From: Vish Shastry
To: City Council
Subject: Feedback on Housing Element changes for Dec 16 2025 hearing
Date: Friday, December 12, 2025 4:04:49 PM

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Hello council members -

My family and I are Mountain View residents along the Grant Rd. corridor and have been tracking some of the proposed changes around Miramonte Avenue including the proposed zoning changes to 1702-1704 Miramonte, 777 Cuesta, and 1949 Grant as well as the proposed road diet (going from 2 lanes of traffic in each direction to 1) for Miramonte. I am unable to attend the hearing on Dec 16 and am submitting my comments in advance.

While I'm supportive of buffered bike lanes (especially for the children who attend Graham - I've had 2 students there and a third coming soon, all of whom bike to school) as well as increased housing (my family added 4 homes to Mountain View's supply in the last 3 years), I'd urge the council to take a step back and ask staff to consider the combined traffic impacts of these projects. I'm concerned that the Miramonte diet from 4 lanes of traffic to 2 plus a turn lane & parking could negatively impact traffic on Grant Rd - traffic which is already quite bad during several peak hours (El Camino hospital shift changes, 3 major schools (Imai, Mountain View HS, & St Francis), rush hour, etc.) and has been getting / will get worse with the speed limit and Sleeper / Grant pedestrian changes. While a traffic study has been conducted on the Miramonte road diet in the past, the numbers Public Works kindly provided me didn't take into account the impact from increased housing at those areas.

In addition, have there been any post studies on the similar California Ave. diet and its a) positive impact on bike safety, pedestrian safety, bike usage, etc. and b) traffic impact on surrounding roads, esp. during peak times? If anything, Miramonte significantly differs from California because it doesn't have a parallel road other than the already congested Grant corridor, whereas California is parallelled both by El Camino and Central Expressway

As a resident on one of Mountain View's most congested corridors, I strongly urge the council to evaluate the traffic impacts on Grant of increasing housing and reducing Miramonte throughput, and if those projects move forward find ways to improve throughput on Grant during peak hours through better synchronization of lights on Grant.

Thank you for your consideration and happy holidays to all of you!

Best regards,
Vish Shastry

From: Zoe M
To: epc@mountainview.gov
Cc: City Council
Subject: Public Comment on Agenda Item 6.1 (12/16/2025)
Date: Friday, December 12, 2025 5:25:16 PM

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Dear City Councilmembers and the Environmental Planning Commission,

My name is Zoe Martin, and I have lived on [redacted], near the Sladky intersection, for nearly my entire life. I would like to express my **support** for the proposed zoning and General Plan amendments for 1702/1704 Miramonte Ave.

Rezoning 1702/1704 Miramonte to support both commercial and residential development will help provide desperately needed housing units in the face of Bay Area's housing crisis. Housing prices have skyrocketed in the last decade, making living in our cities unaffordable for almost anyone. Mixed use zoning will also help Santa Clara County's ability to accomplish its assigned Regional Housing Needs Allocation (RHNA), which increased 1028% from the previous cycle. Clearly, there is a great need for housing (especially affordable units), and our cities and communities should work together to use our spaces more efficiently to address this need. **I am excited to see Mountain View taking an active step in addressing the housing crisis and providing future residents with diverse housing options.** I hope that this rezoning proposal will help set a precedent in our city to creatively reconsider our spaces and resources as needed to effectively adapt to the ever-changing dynamics of our world.

Additionally, **the Miramonte/Cuesta intersection would best support the needs of an expanding community and additional housing units.** There is a grocery store, activity and service centers, restaurants, gas station, and church directly on the intersection, and parks, schools, and a hospital very close by as well. There are bike lanes, sidewalks, and bus stops that incentivize multimodal transportation and physical activity. These are accessible community resources that make this area a desirable place to live and contribute to our neighborhood's family-friendly reputation. Additionally, as 1702/1704 Miramonte is already being used as a commercial lot and supports two driveway entrances/exits, the area would likely not experience dramatically different traffic flows or points of tension. For these reasons, if our city needs to add housing units, Miramonte/Cuesta is a great location to zone for it.

