacent public streets. Massing will be generally located towards the front of sites.”¹²

Another key purpose of the master plan process is to allow coordinated planning of open space, greenways, circulation, and more efficient use of resources, such as shared parking. I would be interested in participating in the proposed district parking sites within the Preliminary Master Plan, especially on the City owned Amphitheatre property for use by both residents and employees. The Precise Plan states that Shared Parking is highly encouraged and calls for coordination between developers, area property owners, tenants, and the City to ensure that existing or new parking facilities are efficiently shared and conveniently located for users.

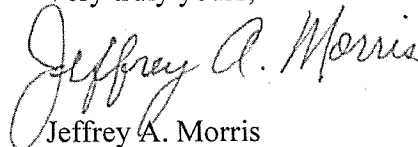
Without Bonus FAR, none of these results will be realized on this prominent site.

5. The 1808 N. Shoreline Project Would Deliver Needed Housing Units Soon

The City originally allocated the Bonus FAR more than six years ago, and the scope of Google’s project suggests it will be some time before the additional housing units it proposes are delivered. In contrast, the mixed-use project I propose to build at 1808 N. Shoreline could be delivered within the next few years, adding needed housing stock, reducing vehicle trips by locating homes nearer to jobs, and activating the streetscape consistent with the City’s vision in the North Bayshore Precise Plan.

Thank you in advance for your consideration and I look forward to partnering with the City and Google to make the Precise Plan’s vision a reality.

Very truly yours,



Jeffrey A. Morris

Enclosure: Conceptual Mixed-Use Plan for 1808 N. Shoreline (Attachment 1)

cc: Ms. Kimbra McCarthy, City Manager
Ms. Aarti Shrivastava, Assistant City Manager/Community Development Director
Mr. Martin Alkire, Principal Planner
Ms. Kerry Williams, Kerry M. Williams Consulting LLC
Mr. Matthew Visick, Reuben, Junius & Rose, LLP

¹² *North Bayshore Precise Plan*, p. 57.

Attachment 1



**STUDIO
T SQUARE**

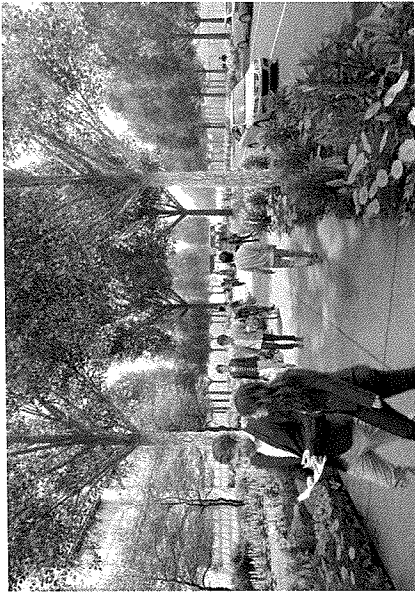
Architecture
Planning
Urban Design
197C Broadway, Suite 500
Oakland, California 94612
(510) 451-2850

1808 N Shoreline Blvd
Mountain View, CA

Sheet Title:
**PRECEDENT
IMAGES**

Job No. 16051
Date: 02/19/2021
Scale: N.T.S.
Drawn By:

Sheet No:





STUDIO
T SQUARE

Architecture
Planning
Urban Design
1976 Broadway, Suite 900
Oakland, California 94612
(510) 451-2850

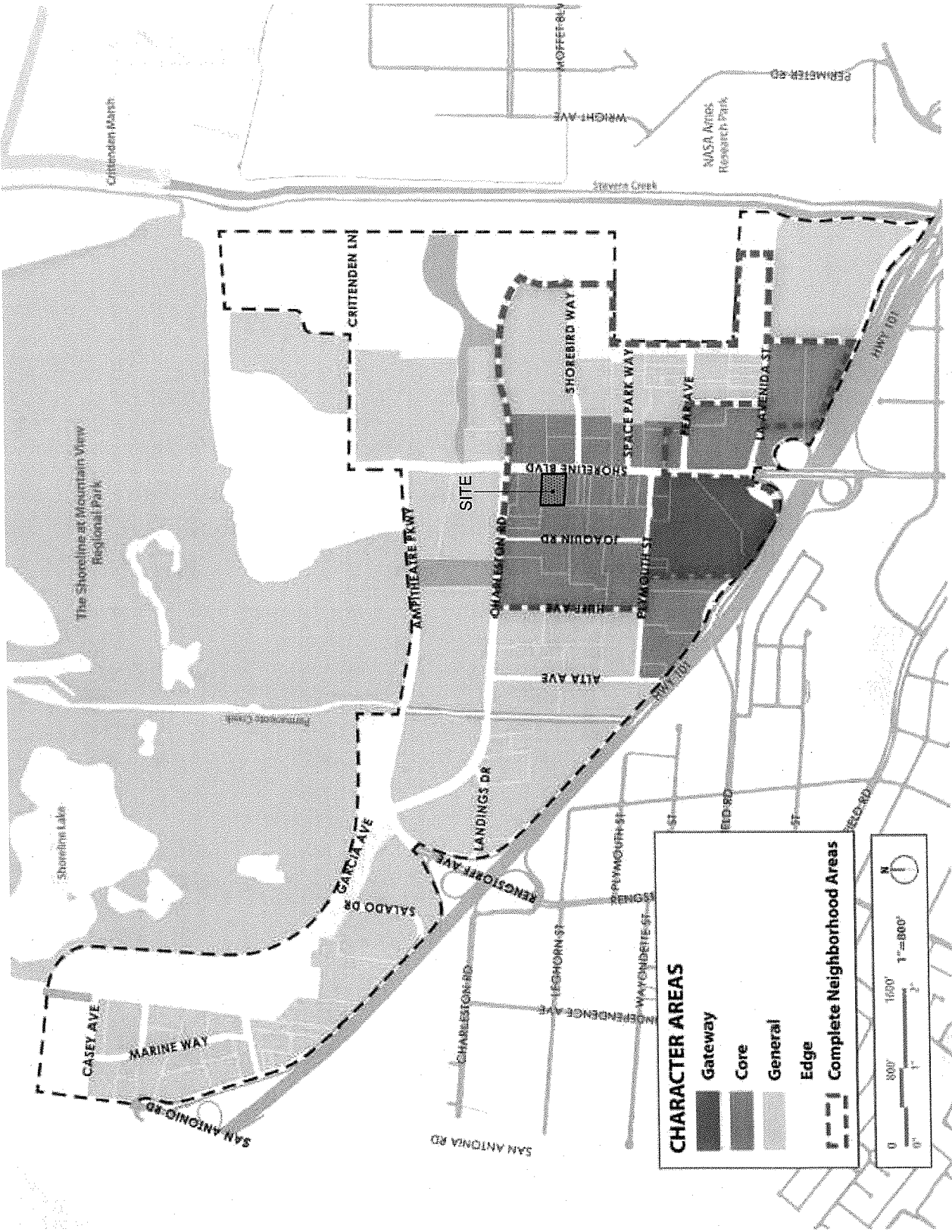
1808 N Shoreline Blvd
Mountain View, CA

Sheet Title:

NORTH
BAYSHORE
PRECISE PLAN

Job No. 10051
Date: 02/16/2021
Scale: N.T.S.
Drawn By:

Sheet 4c:





STUDIO
T SQUARE

Architecture
Planning
Urban Design

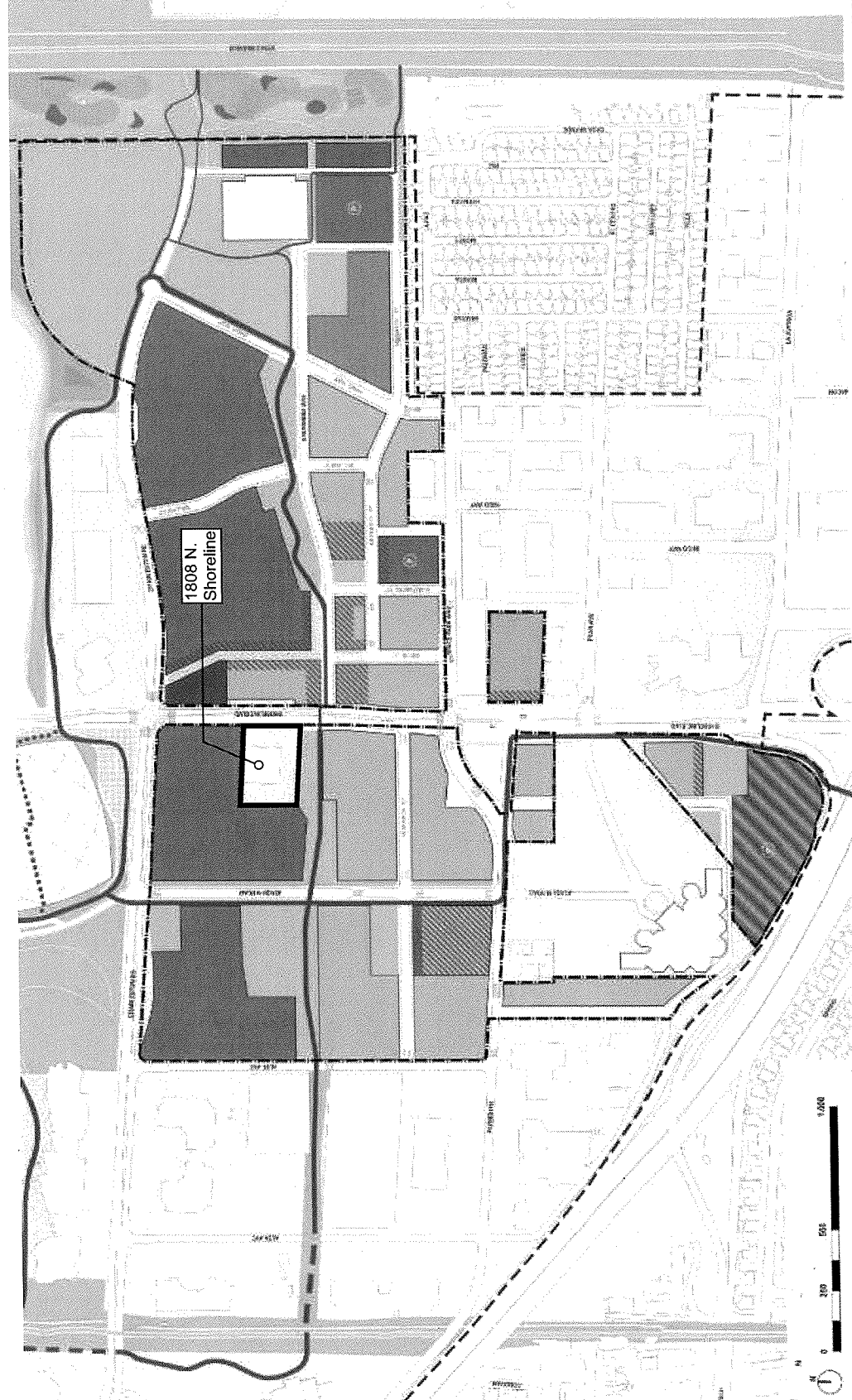
1970 Broadway, Suite 500
Oakland, California 94612
(510) 451-2850

1808 N Shoreline Blvd
Mountain View, CA

Sheet Title:
GOOGLE
PRELIMINARY
MASTER PLAN

Job No.: 19051
Date: 02/19/2021
Scale: N.T.S.
Drawn By:

Sheet no:



GOOGLE PRELIMINARY MASTER PLAN FEB. 2021



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T SQUARE

Architecture
Planning
Urban Design

1875 Broadway, Suite 500
Oakland, California 94612
(510) 451-2850

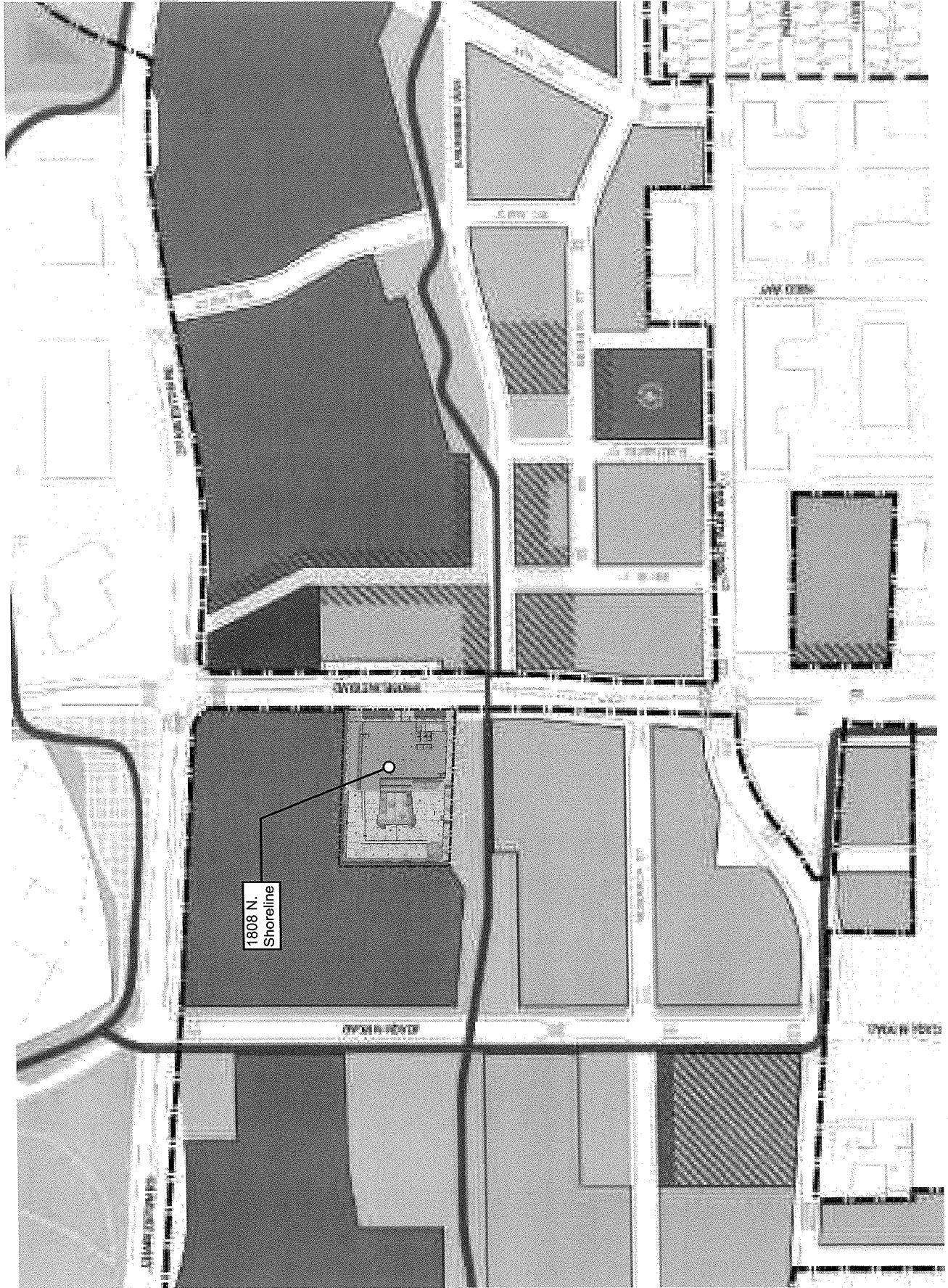
1808 N Shoreline Blvd
Mountain View, CA

Sheet Title:

GOOGLE
PRELIMINARY
MASTER PLAN

Job No. 10851
Date 07/10/2021
City N.T.S.
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Sheet #6:





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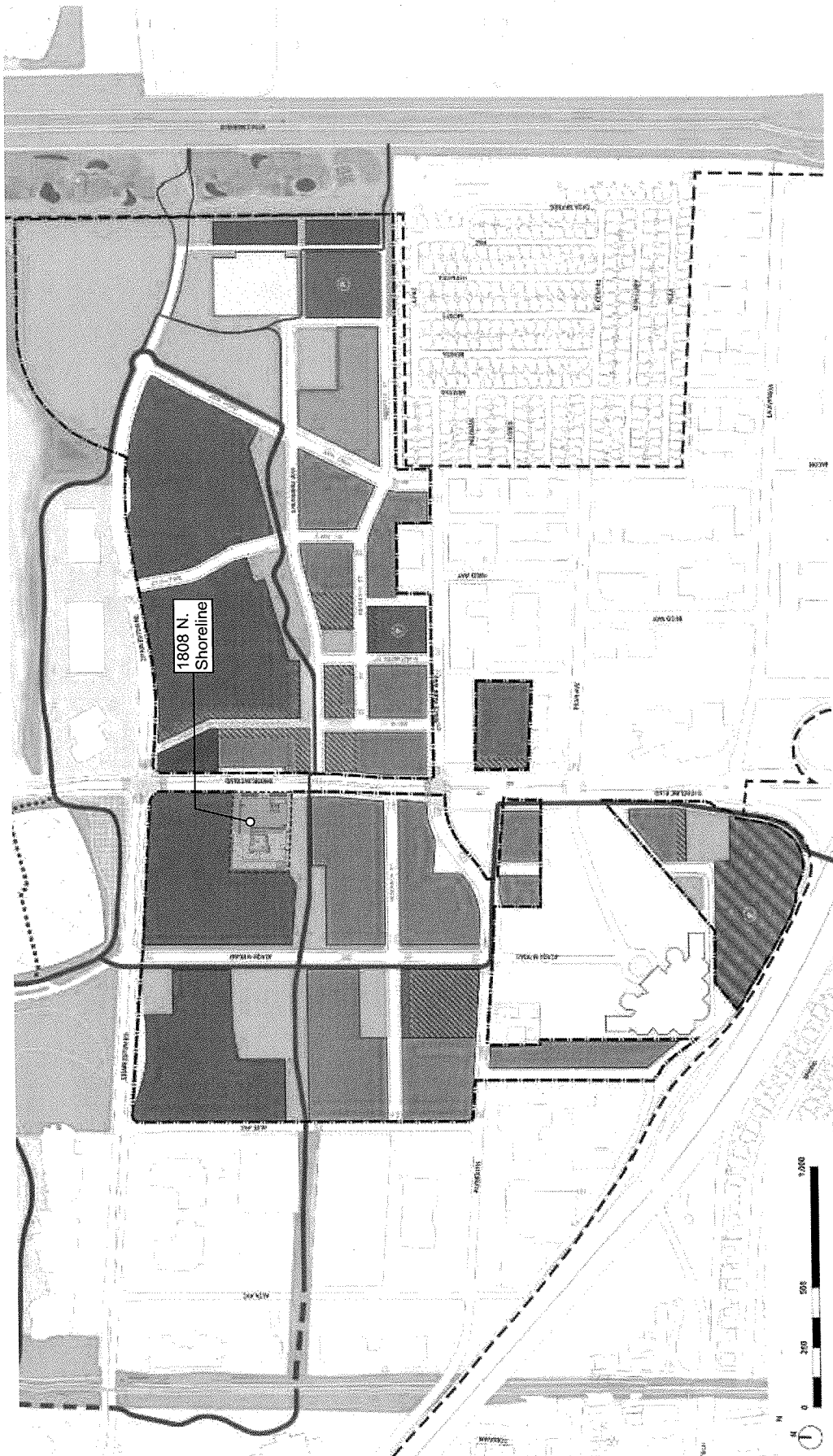
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Job No.: 18051
Date: 02/18/2021
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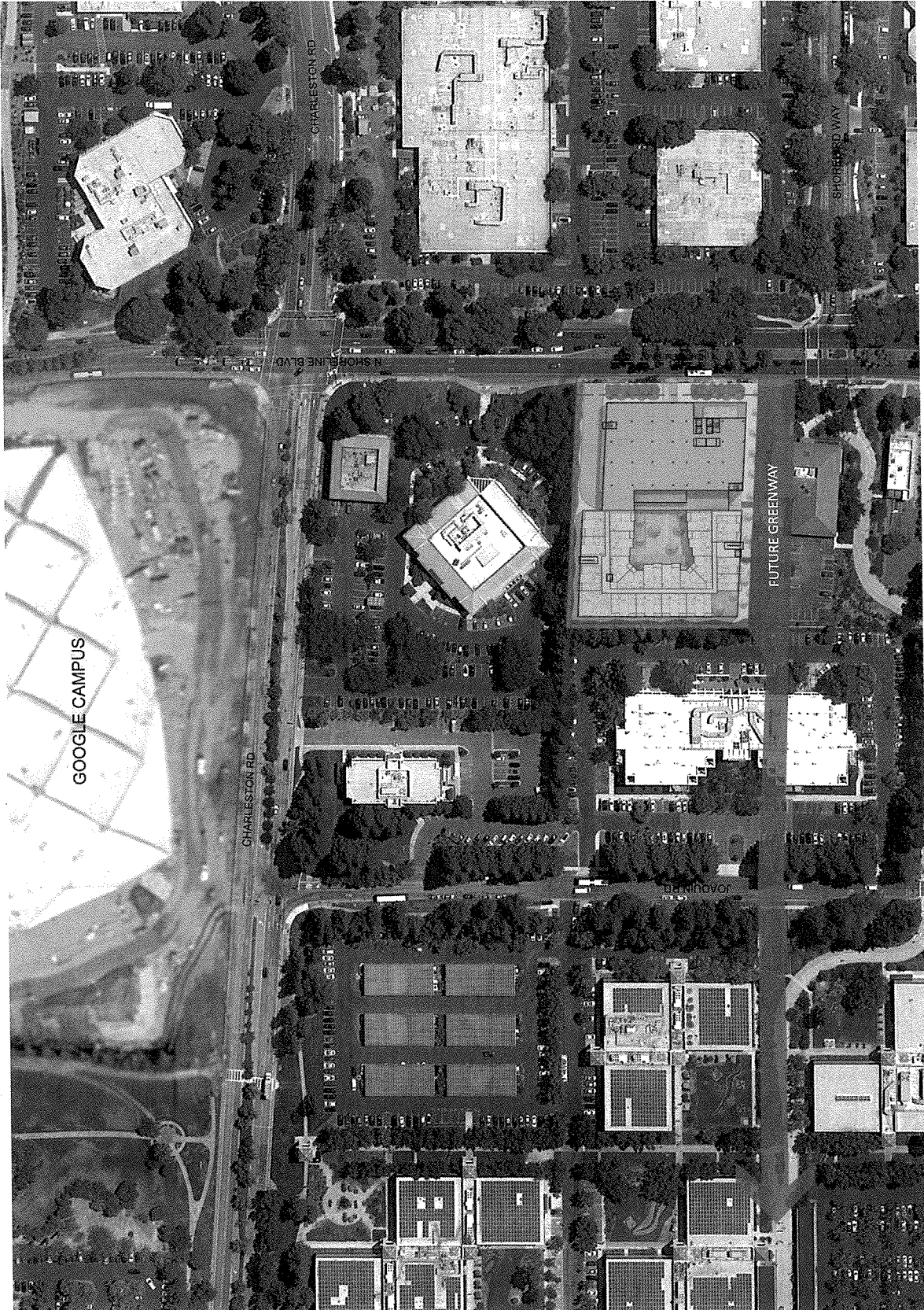
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Sheet Title
CONTEXT MAP

