

From: [REDACTED]
To: [Penollar, Krisha](#)
Subject: Rezoning 1702-1704 Miramonte Ave
Date: Thursday, October 23, 2025 12:30:41 PM

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Hello Krisha,

My house on Sladky Avenue is directly facing the medical offices on 1702-1704 Miramonte Ave. I don't want to see an apartment building in front of my home. This is NOT acceptable to me and my family

I moved into Mtn View 12 years ago and the rezoning of this site will decrease the value of my property, directly block my view and also multiple apartment dwellers will be a nuisance for my family.

What are my options to BLOCK this rezoning from happening?

Pradeep Bardia
[REDACTED]

City Council
500 Castro Street,
Mountain View, CA 94041
June 6, 2025

Dear City of Mountain View City Council,

As businesses and property owners in Evandale Precise Plan Area A, we were happy to be included in the Housing Element Update 2023-2031, with updated mixed-use zoning to be approved later this year. This update will allow us all to pursue economically feasible residential development on our sites.

However, we were surprised that the City is pursuing using the General Plan Mixed Use Village Center (GPMUVC) land use plan for residential development on our site, leaving in place the Evandale Precise Plan's extremely restrictive Commercial Neighborhood (CN) zoning for commercial development in Evandale Precise Plan Area A.

We would like to take this opportunity to request that the City Council review the commercial zoning for the Evandale Precise Plan in conjunction with the change in residential zoning.

While we understand that the purpose of the zoning and general plan amendments are to increase the residential densities to align with the Housing Element inventory, the City should strive to balance residential and commercial growth in this part of the City, especially considering that all of the sites in Area A are commercial sites with frontage or adjacency to Highway 101. To give some insight into how different the two land use criteria are, please see the table below:

	GPMUVC - Residential	Evandale Precise Plan-Commercial
Height Restriction	55 feet	35 feet / 2 stories max
Floor Area Ratio	1.35	0.35
Front Setback	15 foot minimum	15 foot minimum
Side Setback	15-25 feet	20 feet minimum
Rear Setback	15-25 Feet	20 feet minimum

Using 55 Fairchild Drive as a representative example of the parcels in Evandale Precise Plan Area A, redeveloping the ~45000 square foot lot as apartments or condos would allow for, roughly:

- Approximately 65,000 square feet of building,
- Spanning 4 stories,
- Split amongst 1000 square foot dwelling units, achieving almost 60 units of housing along with 5000 square feet of public and back of house spaces.

Using the same parcel for commercial use, redeveloping the ~45,000 square foot lot as a new hotel would allow for, roughly:

- Approximately 15,750 square feet of building,
- Spanning 2 stories,
- Split amongst 300 square foot (average) hotel rooms, achieving at most 35 hotel rooms with 5000 square feet of necessary public and back of house spaces.

As you can see from this rudimentary example, the commercial zoning in the Evandale Precise Plan Area A is so highly restrictive that it will never be feasible for the property owners in this area to redevelop for commercial purposes.

The City should do its utmost to encourage development, both of residential and commercial properties. The zoning found in Evandale Precise Plan Area A, however, is so restrictive that there has been essentially no development in this area in over 20 years.

We encourage you to take this opportunity to revisit the Evandale Precise Plan's Commercial Neighborhood zoning and improve the density and height restrictions to the Commercial/Residential-Arterial (CRA) or Mixed-Use Corridor Zoning Standards. The CRA zoning already addresses redevelopment as hotels and motels, and the Mixed-Use Corridor Zoning provides for an FAR that would further encourage housing to be built on these sites.

Thank you for your time.

Chandrakant Shah

Owner - County Inn

850 Leong Drive, Mountain View CA 94043

[REDACTED]

Maz Mogannam

Owner – Las Adelitas Market Building

889 Leong Drive, Mountain View CA 94043

[REDACTED]

Bhagirath Desai

Owner – Former Denny's Site

870 Leong Drive, Mountain View CA 94043

[REDACTED]

Ramesh Mistry

Owner - Ramada by Wyndham Mountain View

55 Fairchild Drive Mountain View CA 94043

[REDACTED]

Thank you for your time.



Chandrakant Shah

Owner - County Inn

850 Leong Drive, Mountain View CA 94043

[REDACTED]



Bhagirath Desai

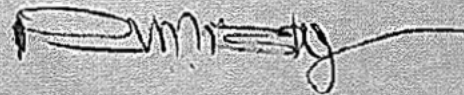


Maz Mogannam

Owner - Las Adelitas Market Building

889 Leong Drive, Mountain View CA 94043

[REDACTED]



Ramesh Mistry