I also urge the commission to <u>not</u> consider relocating this rezoning initiative to alternative locations on corridors such as El Camino, San Antonio, Grant, and Moffett. The high speeds and multiple lanes of traffic would make it more dangerous for cars, pedestrians, and bikers to enter and exit their driveways. These roads are already congested; adding housing would further contribute to heavy traffic and potential accidents, and the loud, polluted environment along these roads would take away from the quality of life the residents. Miramonte and Cuesta aren't nearly as congested or high-speed (I believe the City is even considering downsizing Miramonte lanes in favor of better-protected

bike lanes for students because it is so underutilized), and, again, the bus and bike infrastructure would help support residents' commuting needs.

While higher density housing would be different from current residential development in the area, adding units to a family-oriented neighborhood with great schools and resources will invite additional families to our neighborhood who share similar values, desires, and concerns. **It was a privilege to grow up here, and I look forward to witnessing my neighborhood adapt and expand to support our community and its needs.** I hope that many more generations of children will get grow up in the same safe and amazing neighborhood as I did.

Thank you for your time and consideration,

Zoe Martin

From: Fiona Walter
To: City Council
Subject: Rezoning 777 Cuesta Dr & 1702-1704 Miramonte Ave
Date: Saturday, December 13, 2025 12:33:56 AM

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Hello, MV City Councilmembers,

Thank you for all your attention to housing, rezoning, etc. here in town. I know it takes immense amounts of time to study these issues and craft a plan for our collective futures and I appreciate you taking the task so seriously.

With regard to the vote Tuesday night on rezoning 777 Cuesta Dr and 1702-1704 Miramonte Ave, is it possible to loop in traffic engineering earlier rather than later? I'm not opposed to more housing at these corners, but the Cuesta/Miramonte intersection is already very dangerous for cyclists. Cuesta is particularly difficult for cyclists in both directions. Westbound merges down to one lane just after the intersection and eastbound has driveways exiting into the bike lane, garbage bins on garbage day blocking bike lanes, etc.. It is heavily used by cars and already backs up at various times of day. Adding hundreds more cars to the immediate area will only exacerbate all of these issues.

Again, I'm not opposed to putting housing at this intersection. I know we need more housing. We just need to address the existing traffic issues and hopefully get ahead of additional cars now so that we're ready whenever these potential units get built.

Thank you in advance for considering this suggestion, and again, thank you for all your efforts on behalf of MV.

Cheers,
Fiona Walter

From:	Serge Bonte
To:	City Council
Subject:	re: 12/16/25 Meeting - Agenda Item 6.1 Housing Element Program 1.1(g) - Zoning/Precise Plan and General Plan Amendments
Date:	Saturday, December 13, 2025 4:37:40 PM

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Honorable Mayor and City Council Members

I might not be able to attend your meeting in person nor virtually but wanted to express my support for ALL the zoning changes in front of you that the City committed to in its Housing Element.

As a resident of the Springer/Cuesta/Phyllis neighborhood (see: https://www.mountainview.gov/home/showpublisheddocument/166/638748875674970000) , I understand there is some pushback against 2 parcels near the Miramonte / Cuesta intersection.

Mountain View's first housing element draft was initially rejected by California Department of Housing and Community Development (HCD), which resulted in a number of "Builders Remedy's projects that have been very painful to swallow for many Mountain View neighborhoods. One of the reasons for the rejection was the inadequacy of the Site Inventory with respect to affirmatively further fair housing (AFFH) . My understanding is that the 2 parcels on Miramonte/Cuesta were added specifically to address the AFFH feedback from HCD. Now that the Housing Element has been approved it would seem risky to amend it as the last minute (Mountain View doesn't need another dose of Builder's Remedy),

Also even if Mountain View wasn't (legally?) bound to upzoning these two parcels, they are great locations for denser housing:

- biking (if not walking) distance to excellent schools (the parcel on Miramonte is zoned for Springer and Blach -same LASD schools my own neighborhood is zoned for-)
- supermarket and other retail right across the street in the Blossom Valley Mall
- walking distance to Cuesta Park and its Annex
- about a mile from the Stevens Creek Trail
- next to a Mountain View Community Shuttle stop
- near great medical facilities (El Camino Hospital and its cluster of medical labs, offices....)
- near Mountain View's second largest employer...El Camino Hospital (imagine that, housing near jobs)

Please adopt all the zoning changes on that agenda item.. Not only did the City commit to these changes in its Housing Element but it's hard to imagine a better location for more housing than the two parcels near Miramonte/Cuesta.

Sincerely

Serge Bonte

From: Dana Tanaka
To: , City Clerk; epc@mountainview.gov
Subject: Opposition to Proposed Rezoning of 1702-1704 Miramonte Ave
Date: Saturday, December 13, 2025 7:31:33 PM

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Dana Tanaka
Director
Little Acorn Christian Preschool
[redacted]

December 11. 2025

Honorable Members of the City Council
Mountain View City Council

Re: Request to Deny Proposed Rezoning of 1702–1704 Miramonte Avenue

Dear Honorable City Council Members,

I am writing on behalf of **Little Acorn Christian Preschool**, located at **1667 Miramonte Avenue**, to express serious concerns regarding the proposed zoning changes and development plans that would directly impact our preschool, the children we serve, and the families who rely on our program.

Our preschool serves **between 55 and 60 young children at any given time**, ranging in age from one years old through five years old. Many of our families walk and bike to school as they live in close proximity to our preschool. Each day, families safely navigate drop-off and pick-up during peak morning and afternoon hours. Any significant increase in traffic volume, changes to street access, parking limitations, or construction activity in the immediate area raises substantial concerns about **child safety, traffic congestion, and accessibility**.

Young children are uniquely vulnerable. Safe pedestrian access, clear sightlines, manageable traffic flow, and predictable vehicle patterns are critical to ensuring their well-being. Increased density or construction near our site could result in:

- Increased traffic congestion during peak school hours
- Reduced visibility and safety for children crossing or walking near the site
- Limited or unsafe drop-off and pick-up conditions
- Heightened risk during construction phases due to noise, equipment, and

disrupted access

Our preschool is not only an educational facility but also an essential community resource supporting working families. Any disruption to safe access impacts parents' ability to reliably drop off and pick up their children and undermines the stability families depend on.

We respectfully ask the City Council to carefully consider:

- The **proximity of the proposed development to a licensed early childhood facility**
- **Traffic and safety impacts during school hours**
- The need for **protective conditions, mitigations, or modifications** to preserve safe access for children and families
- Whether current zoning adequately reflects the presence of a preschool and the unique safety considerations it requires

We strongly support thoughtful development that serves the broader community, but we urge the City to ensure that such development does not compromise the safety and daily operations of a preschool serving dozens of young children.

Thank you for your time and consideration. We would welcome the opportunity to provide additional information or participate in further discussions to ensure the safety and well-being of the children and families in our community.

Respectfully,

Dana Tanaka

Director
[redacted]
Little Acorn Christian Preschool

"There is no trust more sacred than the one the world holds with children." ~ Kofi Annan

From:	Alex Atienza
To:	City Council; epc@mountainview.gov; Kamei, Ellen; Ramos, Emily Ann; Clark, Chris; Hicks, Alison; McAlister, John; Ramirez, Lucas; Showalter, Pat
Subject:	OPPOSITION to General Plan Amendments: 1702/1704 Miramonte & 777 Cuesta Dr.
Date:	Sunday, December 14, 2025 1:07:04 PM

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Dear City Council, Chair, and Members of the Environmental Planning Commission,

I am writing as a resident of the Blossom Valley neighborhood to register my strong opposition to the proposed zoning and General Plan amendments regarding the parcel cluster at 1702/1704 Miramonte and 777 Cuesta Dr.