Job No. 16051
Date 02/19/2021
Scale 1/4" = 1'-0"
Drawn By:
Sheet #6





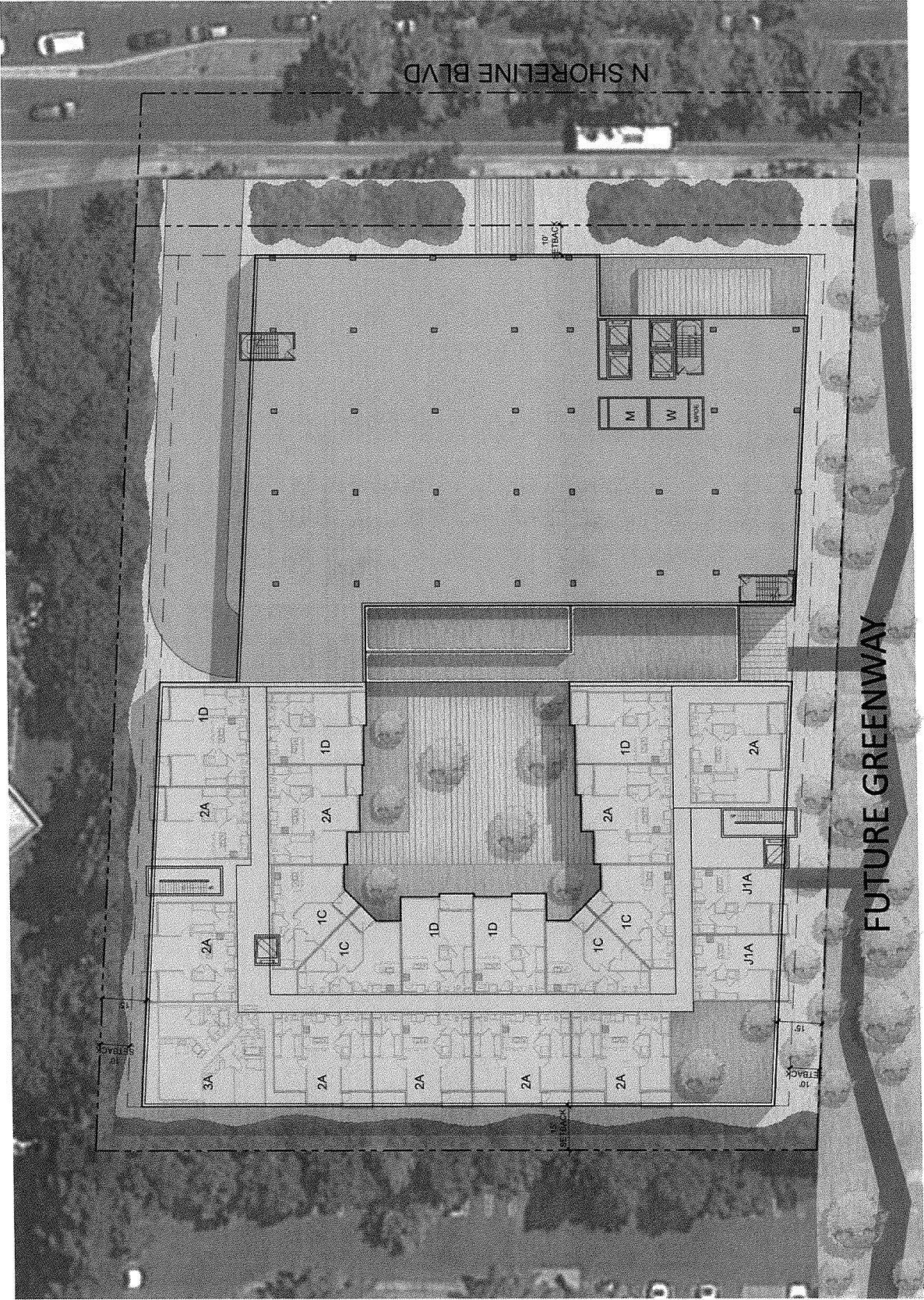
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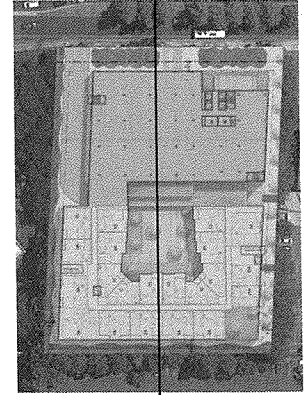
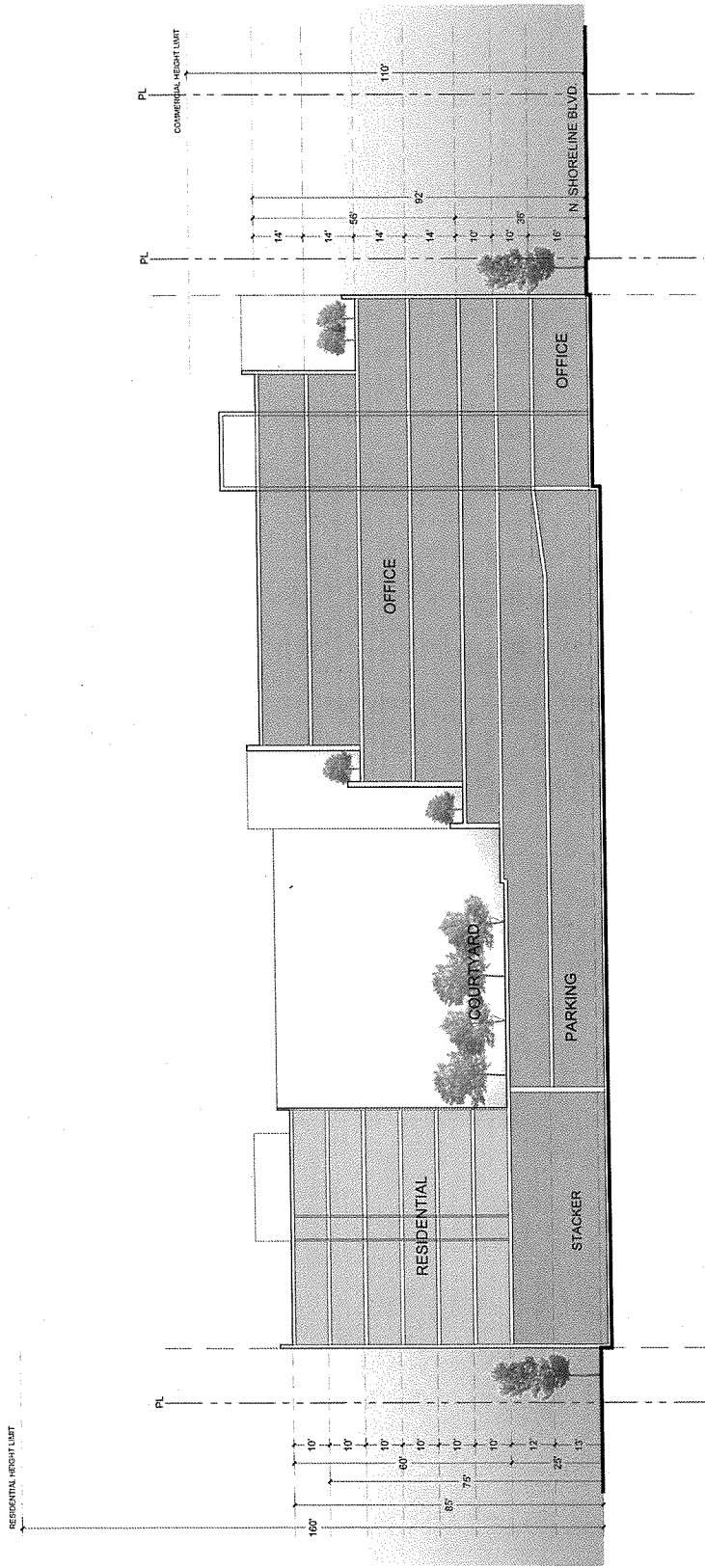
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Sheet Title:
**TYPICAL FLOOR
PLAN**

Sheet No. 10551
Job No. 031502031
Date: 1/16/10
Scale: 1/16" = 1'-0"
Drawn By:
Sheet No.





1808 N. SHORELINE 1.9927 Acres (87,085 SF)
 Site Development Area:
 Review Office building with Setbacks along N. Shoreline

NOTE: Unit count and residential FAR are conceptual only and subject to change.

Proposed Design		Level 3	Level 4	Level 5	Level 6	Level 7	Level 8	Total DU	% of Total	sq	FAR
J1A	661	3	2	2	2	2	2	13	10%	8,593	
1C	731	4	4	4	4	4	4	24	19%	17,544	
1D	760	4	4	5	5	5	5	28	22%	21,280	
1E	500	4	0	0	0	0	0	0	3%	3,600	
2A	960	2	8	9	9	9	9	46	37%	44,160	
3A	1190	2	2	2	2	2	1	11	9%	13,090	
TOTAL	859	19	20	22	22	22	21	126	100%	108,267	1.25
Total Gross										151,834	
Residential FAR										1.74	

PARKING		Ratio provided
Residential Level 1 Mechanical Lifts	126 1/2 DU	
Office - 4 + 1 levels	296 2/7 1/1000 sf	



STUDIO T SQUARE

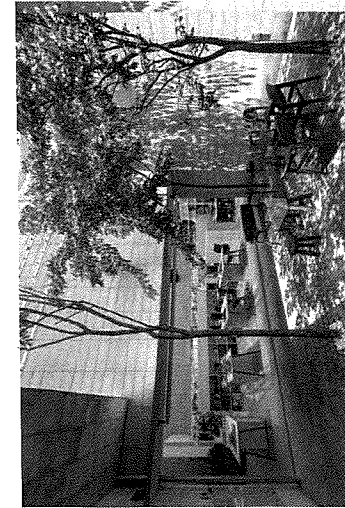
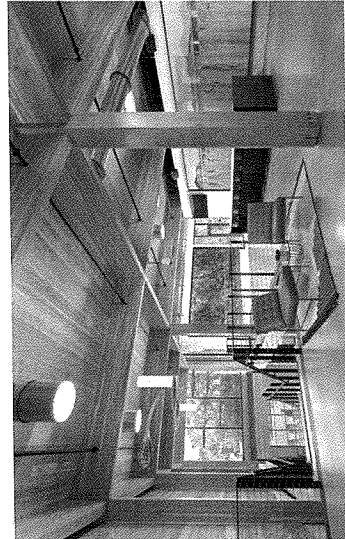
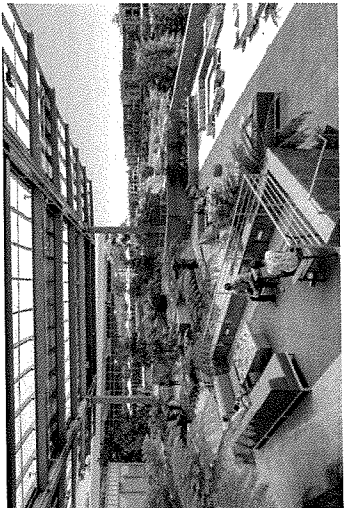
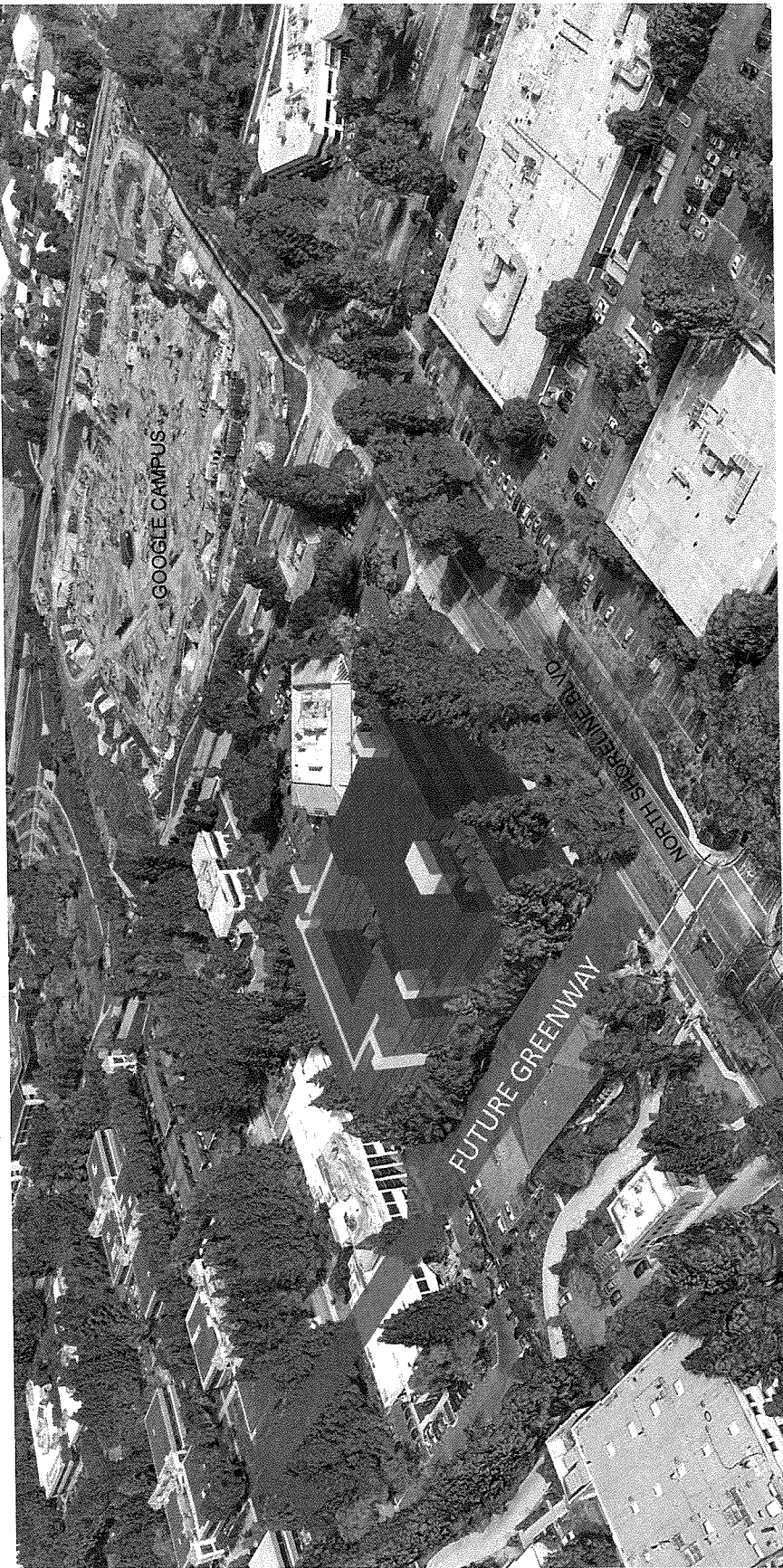
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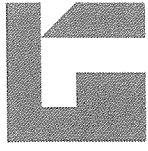
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Sheet Title:
AERIAL VIEWS

