

**From:** [Michael Tymoff](#)  
**To:** [City Council](#)  
**Cc:** [Javier González](#)  
**Subject:** Google Comment Letter: 12/07/2021 City Council Meeting - Item 6.1 Gateway Master Plan, General Plan Amendment for 1555 Plymouth Street, and North Bayshore Precise Plan Amendments  
**Date:** Monday, December 6, 2021 2:01:17 PM  
**Attachments:** [Gateway Master Plan Letter.20211206.pdf](#)

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Dear Honorable Mayor, Vice Mayor, and Councilmembers,

We appreciate the opportunity to submit a comment letter regarding 12/07/2021 City Council Agenda Item 6.1 - Gateway Master Plan, General Plan Amendment for 1555 Plymouth Street, and North Bayshore Precise Plan Amendments.

Please let us know if you have any questions or would like to discuss.

Sincerely,

Michael Tymoff



**Michael Tymoff** | Director, Real Estate District Development - Mountain View  
[tymoff@google.com](mailto:tymoff@google.com) | 408-663-8475

**SENT VIA EMAIL**

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1600 Amphitheatre Parkway  
Mountain View, CA 94043  
650-253-0000 main  
Google.com

December 6, 2021

The Honorable Mayor and City Council  
City of Mountain View  
500 Castro Street  
Mountain View, CA 94041

**Re: 12/07/2021 City Council Meeting - Item 6.1 Gateway Master Plan, General Plan Amendment for 1555 Plymouth Street, and North Bayshore Precise Plan Amendments**

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

We write in reference to the City's Draft Gateway Master Plan and proposed amendments to the North Bayshore Precise Plan. We appreciate the City's leadership in this endeavor. We would like to acknowledge the City's engagement with Google throughout the Gateway Master Plan process, and appreciate the positive collaboration over the past 2.5 years.

We are supportive of the City's overall vision for a mixed-use entertainment area, and the addition of 1555 Plymouth into the Gateway Character Area. We note the City's updated Economic Impact Analysis identifies that "*development feasibility may be challenging given the large amounts of development costs compared to potential revenues.*" For residential, this is largely due to high impact fees (e.g. parks and schools), affordable housing, and upfront infrastructure investments. Going forward, we respectfully request that the City Council consider the findings of this Economic Impact Analysis when contemplating policy decisions that may impact development costs.

We look forward to coordinating with the City and other property owners to ensure that the vision for the Gateway Master Plan can be realized. This is another exciting step forward for North Bayshore, and a great opportunity to realize the 'complete neighborhood' ambition and to deliver much needed housing.

Sincerely,



Michael Tymoff  
Director, District Development  
Real Estate Development  
Real Estate & Workplace Services

Cc: Kimbra McCarthy, City Manager  
Aarti Shrivastava, Assistant City Manager/Community Development Director

**From:** [Karin, Bricker](#)  
**To:** [City Council](#); [Kamei, Ellen](#); [Ramirez, Lucas](#); [Showalter, Pat](#); [Abe-Koga, Margaret](#); [Hicks, Alison](#); [Lieber, Sally](#); [Matichak, Lisa](#)  
**Cc:** [McCarthy, Kimbra](#); [Shrivastava, Aartj](#); [Alkire, Martin](#)  
**Subject:** League of Women Voters LAMV Letter to Mountain View Council re Gateway Master Plan  
**Date:** Monday, December 6, 2021 4:49:27 PM  
**Attachments:** [Letter to Mountain View Council re Gateway Master Plan-3.pdf](#)

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December 5, 2021

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

Re: Council Meeting December 7, Agenda Item 6.1 – Gateway Master Plan

Dear Mayor Kamei and Members of the City Council:

The LWV supports actions that address the jobs/housing imbalance, increase affordable housing, and reduce greenhouse gas emissions. We are pleased to see that the economic feasibility of the Gateway Master Plan has been updated and that 500 units of housing will be occupied before offices are filled.

We encourage you to accelerate the timeline within the Gateway Master Plan for housing, particularly affordable housing, since Council adopted the Residential Update to the Plan some years ago. We are enthusiastic about the attention directed to complete streets which allow users of all ages and abilities to have safe, comfortable access, thereby reducing driving and encouraging alternative modes.

We encourage inclusion of a standard or ratio of residential square footage required for bonus office FAR. We also recommend flexibility in delivering the residential component of a bonus FAR project, allowing for alternatives like land dedication or additional affordable housing fees.