My family invested in this neighborhood specifically for its stable, low-density R1 character. Inserting high-density developments into the center of this community threatens that stability. I urge you to deny the proposal for this cluster based on the following five critical defects:

1. Unjustified Spot Zoning: This proposal represents arbitrary "spot zoning" and "spot intensification." It contradicts the General Plan's mandate to protect single-family neighborhoods. Creating a high-density cluster in the middle of an R1 zone is inconsistent with surrounding land use and privileges developers over the community.

2. CEQA Violation (Cumulative Impacts): Relying on the broad Housing Element Program EIR is legally insufficient here. CEQA requires an analysis of "cumulative impacts" for closely related projects. Developing three sites simultaneously at one intersection creates synergistic impacts—traffic, parking, noise, and utility load—that were not studied in the Program EIR. Proceeding without a focused environmental study or Mitigated Negative Declaration (MND) violates CEQA.

3. Flawed Transit Assumptions: The justification for reduced parking is based on the error that these sites are near "major transit stops." The local VTA bus line does not meet the state definition of high-quality transit. Consequently, the parking reduction is invalid, and the inevitable overflow will dangerously crowd narrow streets like Tulane Drive, Fordham Way, and Sladky.

4. Traffic and Student Safety Risks: Concentrating high-density housing here will funnel hundreds of vehicles onto Miramonte and Cuesta, degrading the Level of Service. More importantly, this location is a primary "Safe Route to School" for students traveling to Graham Middle, Springer Elementary, and others. Adding high-volume driveways here creates a foreseeable and unacceptable risk to children.

5. Availability of Superior Sites: The City can meet RHNA goals without upzoning inappropriate residential parcels. The Housing Element identifies better locations on commercial corridors (El Camino Real, San Antonio Road) and true transit-oriented sites near Caltrain/Light Rail.

I formally request that the Council **DENY** the amendments for 1702 & 1704 Miramonte and

777 Cuesta and remove this cluster from Program 1.1.G.

Sincerely,

Alex Atienza
[redacted]

From: MONIQUE MOSS
To: City Council; epc@mountainview.gov
Cc: MONIQUE MOSS
Subject: Voted NO on Petition for Blossom Valley Rezoning & long letter for my reasons
Date: Sunday, December 14, 2025 1:55:58 PM

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Hello,
I went on the website per the pamphlet for voting NO on the Petition.

In addition, I also included this very long detailed letter explaining as to what my reasons/concerns were for not approving this parcel of land be REZONED for possible Developers to build up to 45 feet high density apartments.
Not sure if it went through -- some kind of confusion at the end. I also received a mailer-daemon email notification that my email below was not received.
If you could let me know if you have receipt of my Vote as NO on the Petition and also my long letter, I would greatly appreciate it.
I also added my name to the group emails for updates/questions noted as;
[redacted]
Thank you again for your time.
Regards,
Monique Moss
[redacted]

---------- Original Message ----------
From: MONIQUE MOSS [redacted]
To: "Change.org" <reply.en-US@reply.e.change.org>, "Change.org" <change@e.change.org>
Cc: MONIQUE MOSS [redacted]
Date: 12/14/2025 1:40 PM PST
Subject: Re: Kristen Lenart still needs you, Monique
Dear Kristen,
I voted NO on the petition for the Rezoning of the dental office complex at the corner of Miramonte, Cuesta and Sladky and also included a very long letter explaining as to what my reasonings are for voting "NO" on this Rezoning of this parcel of land.
I lived in Los Altos from Years 1958 to 1967 and then moved back to Mountain View (off of Sladky) from Year 1984 and still live in my home to date.
Please let me know if you received my "LONG" letter with my many issues/concerns as to NOT Approve this Petition with a "NO".
I am 81 years old and still driver dailyin this area along with traveling on the freeways, etc and I don't want this quiet neighborhood, community affected with this proposed petition.
Please advise.
Regards,
Monique Moss
[redacted]

On 12/14/2025 12:47 PM PST Change.org <change@e.change.org> wrote:

From: Silja Paymer
To: City Council
Subject: Comment Letter in Favor of 6.1 Zoning Amendments
Date: Sunday, December 14, 2025 6:29:19 PM

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Hello,

I am writing in support of Item 6.1 Zoning Amendments for the 12/16/25 city council meeting.