Job No. 19051
Date: 02/19/2021
Scale: N.T.S.
Drawn By:

Sheet No.:





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Urban Design
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Mountain View, CA

Sheet Title:
AERIAL VIEWS

Job No. 19851
Date: 02/10/2021
Scale: N.T.S.
Drawn By:

Sheet No.:





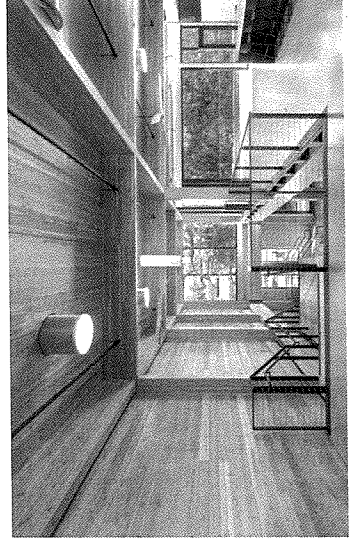
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Mountain View, CA

Sheet Title:
AERIAL VIEWS

Job No. 19051
Date: 02/19/2021
Scale: N.T.S.
Drawn By:
Sheet No.:



Gutierrez, Jeannette

From: Doug DeLong <
Sent: Monday, March 22, 2021 2:20 AM
To: Kamei, Ellen; Ramirez, Lucas; Lieber, Sally; Showalter, Pat; Hicks, Alison; Matichak, Lisa; Abe-Koga, Margaret
Cc: City Council; McCarthy, Kimbra; Alkire, Martin; Pancholi, Diana; Shrivastava, Aarti; Cameron, Dawn
Subject: Council Meeting March 23, Agenda Item 7.1 – Google North Bayshore Precise Plan and Bonus FAR Allocation
Attachments: AAH ltr MV CC re NBS Housing 20210323.pdf

Dear Mayor Kamei and Members of the City Council,

Advocates for Affordable Housing (AAH), a volunteer group of Mountain View residents who support affordable housing for all socioeconomic levels, would like to comment on Agenda Item 7.1. Please see either the attached PDF or the plain text pasted below. This e-mail is being sent on behalf of Joan MacDonald for AAH.

Regards,
Doug DeLong

[Begin letter text]

Advocates for Affordable Housing
Emmons Drive
Mountain View, CA 94043

March 22, 2021

Mayor Kamei and Members of the City Council
City of Mountain View
500 Castro Street
Mountain View, CA 94041

Re: Council Meeting March 23, Agenda Item 7.1 – Google North Bayshore Precise Plan and Bonus FAR Allocation

Dear Mayor Kamei and Members of the City Council:

As you are aware, Advocates for Affordable Housing (AAH), a volunteer group of Mountain View residents, supports affordable housing - especially for low income residents in Mountain View. Thus we continue to support the Google housing proposal in North Bayshore (NBS).

The affordable 5% inclusionary BMR units ranging from low income to moderate are welcome additions since they will be part of the market rate housing developments. Our hope is that the location of the 1400 essential stand alone affordable units is also an intrinsic part of the complete neighborhood, not an outsider. Additionally, we urge the City Council to support building the stand alone affordable housing simultaneously with the other

housing and office space since the need for that housing is greatest.

We are pleased that Google has found a suitable location for a school that will accommodate the neighborhood.

We are also pleased to learn that SyWest has proposed to build 2000 housing units. Those units plus the 7000 by Google and others in the pipeline will bring us close to our RHNA numbers — a welcome outcome which we hope will result in units actually built as soon as possible.

Thank you for giving AAH the opportunity to weigh in on this important matter.

Sincerely,

Joan MacDonald for AAH

cc: Kimbra McCarthy
Martin Alkire
Diana Pancholi
Aarti Shrivastava
Dawn Cameron

[End letter text]

**Advocates for Affordable Housing
519 Emmons Drive
Mountain View, CA 94043
(650) 967-4427**

March 22, 2021

Mayor Kamei and Members of the City Council
City of Mountain View
500 Castro Street
Mountain View, CA 94041

Re: Council Meeting March 23, Agenda Item 7.1 – Google North Bayshore Precise Plan and Bonus FAR Allocation

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Thank you for giving AAH the opportunity to weigh in on this important matter.

Sincerely,

Joan MacDonald for AAH

cc: Kimbra McCarthy
Martin Alkire
Diana Pancholi
Aarti Shrivastava
Dawn Cameron

Gutierrez, Jeannette

From: Shari Webb
Sent: Monday, March 22, 2021 8:49 PM
To: Matichak, Lisa; Kamei, Ellen; Ramirez, Lucas; Hicks, Alison; Lieber, Sally; Showalter, Pat; Abe-Koga, Margaret
Cc: City Council; McCarthy, Kimbra; Shrivastava, Aarti; Alkire, Martin; Pancholi, Diana; City Clerk
Subject: Agenda Item 7.1 – Google North Bayshore Precise Plan Nonresidential Bonus Floor Area Ratio Requalification Request and Preliminary Shorebird Master Plan
Attachments: City Council Letter 03.22.21.pdf; 2021.03.16 Gateway Masterplan SyWest-SyRes.pdf

Dear Mayor Kamei and Councilmembers:

We hereby formally submit the attached letter for the above-referenced City Council agenda item to be heard on March 23, 2021.

Sincerely,

On behalf of Bill Vierra
Shari Webb
Syufy Enterprises
Pelican Way
San Rafael, CA 94901

SYWEST

DEVELOPMENT

March 22, 2021

VIA EMAIL

Mayor Ellen Kamei (ellen.kamei@mountainview.gov)
Vice Mayor Lucas Ramirez (lucas.ramirez@mountainview.gov)
Councilmember Lisa Matichak (lisa.matichak@mountainview.gov)
Councilmember Alison Hicks (alison.hicks@mountainview.gov)
Councilmember Sally Lieber (sally.lieber@mountainview.gov)
Councilmember Pat Showalter (pat.showalter@mountainview.gov)
Councilmember Margaret Abe-Koga (margaret.abe-koga@mountainview.gov)

**RE: Agenda Item 7.1 – Google North Bayshore Precise Plan Nonresidential Bonus Floor Area Ratio
Requalification Request and Preliminary Shorebird Master Plan**

Dear Mayor Kamei and Councilmembers:

Regarding the above-referenced agenda item, we respectfully request that the Council not award the remaining Nonresidential Bonus Floor Area Ratio (“**Bonus FAR**”) until a holistic economic and strategic plan is developed for the entire North Bayshore. Without a complete North Bayshore plan, the ability to deliver all the housing for the North Bayshore will be impossible and the Gateway will never be developed. The North Bayshore financial and transportation issues must be fully vetted and quantified before the City can prudently and fairly award its final financial lever (*i.e.*, office square footage) to Google.

As has been noted by the City’s economic consultant and Google, office square footage is the financial currency for unlocking the complete housing vision for North Bayshore and solving the transportation issues in the North Bayshore. At this juncture, the City has not seen a full transportation study for the North Bayshore or the City’s final Gateway Master Plan. In this vacuum of critical information, the City’s decision to award the Bonus FAR places the City in the precarious situation of having to bear the future cost of solving North Bayshore’s housing and transportation issues to achieve its goals. However, such does not have to be the case via a holistic approach.

As part of the City-led Gateway Master Plan, we developed a housing plan that will deliver over 2,000 housing units, which plan has been shared with the City. Our plan is designed in a manner consistent with the vision of the North Bayshore Precise Plan and the City’s Gateway Master Plan. We stand prepared to work with the City staff to incorporate this plan into the City’s Gateway Master Plan, as well as work with all the North Bayshore developers (including Google) to develop a comprehensive plan for the North Bayshore that is financially viable. This holistic approach will ensure the City achieves its vision for 9,850 housing units in the North Bayshore as well as the development of the Gateway, a cornerstone of the North Bayshore Precise Plan.

To be clear, we are not opposing Google's plan. We are opposed to the out-of-sequence process that jeopardizes the rest of the North Bayshore vision. Below we have outlined all the issues and benefits of taking a pause on tomorrow night's process, so a holistic economic and strategic plan can be developed.

1) Diversify the pipeline of residential units to the market.

The promise of 9,850 residential units in North Bayshore has a much higher likelihood of being achieved if there is more than one major source of unit contribution. We are proposing to contribute 2,000 of the 9,850 units promised. While the Shorebird plan proposes to deliver 7,000 units, there is no clear path for the remaining units without a comprehensive evaluation of how to fund necessary infrastructure of the area.

2) Mitigated risk of delivery of residential units to the market.

While 7,000 of the 9,850 units proposed by Google require certain threshold events to be achieved prior to unlocking the land on which proposed units are to then be constructed, SyWest/SyRES does not require relocation of any existing office or other similar impediments to be relocated prior to construction. As such, we believe our "time-to-market" can be shorter.

3) Construction of Shoreline Gateway residential.

We own our land outright. Execution and construction of the residential plan is exactly our core business. We are developers and operators of commercial real estate and high-density residential properties, and we do not rely on any third parties, partnerships, or consulting arrangements to perform.

4) Existing City processes need to be completed prior to FAR allocation.