Thank you for considering our input. (Please submit any questions about this letter to Donna Davies at [dnndavies@gmail.com](mailto:dnndavies@gmail.com))

Sincerely,

Karin Bricker, President LWV of Los Altos Mountain View  
Donna Davies, Co-Chair, Housing Committee

cc: Martin Alkire, Kimbra McCarthy, Aarti Shrivastava

# SYWEST

DEVELOPMENT

December 7, 2021

***Via Electronic Mail***

City of Mountain View  
Mayor Kamei  
Vice Mayor Ramirez  
Kimbra McCarthy, City Manager  
City Councilmembers:  
Margaret Abe-Koga, Alison Hicks, Sally Lieber,  
Lisa Matichak and Pat Showalter

RE: Agenda Item 6.1. Considerations to the North Bayshore Gateway Master Plan

Good evening Mayor, Vice Mayor, City Manager McCarthy and members of the City Council:

On behalf of SyWest Development we wanted to take a brief moment to wish everyone a safe and happy Holiday Season.

As everyone is aware, we are a long standing member of the Mountain View business community and one of the two property owners within the Gateway Master Plan area. We began our quest to redevelop our property back in 2013 and over the past several years, and again most recently, we endeavored to work in a collaborative manner with staff on the City-initiated Gateway Master Plan. We wholly appreciate the initiative shown in their undertaking and the effort expended by staff and staff's consultants, and sought to provide relevant and constructive input throughout their process of formulation.

It should come as no surprise that our company continues to endorse the City's objective behind creation of this Master Plan document and yet at the same time, we still cannot agree with some of the basic assumptions upon which it is constructed. A primary concern remains the master plans' lack of economic viability which has been raised in prior public meetings and only touched upon again by the economic consultant in this final document. The master plan economic feasibility remains fundamentally flawed and there is **no new information** that purports to directly address or remedy the infeasibilities caused by overly burdensome impact fees on specific types of development projects, namely residential. While the staff report does make reference in recognition to its financial infeasibility by the very statement that office is the "carrot" to offsetting residential development costs [pg 4], there are no mechanisms for reducing, mitigating or offsetting disproportionate impacts to any project seeking to deliver a highly concentrated residential form. The office (or "carrot") allocated offers minimal value when offset against the magnitude of mitigation and impact fees assessed on any project trying to bring thousands of apartment units to the Gateway.

We have advised the City of our continued interest in pursuing a major redevelopment of our property. This will require the City to address these economic realities should it desire to see housing at the Gateway.

City of Mountain View  
Mayor Kamei, Vice Mayor Ramirez  
Kimbra McCarthy, City Manager  
City Councilmembers  
December 7, 2021  
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Additionally, it also needs to be noted that key assumptions embedded in the North Bayshore Circulation Feasibility Study rely completely on the utilization of a district parking concept within the Gateway site. While vehicular densification into parking decks may be entirely appropriate in some select locations, we do not believe consolidation of several hundreds of vehicles traveling to locations elsewhere in North Bayshore to be consistent with the stated vision for a site destined to be the 'Gateway to the Mountain View community'. Specific and overarching objectives described this property as being an entry marquee to the entire community and North Bayshore, which all seem lost and completely inconsistent with any proposal to incorporate a massive regional multi-level parking deck fronting along Highway 101.

We note in brief again, these two serious issues:

**Financially Infeasible** – As mentioned above, the supplemental report provided by the economic consultant and the City's own acknowledgement in the staff report, only serve to confirm this Gateway Master Plan lacks the financial feasibility for any development to actually occur. This fatal flaw will require adjustments to the city's fee structure in North Bayshore to remedy this issue.

**District Parking** – Notwithstanding the North Bayshore Circulation Feasibility Study relies on trip distribution assumptions provided by another project applicant, it also specifically references its reliance on this information for its district parking assumptions. Stated simply, the basic concept surrounding shared parking use is a valid model but it needs to recognize the significant impacts caused by mass vehicular consolidation on any adjacent properties, their land uses and potential degradation of values. It has been validated the Gateway is a financially challenged development proposition and further burdening to the interior function of this site with vehicles looking only to "park" further destroys its intrinsic value for creating a residential neighborhood with appropriately scaled place-making uses. To eliminate any impact or degradation of values resulting from the over-concentration of regional vehicle parking on property within the Gateway, the Master Plan needs to definitively state that uses or developments residing outside this Master Plan area can never utilize or rely on parking capacities within the Master Plan area.

We look forward to continuing to work with the City and all stakeholders to ensure that the vision for housing within North Bayshore can be realized.

Respectfully,

SyWest Development



Bill Vierra  
President and COO

cc: SyRES Development  
Martin Alkire  
Aarti Shrivastava