I am a resident of Blossom Hill Neighborhood, though the city calls the neighborhood the Varsity Park Neighborhood. I think that the locations identified at the intersection of Cuesta Dr and Miramonte Dr are ideal for increased housing density. They will help create a Main Street feel in the Blossom Hill shopping center as residents will have easy walking access to the grocery store across the street, as well as local parks and school, and will be able to walk to work at the second biggest employer in the city: El Camino Hospital. I think that, if developed, these locations could actually reduce traffic in the city.

I know that many neighbors are concerned about increased traffic and poor drivers if these locations increase in density. I think that it is unfortunate that the dislike of cars is conflated with the dislike of housing. I hope that the council can help to alleviate concerns about increased housing density by continuing projects that enhance road safety for all users who walk and bike to their local amenities, which are so plentiful in the Cuesta and Varsity Park neighborhoods. I know that our neighbors are kind and welcoming, and would love the people who move into new homes. If we could have more neighbors without more cars, everyone would be much happier.

Thank you for your time,
Silja Paymer
[redacted]

From: Dr. Chandra Kodey
To: epc@mountainview.gov; , City Clerk
Subject: Opposition to Rezoning of 1702 Miramonte Avenue – Business Displacement Concerns
Date: Sunday, December 14, 2025 7:15:06 PM

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To Members of the City Council,

I am writing to respectfully **request that you deny the proposed rezoning of the commercial properties at 1702 Miramonte Avenue**. As a tenant and business owner at this location, I need to convey that treating these buildings as interchangeable commercial space ignores the reality of our operations.

Unlike standard office retail, our medical/dental practices rely on heavy, specialized infrastructure. We have invested hundreds of thousands of dollars into this location. This includes dedicated medical-grade plumbing, sterilization systems, complex electrical grounding, and radiation shielding for imaging units. These are sunk costs that cannot be recovered or easily moved.

If rezoning forces a redevelopment, we cannot simply "relocate." The construction costs to replicate a modern dental facility in Mountain View are prohibitive. Furthermore, because we operate on Triple Net (NNN) leases, we are already absorbing maintenance and insurance costs; a new development would likely raise these costs to unsustainable levels, forcing us to pass dramatic price increases on to patients or close our doors entirely.

Please protect the local small business ecosystem by preserving the current zoning.

Sincerely,

Chandra Kodey
Miramonte Dental
[redacted]

From:	H. John Wu
To:	City Council; epc@mountainview.com
Cc:	Kamei, Ellen; Ramos, Emily Ann; Clark, Chris; Hicks, Alison; McAlister, John; Ramirez, Lucas; Showalter, Pat
Subject:	Opposition to Proposed Rezoning of 1702 & 1704 Miramonte Ave (APN: 189-06-017)
Date:	Sunday, December 14, 2025 8:38:53 PM

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Dear City Council and Environmental Planning Commission Members,

My name is Huayang John Wu, and I am a general dentist practicing at [redacted] I can be reached at my office phone [redacted]

I am writing to formally express my strong opposition to the proposed rezoning of the office space located at 1702-1704 Miramonte Avenue. As an affected business owner, I have serious concerns about the potential impacts this change would bring to our area. The proposed rezoning would negatively impact our community as it will create a disproportionate surge in traffic during peak business hours, exacerbating existing congestion and creating safety issues for our staff and patients. If the rezoning is approved and some high-density buildings are built, my office will have to be relocated. Because of the uncertainty of the construction and the limited office spaces available, I will most likely have to move my office to another city. This will negatively impact my business operations because of the high cost of office build outs and discontinuation of patient care.

I respectfully request that you vote against this rezoning request. Thank you for your time and service to our community.

Sincerely,

Huayang John Wu, DDS, MS

Family, Cosmetic, and Implant Dentistry

[redacted]