- a. The City's own economic consultant, Seifel Consulting, concluded that office is the sole currency remaining for the City to have any hopes for mitigating current impacts and paying for future impediments to developing the Gateway, and in effect, North Bayshore overall.
- b. In 2019, the City promised a Gateway Master Plan document. This still has not been completed. No allocation of Gateway office FAR (500k sf) should be contemplated until the City-led Master Plan is complete and adopted. It is premature to discuss any allocation that would further encumber the development of the entire Gateway.
- c. The existing traffic mitigation measures have failed, and impacts exceed all threshold measurements. At last measure, in early 2020, the SOV targets are currently not being met. The trip cap thresholds are being exceeded.
- d. The City has not been able to offer a comprehensive and deliverable solution to existing traffic impact failures, future traffic mitigation, discussions of infrastructure funding, and setting achievable housing and open space requirements. Google's proposal also refers to, and ultimately will be looking to rely on, the City creating new bonding mechanisms to gap future infrastructure funding. Any City bonding should address the needs of the entire North Bayshore area and not just Google's holdings.

5) **No need to allocate Bonus FAR at this time, and in advance of proper vetting.**

- a. Google's own Shorebird document specifically acknowledges and reaffirms that "Office is the Currency".
- b. Allocation (the 'spending') of the only currency the City has remaining can be construed as out of sequence with normal processing of *first evaluating the full value and ultimate feasibility* of a specific plan without regard for impacts on all other properties that reside in the North Bayshore area.
- c. The act of allocating all remaining Bonus FAR under the North Bayshore Precise Plan, in advance of the City reviewing and actually completing any financial analysis of the Shorebird proposal, is simply not prudent. It is also inconsistent with all actions the City has taken in prior Bonus FAR allocation processes.

We took the liberty of attaching a plan set for the Shoreline Gateway residential development SyWest/SyRES has proposed on our portion of the Gateway Master Plan area. As mentioned above, while the City has yet to deliver a "City-led Master Plan" for all properties within the Gateway, we believe our design delivers the desperately needed residential capacities, and still allows for full integration of all surrounding property, which is consistent with the overall vision. The implementation of this plan and development of the Gateway property and other properties within North Bayshore all together, will ultimately be determined by your decision tomorrow night.

Sincerely,

Bill Vierra, President
SyWest Development

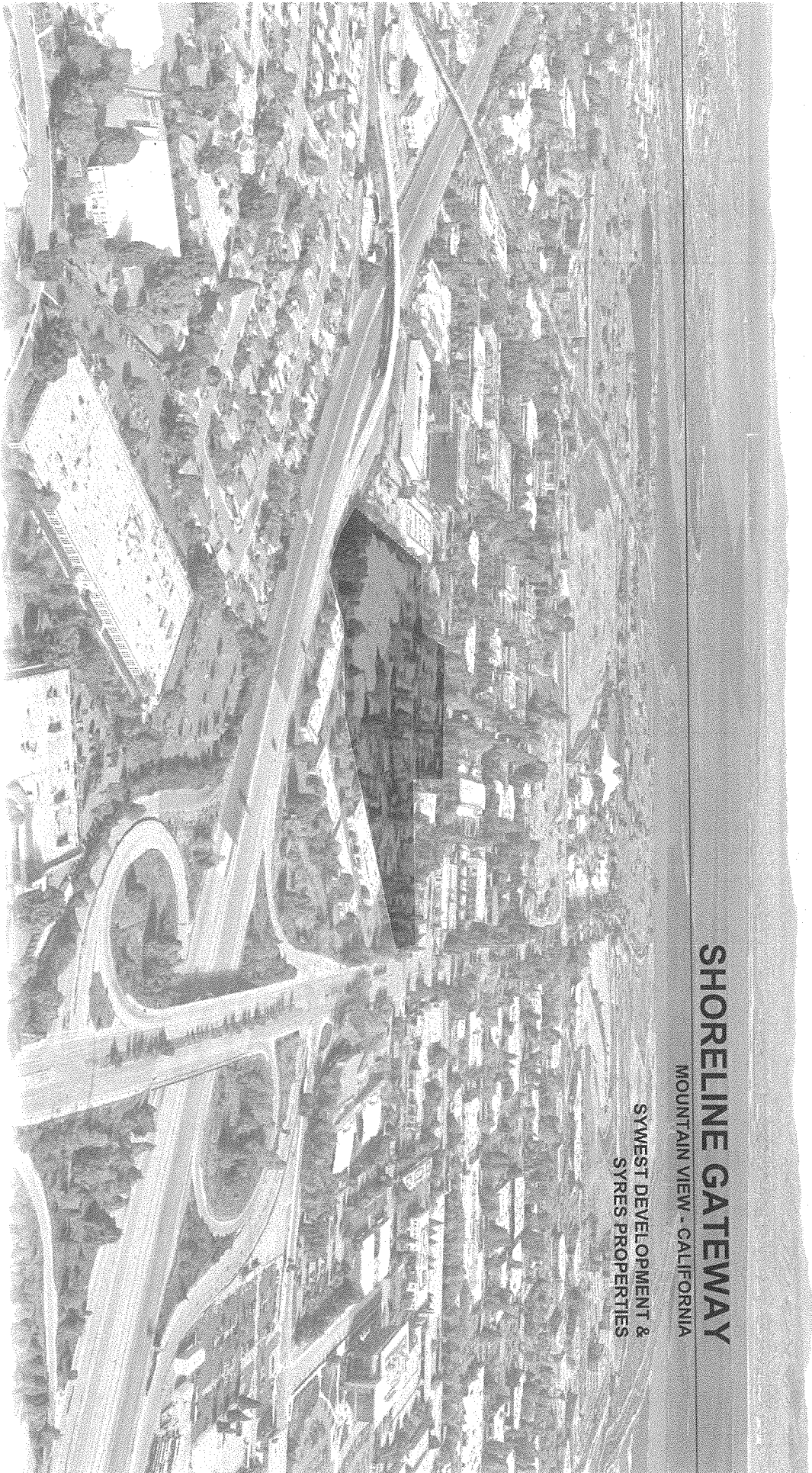
CC:

citycouncil@mountainview.gov
kimbra.mccarthy@mountainview.gov
aarti.shrivastava@mountainview.gov
martin.alkire@mountainview.gov
diana.pancholi@mountainview.gov
cityclerk@mountainview.gov

SHORELINE GATEWAY

MOUNTAIN VIEW - CALIFORNIA

SYWEST DEVELOPMENT &
SYRES PROPERTIES



2,019 DWELLING UNITS

AFFORDABLE 307 DU (15%)
MARKET RATE 1,712 DU (85%)

COMMERCIAL

RETAIL 19,030 SF
VILLA SPORT 60,000 SF

BUILDING TYPOLOGY

BLDG	# FLOORS	HEIGHT
A	15	160'
B	15	160'
C	15	160'
D	15	160'
E	8	85'
F	8	85'
G	15	160'

PARKING

RESIDENTIAL 1,212 STALLS (0.6 PARKING RATIO)
RETAIL 425 STALLS
TOTAL 1,637 STALLS

OPEN SPACE

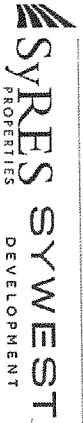
121,000 SF

STATISTICS

SHORELINE GATEWAY

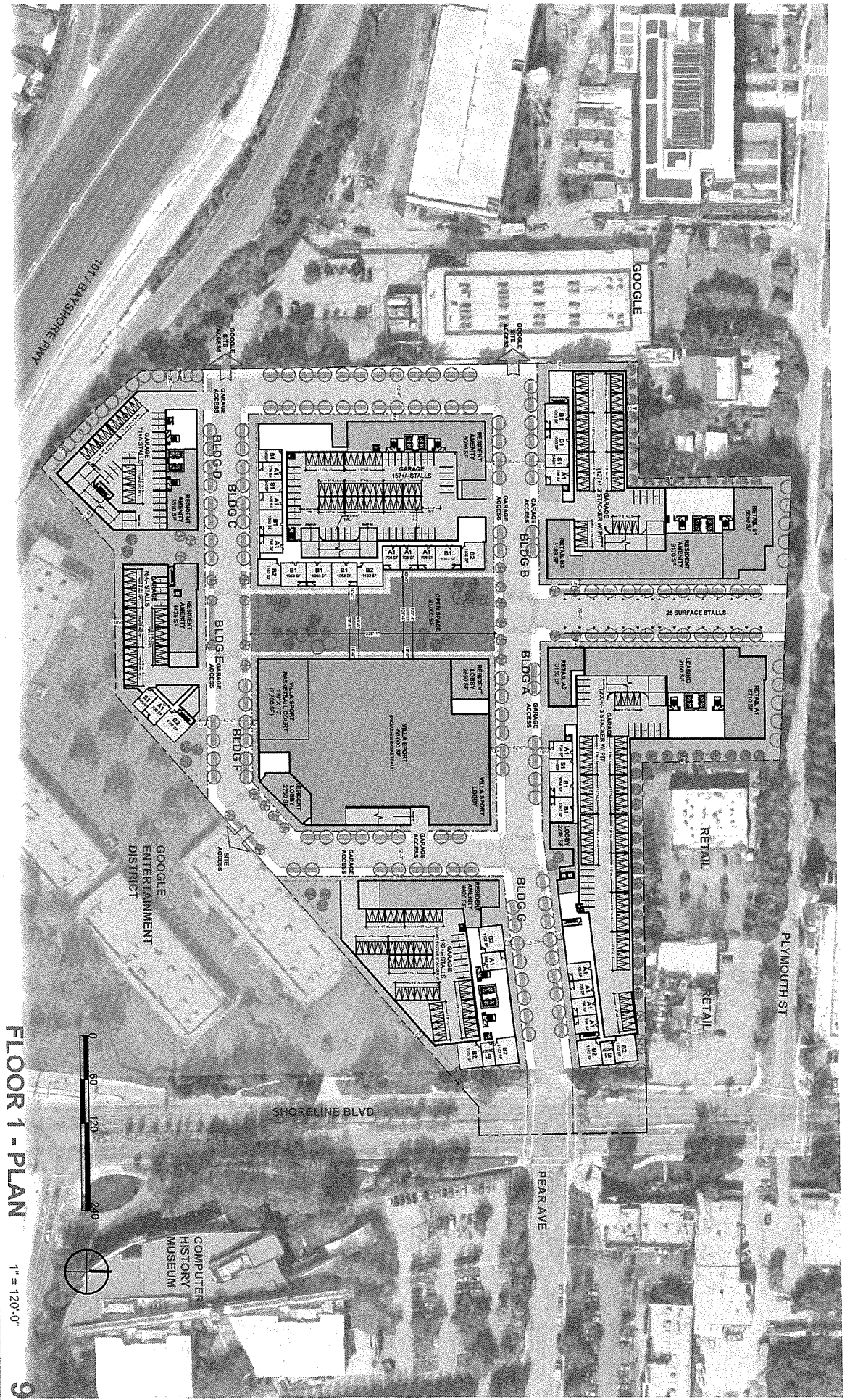
MOUNTAIN VIEW, CALIFORNIA

MARCH 15, 2021



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All drawings and written material appearing herein constitute original and unpublished work of the architect and may not be duplicated, used or disclosed without the written consent of the architect.

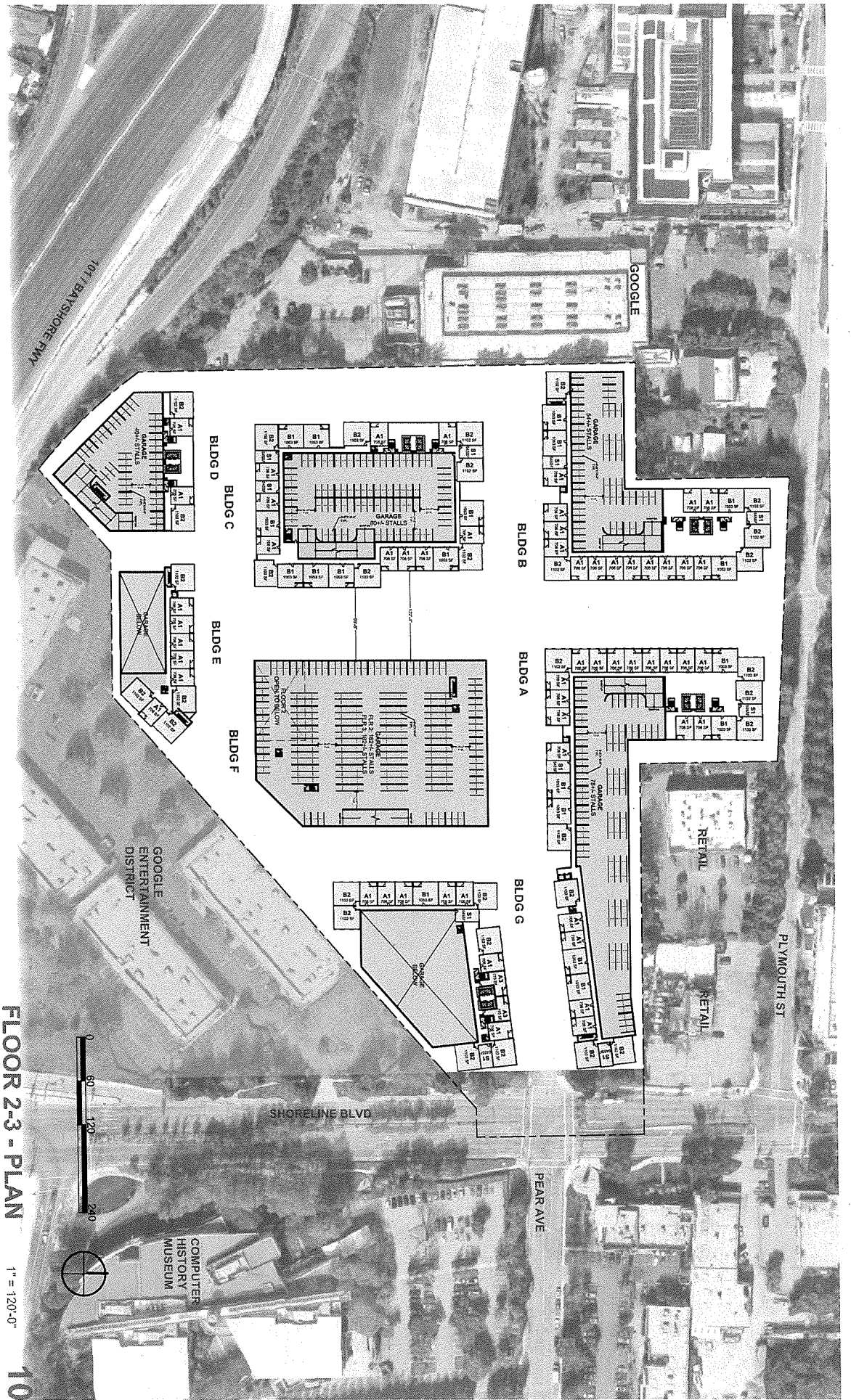


FLOOR 1 - PLAN

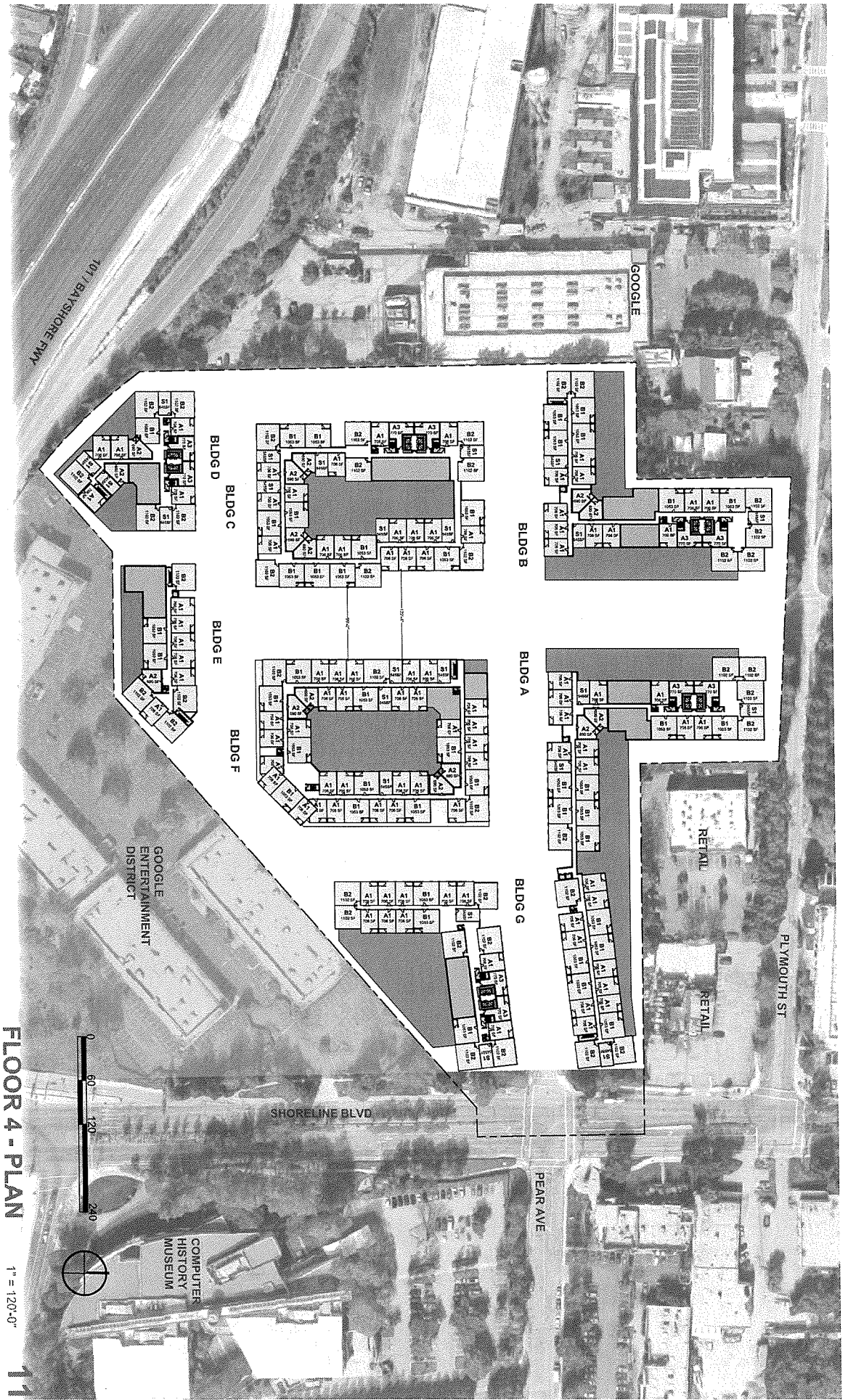
1" = 120'-0"

9

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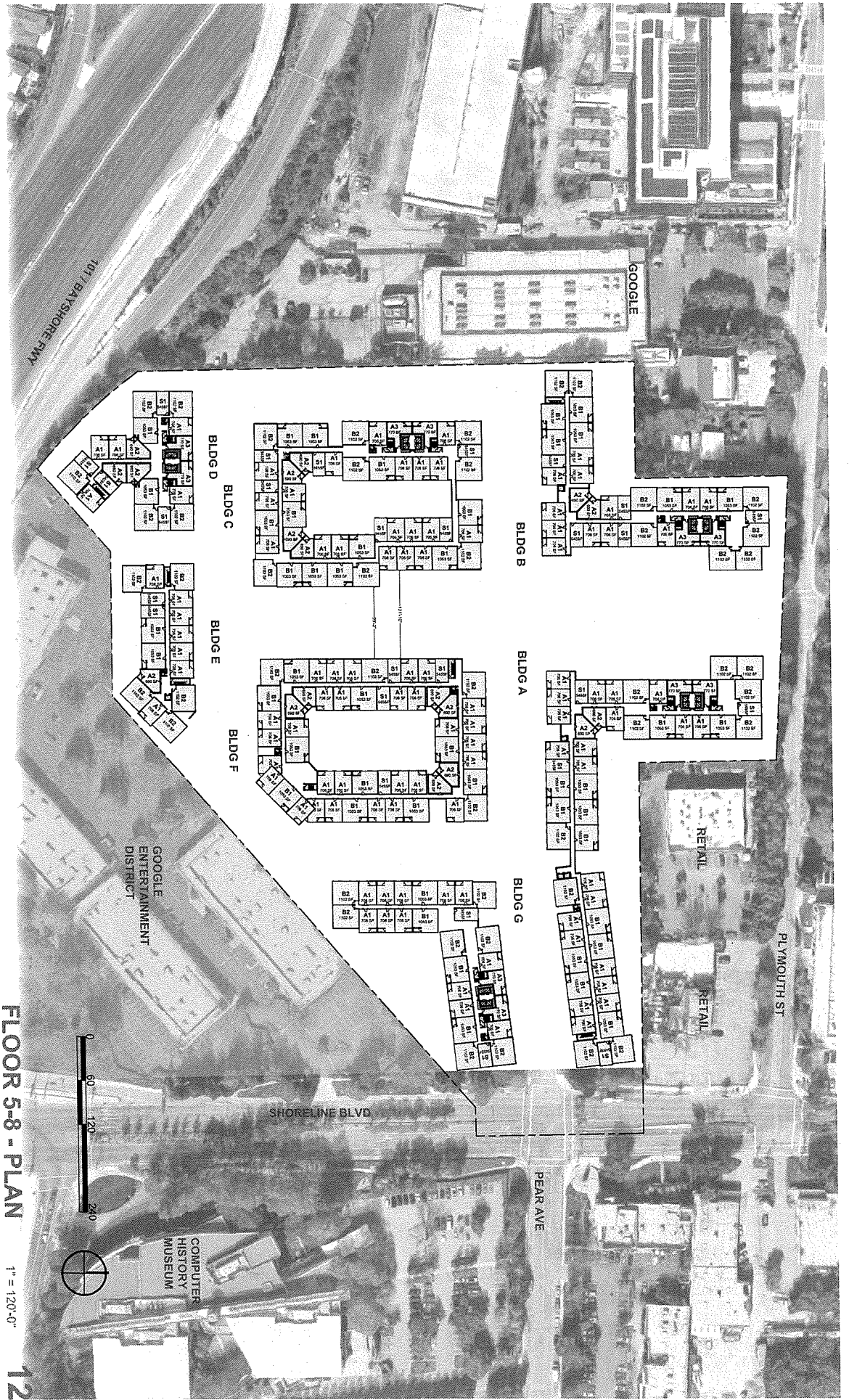
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FLOOR 4 - PLAN

1" = 120'-0"

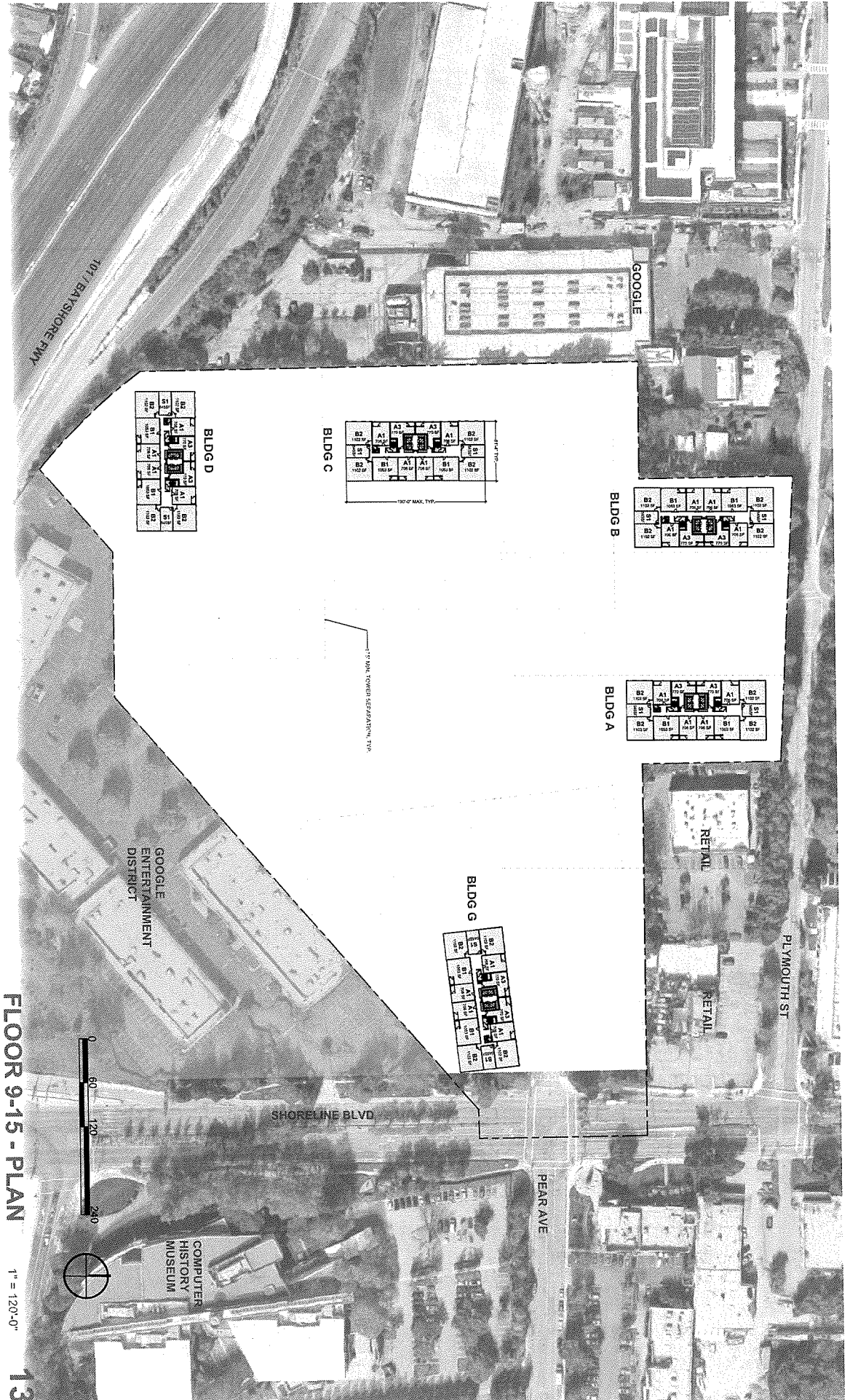
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FLOOR 5-8 - PLAN

1" = 120'-0"

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FLOOR 9-15 - PLAN

1" = 120'-0"

13



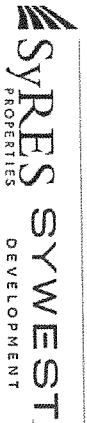
GOOGLE
ENTERTAINMENT
DISTRICT

MASSING MODEL 14

SHORELINE GATEWAY

MOUNTAIN VIEW, CALIFORNIA

MARCH 15, 2021



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MASSING MODEL

15

SHORELINE GATEWAY

MOUNTAIN VIEW, CALIFORNIA

MARCH 15, 2021

BDE
ARCHITECTURE

SYRES SYRWEST
PROPERTIES DEVELOPMENT

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MASSING MODEL 16

SHORELINE GATEWAY

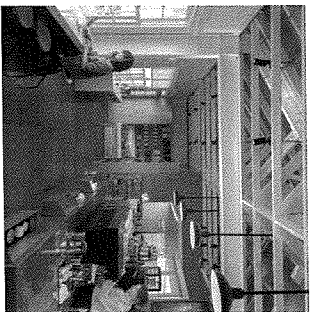
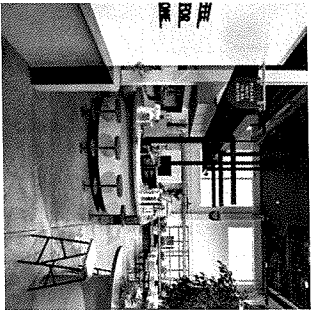
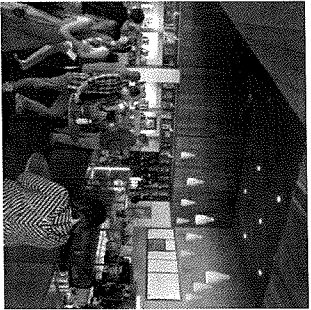
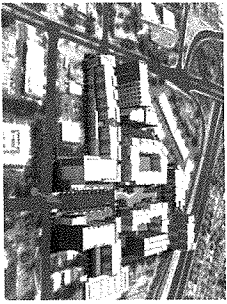
BDE
ARCHITECTURE

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PROPERTIES DEVELOPMENT

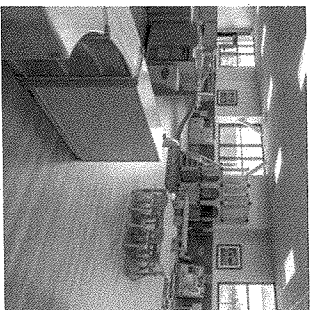
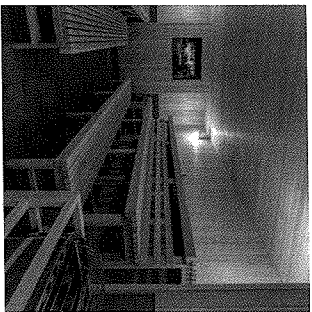
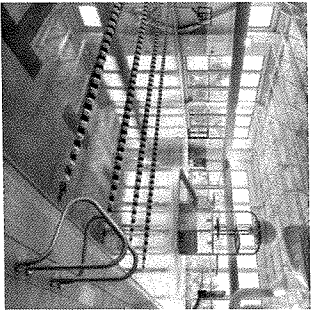
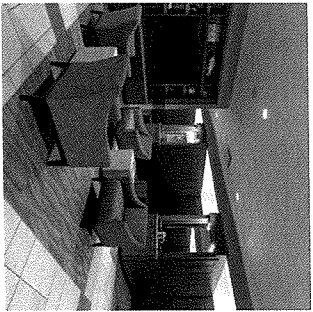
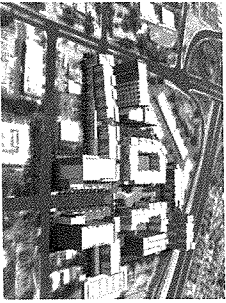
MOUNTAIN VIEW, CALIFORNIA

MARCH 15, 2021

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JOAQUIN ENTRY LOOKING TO PARK



VILLA SPORT FROM JOAQUIN END

18

BDE
ARCHITECTURE

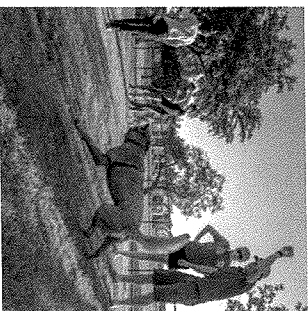
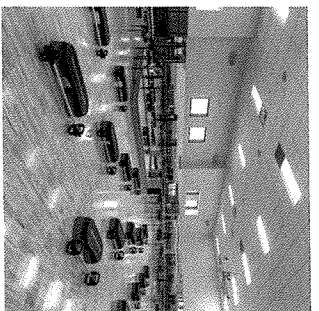
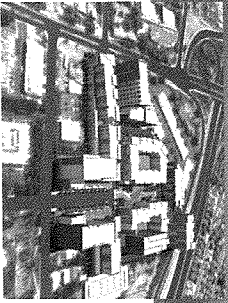
SYRRES SYRWEST
PROPERTIES DEVELOPMENT

SHORELINE GATEWAY

MOUNTAIN VIEW, CALIFORNIA

MARCH 15, 2021

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BDE
ARCHITECTURE

SYRRES SYWEST
PROPERTIES DEVELOPMENT

SHORELINE GATEWAY

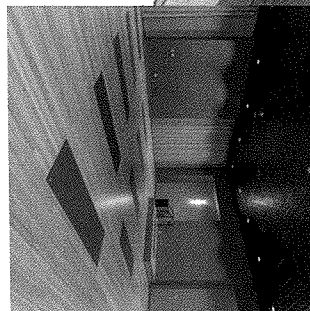
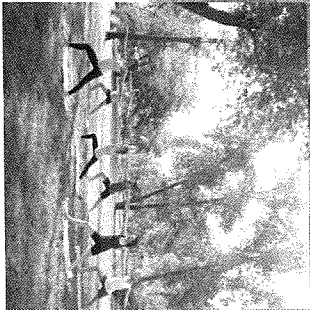
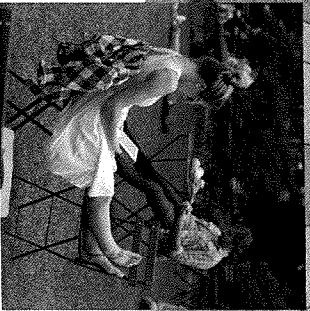
MOUNTAIN VIEW, CALIFORNIA

MARCH 15, 2021

PARK & VILLA SPORT

19

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SHORELINE GATEWAY

MOUNTAIN VIEW, CALIFORNIA

MARCH 15, 2021



SYRES SYWEST
PROPERTIES DEVELOPMENT

All drawings and written material appearing herein constitute copyright, and unpublished work of the architect and may not be duplicated, used or disclosed without the written consent of the architect.

Gutierrez, Jeannette

From: Lisa McLain
Sent: Monday, March 22, 2021 9:26 AM
To: Kamei, Ellen; Ramirez, Lucas; Hicks, Alison; Matichak, Lisa; Abe-Koga, Margaret; Showalter, Pat; Lieber, Sally
Cc: McCarthy, Kimbra; Shrivastava, Aarti; Pancholi, Diana; Alkire, Martin; Cameron, Dawn; City Council
Subject: Re: Council Meeting March 23, Agenda Item 7.1 – Google North Bayshore Precise Plan and Bonus FAR Allocation

CAUTION: EXTERNAL EMAIL - Ensure you trust this email before clicking on any links or attachments.

Dear Mayor Kamei and Members of the City Council,

The League of Women Voters would like to comment on Agenda Item 7.1 – Google North Bayshore Precise Plan and Bonus FAR Allocation. Please see the attached .pdf or the below included text.

Lisa McLain, President
Donna Yobs, Co-Chair Housing Committee
League of Women Voters Los Altos Mountain View
president@lwvlamv.org |
lwvlamv.org | votersedge.org/ca | easyvoterguide.org
Empowering Voters. Defending Democracy.

— Included text

The LWV supports actions that cope with the jobs/housing imbalance, as well as actions that reduce greenhouse gas emissions. The LWV also supports affordable housing for all Californians. As a result, we have supported the North Bayshore Precise Plan (NBSPP) since 2017 when it was adopted with its strong residential component.

Therefore, we are enthusiastic about Google’s proposed Master Plan which includes 7,000 new housing units, with a target of 20% below-market-rate (BMRs), or 1,400 affordable housing units. We are pleased to see that these units will be spread across the neighborhood areas of Shorebird and Joaquin. We look forward to seeing which sites Google plans to dedicate to the City for all-affordable projects. We urge the City to work with Google to dedicate these sites early in the process so that the all-affordable housing developments can be built expeditiously. We commend Google for planning to build 5% of the affordable units as inclusionary units. This means the affordable component will serve a mix of incomes from very low to moderate.

The 7,000 units proposed here by Google, the 2,000 units recently proposed by SyWest, along with the housing already in the pipeline, will put the City on track to meet the 9,850 new residential unit target anticipated by the 2017 Precise Plan. Google proposes a mix of rental and ownership housing. These additional units will help the serious housing shortage of our region and will help Mountain View achieve its Regional Housing Needs Allocation for the cycle beginning in 2023.

We are also pleased to see that Google has worked with the elementary school district and is proposing a 4 acre school and park site in a desirable location. We understand that there are many issues to be resolved, including how Google and SyWest's Gateway proposals can work together, but we urge the Council to follow the Staff recommendation to authorize requalification of the 1.3 million square feet of non-residential FAR, with the conditions set out by Staff. We especially like the requirement of a Formal Master Plan submittal within a year, as we would like to see this ambitious plan for North Bayshore implemented as soon as possible.

Thank you for considering our input. (Please submit any questions about this letter to Donna Yobs at

Lisa McLain, President
Donna Yobs, Co-Chair, Housing Committee
League of Women Voters Los Altos-Mountain View

cc: Martin Alkire Kimbra McCarthy Diana Pancholi Aarti Shrivastava Dawn Cameron

Gutierrez, Jeannette

From: Lisa McLain
Sent: Monday, March 22, 2021 11:01 AM
To: City Council
Subject: Re: Council Meeting March 23, Agenda Item 7.1 – Google North Bayshore Precise Plan and Bonus FAR Allocation
Attachments: Letter to Mountain View Council re NBSPP and Bonus FAR Allocation.pdf

CAUTION: EXTERNAL EMAIL - Ensure you trust this email before clicking on any links or attachments.

Dear Mayor Kamei and Members of the City Council,

Attached is the .pdf which I forgot to attach to previous email.

Lisa McLain, President
League of Women Voters Los Altos Mountain View



March 21, 2021

Mayor Ellen Kamei and Members of the City Council
City of Mountain View
500 Castro Street
Mountain View 94041

Re: Council Meeting March 23, Agenda Item 7.1 – Google North Bayshore Precise Plan and Bonus FAR Allocation

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Lisa McLain, President
Donna Yobs, Co-Chair, Housing Committee
League of Women Voters of Los Altos-Mountain View

cc: Martin Alkire Kimbra McCarthy Diana Pancholi Aarti Shrivastava Dawn Cameron

Gutierrez, Jeannette

From: David Meyer
Sent: Monday, March 22, 2021 3:11 PM
To: Kamei, Ellen; Ramirez, Lucas; Abe-Koga, Margaret; Hicks, Alison; Lieber, Sally; Matichak, Lisa; Showalter, Pat
Cc: City Clerk; City Council; Alkire, Martin; Pancholi, Diana; Shrivastava, Aarti; Yuju Park
Subject: SV@Home letter RE: North Bayshore Bonus FAR Allocation
Attachments: SVH Letter RE - NBS Bonus FAR Allocation 032221.pdf

Dear Mayor Kamei, Vice Mayor Ramirez, and Councilmembers Abe-Koga, Hicks, Lieber, Matichak, and Showalter:

On behalf of Silicon Valley at Home, we write today to express our support for the staff recommendation to allocate bonus FAR to Google's North Bayshore Master Plan proposal, which will allow Mountain View to take the next step in implementing the North Bayshore Precise Plan. The city has developed a clear vision for North Bayshore and decisions related to bonus FAR allocation should be taken based on whether a proposal will significantly further the overall goals of the Plan. Google's latest proposal, which includes up to 7,000 new homes, 20% of them affordable, will advance the city's goals of 9,850 new homes, complete neighborhoods, and other important community benefits.

When the Council last took up the bonus FAR discussion in 2019, SV@Home similarly advocated that any decision be based off of a proposal's ability to meet Mountain View's overall North Bayshore housing and complete neighborhood goals. Since then, we are pleased to see that Google has increased the potential number of new homes and has taken action to address outstanding community concerns related to school land and open space. While there are still issues to be resolved in these areas, allocating the bonus FAR today will pull the North Bayshore process out of its rut and allow it to move forward.

Though unrelated to today's proposed action, we would be remiss to not express our excitement regarding SyWest's initial updated concept for its land in the Gateway area, which envisions a potential for over 2,000 new homes. When combined with Google's proposal and the housing developments already underway in the Precise Plan area, this would put the city on track to meeting its ambitious 9,850 new home target for North Bayshore. We are looking forward to the upcoming Gateway Master Plan discussions at Council, where we hope there will be an opportunity to discuss how Google and SyWest's Gateway proposals can work together.

With Google's proposal designed to meet the city's vision and SyWest's latest concept no longer requesting bonus FAR for the Gateway Area (though also, it should be noted, helping fulfill the city's goals for the Gateway), the City Council should approve Google's bonus FAR request and put the city firmly on the path to implementing the North Bayshore plan. Mountain View can then turn to the next set of important issues in plan implementation, including the financial feasibility of development Area-wide. Even though the bonus FAR has been a core component of financial feasibility calculations, economic feasibility analyses have consistently shown the challenges facing residential development in North Bayshore. This is especially relevant if SyWest continues to pursue a housing-rich proposal that does not add new office space to the area. Determining a holistic plan for overcoming feasibility challenges will be key to advancing both Google and SyWest's projects.

SV@Home reiterates our support for the staff recommendation and urges the Council to advance the implementation of the North Bayshore Precise Plan so Google, SyWest, and the other landowners are able to move their projects forward and fulfill Mountain View's vision for the Area.

Sincerely,

David

David Meyer
Director of Strategic Initiatives

david@siliconvalleyathome.org

LET YOUR
NEIGHBORS
KNOW
sv@home



Become a member today and join us in making an affordable home a reality for all.

For all other COVID-19 related housing updates & resources [click here](#)

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Chris Neale
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Kelly Snider
Kelly Snider Consulting

Jennifer Van Every
The Van Every Group

STAFF

Leslye Corsiglia
Executive Director

TRANSMITTED VIA EMAIL

March 22nd, 2021

Mayor Kamei and Members of the Mountain View City Council
City of Mountain View
500 Castro Street
Mountain View, CA 94041

Dear Mayor Kamei, Vice Mayor Ramirez, and Councilmembers Abe-Koga, Hicks, Lieber, Matichak, and Showalter:

RE: North Bayshore Bonus FAR Allocation

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March 22, 2021

Re: North Bayshore Bonus FAR Allocation

Page 2 of 2

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SV@Home reiterates our support for the staff recommendation and urges the Council to advance the implementation of the North Bayshore Precise Plan so Google, SyWest, and the other landowners are able to move their projects forward and fulfill Mountain View's vision for the Area.

Sincerely,

A handwritten signature in black ink, appearing to read "David K Meyer". The signature is fluid and cursive, with the first name "David" being the most prominent.

David K Meyer
Director of Strategic Initiatives

Gutierrez, Jeannette

From: Mountain View MVCSP
Sent: Monday, March 22, 2021 8:19 PM
To: Kamei, Ellen; Ramirez, Lucas; Abe-Koga, Margaret; Matichak, Lisa; Showalter, Pat; Sally Lieber; Lieber, Sally; Hicks, Alison
Cc: Mountain View MVCSP; Pancholi, Diana; Alkire, Martin; Shrivastava, Aarti; McCarthy, Kimbra; , City Clerk
Subject: MVCSP comments on Google North Bayshore Precise Plan matters to City of Mountain View City Council
Attachments: CC-Google Bonus FAR Allocation-MVCSP-20210323.pdf

(formal letter attached)



Mountain View Coalition for Sustainable Planning
817 Montgomery Street
Mountain View, CA 94041

March 23, 2021

Mountain View City Council
City Hall, 500 Castro Street
PO Box 7540
Mountain View, CA 94039-7540

Re: 7.1 Google North Bayshore Precise Plan Nonresidential Bonus Floor Area Ratio Requalification and Preliminary Master Plan and Amendments to the North Bayshore Nonresidential Bonus Floor Area Ratio Allocation Guidelines

Dear Mayor Kamei and City Council members:

The Mountain View Coalition for Sustainable Planning (MVCSP) appreciates the opportunity to provide comments on the Google Bonus FAR Requalification request as well as the Google Preliminary North Bayshore Master Plan elements. We congratulate Staff for an extremely thoughtful and well-written Staff Report on this complex topic. In general, we agree with the Staff recommendations. MVCSP has provided numerous letters on North Bayshore redevelopment for more than ten years. Google's Preliminary North Bayshore Master Plan exceeds our expectations for redevelopment of a suburban business park into a car-light mixed-use development with complete neighborhoods including significant affordable housing.

While there are significant details to be addressed, we strongly urge that the City Council provide a very clear message for a green light for Google to proceed to the development of the Final North Bayshore Master Plan with clearly stated

revisions that the City Council would like incorporated. We are pleased that the Staff Report provides excellent guidance on the compliance issues with the North Bayshore Precise Plan and issues that Google has specifically requested City direction on.

MVCSP strongly supports the Staff recommendation for the requalification of 1.3 million square feet of office development with conditions of \$42 million in community benefits and submission of a Final Master Plan within 12 months of the requalification. The requalification request is necessary in our opinion for the development of the 7,000 residential units including 1,400 affordable units in two complete neighborhoods. The requalification also provides the currency for the extremely innovative open space and school development included in Google's proposal. We applaud Google's proposal that exceeds the Precise Plan retail development which will make the work and live environment even more attractive. Overall, we very much agree with the Staff assessment that "The nonresidential Bonus FAR request from Google substantially implements many important elements to create a vibrant community and complete neighborhood(s) in North Bayshore ..."

MVCSP supports the Staff recommendations for the Nonresidential Bonus FAR Guidelines. We particularly like the recommendation to focus any future Bonus FAR allocation to the Complete Neighborhood areas. As noted in the Staff Report, this will incentivize inclusion of residential development.

As stated previously, we strongly support the innovative land use plan that exceeds our expectation for mixed-use development and affordable housing. However, the land use plan is not sufficiently accompanied by a Google transportation plan in the Preliminary Master Plan that addresses how Google will achieve its aggressive modal goals. We have previously commented on the May 20, 2020 North Bayshore Circulation and Feasibility Study, the AGT study and the trip cap progress reports. While we applaud the inclusion of the AGT station in the land use plan, we request that the City Council request additional detail in the Final Master Plan on how Google will meet the TDM modal goals both during the entitlement process and, more importantly, after all entitlements have been granted. The current pre-COVID plan was very reliant on Google buses, and it is not clear to us what will be required of Google going forward when Google is asking for development entitlements and when the entitlement process is complete for the Google buses in relationship to a fully operational AGT service. We request this clarification in Google's Final Master Plan.

MVCSP strongly supports Google's Preliminary Master Plan BMR strategy. Essentially, we agree with the Staff assessment that the "current land dedication proposal would be a more feasible option and may result in a higher yield of units." We applaud the Google proposal for a mix of inclusionary BMR units with development of BMR units on dedicated land. Overall, there is indeed a need for additional detail on unit mix, unit size, income classification, and land location in the Final Master Plan, but the prospect of 1,400 affordable units is very appealing. Every effort should be made to facilitate and enable early implementation in the phasing plans.

The inclusion of the Shoreline Amphitheatre parking in the District Parking proposal for the Master Plan is innovative and provides needed flexibility for a car light mobility framework. Again, we agreed with the Staff assessment that It would "allow more land within the project area to be used for housing and/or open space development while providing parking located close to the office uses."

Finally, the Community Benefits Package presented by Google has a number of very intriguing elements. The majority investment in the Charleston Transit Corridor is a priority capital improvement, but it should be coupled with assurances that there will be sufficient private and public transit operational funding to warrant the capital community benefit. There is no guarantee from VTA that service levels will be improved sufficiently to meet future demand. As discussed above, there is a need for additional detail on how Google will provide sufficient private transportation until public transit is indeed available with both bus and AGT service. Also, MVCSP hopes there is significant investment in active transportation infrastructure as a priority.

Thanks for the opportunity to provide additional input on the redevelopment of North Bayshore.

Sincerely,



Cliff Chambers
for the Mountain View Coalition for Sustainable Planning

cc:

Diana Pancholi, Senior Planner

Martin Alkire, Principal Planner

Aarti Shrivastava, Assistant City Manager / Community Development Director

Dawn S. Cameron, Public Works Director

Kimbra McCarthy, City Manager

About Mountain View Coalition for Sustainable Planning

The Mountain View Coalition for Sustainable Planning is a group of local volunteers dedicated to making Mountain View as beautiful, economically healthy, transit, bicycle, and pedestrian accessible, and affordable as possible. MVCSP member interest and expertise covers areas such as housing, transportation, the environment, the economy, and beyond!

For more information, see <http://www.mvcsp.org>.

To contact us, send email to mvcsp.info@gmail.com.



Mountain View Coalition for Sustainable Planning
817 Montgomery Street
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March 23, 2021

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